

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 2003-78

No. 819

AN ORDINANCE

AMENDING THE CITY OF
PROVIDENCE ZONING ORDINANCE
CHAPTER 1994 - 24 No. 365, APPROVED JUNE
27, 1994, AS AMENDED

RECEIVED
CITY CLERK
DEC 19 2003

Approved December 19, 2003

Be it ordained by the City of Providence:

Section 1. The Providence Zoning Ordinance Chapter 1994-24 No. 365, approved June 27, 1994, as amended shall be further amend as follows:

A. Section 103 - Official Zoning Map - Providence Zoning District Maps 42 and 43 dated October 24, 1991 and amended June 27, 1994 and as further amended by Chapter 2002-15 approved June 13, 2002, shall be further amended as follows:

The following lots shall be removed from the West Side Overlay District and shall not be included within said West Side Overlay District.

Zoning Map 42: Lot 430

Zoning Map 43: Lots 575, 576 and 932.

Section 2. This Ordinance shall take effect upon passage.

**IN CITY COUNCIL
DEC 15 2003
FIRST READING
READ AND PASSED**

Michael R. Clement
CLERK

**IN CITY
COUNCIL
DEC 18 2003
FINAL READING
READ AND PASSED**

John J. Santilli
PRESIDENT
Michael R. Clement
CLERK

APPROVED

[Signature]

MAYOR DEC 2003

No.

CHAPTER
AN ORDINANCE

IN CITY COUNCIL

READ AND PASSED
FIRST READING

CLERK

IN CITY COUNCIL

READ AND PASSED
FIRST READING

IN CITY COUNCIL
SEP 4 2003

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Michael R. Clement
CLERK

THE COMMITTEE ON

A. Dennis
Recommends
Ann M. Steh

10-20-03. ^{SLERK} Schedule P. Hwy
11-12-03. P. Hwy held

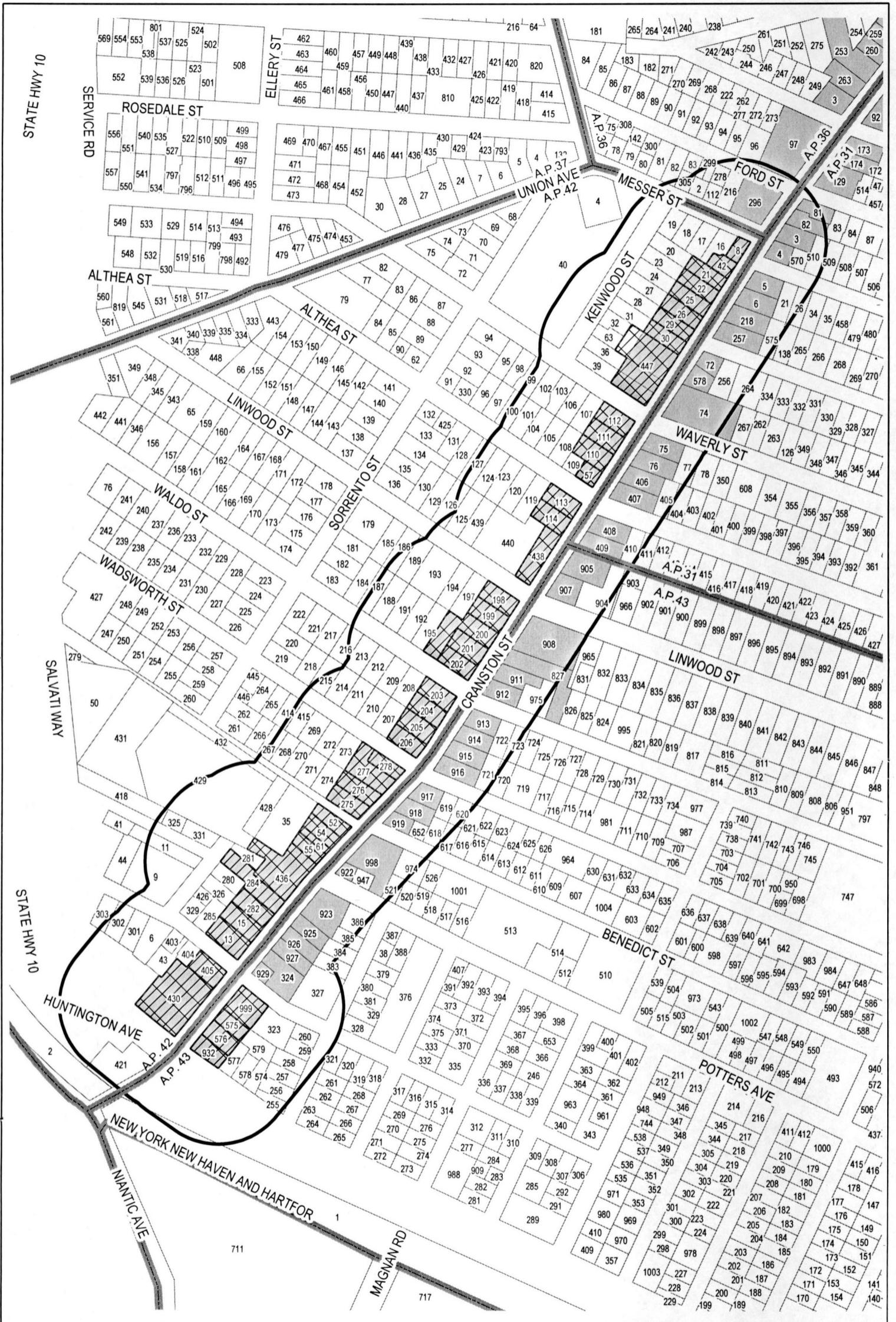
THE COMMITTEE ON
ORDINANCES

Approves Passage of
The Within Ordinance, as Amended

Ann M. Steh
Clerk

12-3-03

Councilman Allen, By Request



City of Providence
Planning & Development Department

Proposed West Side
Overlay District Changes
200' radius map



Legend

-  Existing West Side Overlay District
-  Proposed Lots to be removed from West Side Overlay District
-  200' Radius





Providence City Plan Commission

DAVID N. CICILLINE
Mayor

October 24, 2003

Honorable Rita Williams, Chair
Ordinance Committee
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Anna Stetson, Second Deputy City Clerk

Re: Petition to remove the following lots on Cranston Street from the West Side Overlay District: Plat 42, Lots 8, 13, 15, 21, 22, 25, 26, 29, 30, 34, 37, 38, 42, 52, 54, 55, 57, 61, 110, 111, 112, 113, 114, 198, 199, 200, 201, 202, 203, 204, 205, 206, 275, 276, 277, 278, 282, 284, 405, 430, 436, 438 and Plat 43, Lots 575, 576, 932 and 999.

Dear Councilwoman Williams:

At a regular meeting of the City Plan Commission on October 21, 2003, and pursuant to Section 1100 of the City of Providence Zoning Ordinance Chapter 1994-24, No. 365, as amended, the Commission reviewed a proposal for the above-captioned amendment to the Ordinance. The Commission voted unanimously as described below to make certain findings of fact and recommendation to the City Council.

Findings of Fact

Article XI of the Zoning Ordinance requires that in order for the CPC to make a positive recommendation on amendments to the Ordinance, it must demonstrate consistency with the Comprehensive Plan and with the purposes of zoning as listed in Section 100 of the Ordinance.

While the request for the removal of these lots from the West Side Overlay District may not be inconsistent with the general purposes of the Comprehensive Plan, altering the overlay district is premature at this point.

The Department is aware that there are several concerns and potential problems with the commercial overlay districts. The districts are too detailed and are often difficult to

interpret and comply with. In May of this year, a zoning amendment was passed (2003-29) that requires a zero setback in all C-1 and C-2 Zones. This change incorporates a significant part of the intent of the overlay districts into most of the commercial areas of the city, however, additional amendments need to be made. In the coming weeks, the department will be revising all of the commercial overlay districts, and may consider recommending that they be repealed.

Recommendation

The CPC advises the City Council to table this request for 60 days to allow the department to analyze the overlay districts and make recommendations for amendments.

Sincerely,



Christopher J. Ise
Administrative Officer

cc: Councilman Ronald W. Allen