

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER

No. An Ordinance in Amendment of Chapter 27 of the Code of Ordinances of the City of Providence Entitled "The City of Providence Zoning Ordinance," Approved November 24, 2014, as Amended, to Change Certain Text in Article 12 Regarding College Student Occupancy of Dwellings

Be it ordained by the City of Providence:

WHEREAS, Chapter 45-24 of the Rhode Island General Laws (the "Zoning Enabling Act" or the "Act") authorizes cities and towns to adopt zoning regulations;

WHEREAS, the purposes of zoning regulations include promoting the public health, safety and general welfare of the community; providing for a range of uses and intensities of use appropriate to the character of the city and its neighborhoods, reflecting current and expected future needs; providing for orderly growth and development; protecting the historic, cultural and scenic character of the City and its neighborhoods; and promoting a balance of housing choices for all income levels and groups; and to provide affordable, accessible, safe, and sanitary housing for the health, safety and welfare of all residents; and

WHEREAS, the City recognizes the need to protect the stability and character of residential neighborhoods throughout the City, and to balance the needs of residents investing in the community with those of college students living off-campus.

NOW, THEREFORE, it is hereby ordained as follows:

Section 1. The Code of Ordinances of the City of Providence, Chapter 27, "Zoning," Article 12, Section 1202 ("Principal Use Standards"), Subsections "K" and "L" be amended as follows:

K. Dwelling: Multi-Family or Rowhouse

1. Façades shall be designed with consistent materials and treatments that wrap around all street-facing façades. There shall be a unifying architectural theme for the entire multi-family or rowhouse development, utilizing a common vocabulary of architectural forms, elements, materials, or colors in the entire structure. (Figure 12-2)

2. Building shall include windows, projected or recessed entrances, overhangs, and other architectural features. Three-dimensional elements, such as balconies and bay windows, are encouraged to provide dimensional elements on a façade. (Figure 12-2)

3. The following minimum transparency requirements apply to any façade facing a street and are calculated on the basis of the entire area of the façade:

a. Rowhouse Dwelling: 15%

b. Multi-Family Dwelling: 25%

4. Flat roofs shall include cornices, parapets, or similar architectural details to add variety and break up the roofline.

5. There shall be a minimum separation of 15 feet between sidewalls of rowhouse developments. Where the front or rear wall of a rowhouse faces the front or rear wall of another rowhouse, the minimum required separation between such buildings shall be 30 feet. Driveways and parking areas may be located within this minimum separation area. (Figure 12-2)

a. Dwelling: Single-Family, Two-Family, Three-Family, or Semi-Detached

1. A dwelling shall have a primary entrance either on the façade facing the front lot line or visible from the public right of way. (Figure 12-3)

2. The front entry shall have a minimum elevation of two feet above grade.

3. Windows, entrances, porches, or other architectural features are required on any facades to avoid the appearance of blank walls.

4. A 15% minimum transparency requirement applies to any façade and is calculated on the basis of the entire area of the façade.

5. In the R-1A and R-1 districts, a single-family dwelling, that is non-owner occupied, shall not be occupied by more than three college students.

6. In the R-1A and R-1 districts, any dwelling unit in a two-family structure shall not be occupied by more than three college students unless the dwelling unit is owner-occupied.

Section 2. Effective Date. This Ordinance shall become effective upon its passage by the City Council and approval by the Mayor.