

City of Providence
State of Rhode Island and Providence Plantations

CHAPTER 2011-

No. _____ **AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES ENTITLED “THE CITY OF PROVIDENCE ZONING ORDINANCE” TO CREATE A NEW ZONING DISTRICT THAT WOULD SUPPORT HIGH DENSITY RESIDENTIAL AND LIMITED COMMERCIAL DEVELOPMENT AND TO MODIFY THE ZONING MAP FOR A NINE LOT AREA BOUNDED BY MEETING, BROOK, EUCLID AND THAYER STREETS.**

Approved _____

Be it ordained by the City of Providence:

Section 1. Chapter 27 of the Code of Ordinances of the City of Providence, entitled “The City of Providence Zoning Ordinance” approved June 27, 1994, as amended, is hereby further amended as follows. Additions to text are shown in red and are underlined; deletions as crossed out. Explanatory notes that would not be part of the adopted ordinance are in italics.

Section 101.1. – Residential Zoning Districts

Add a new R-M High Density – MultiFamily Dwelling Mixed Use District, as follows:

R-M High Density - MultiFamily Dwelling Mixed Use District - This zone is intended for the highest density residential mixed use combined with commercial and retail uses, with dwelling units located on lots with a minimum land area of 5,000 sq. ft. and a minimum land area of 300 sq. ft. per dwelling unit.

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Section 303 - Use Regulations

1.0 RESIDENTIAL

Use Code	Use	<u>R-M High</u>
11	One Family Detached Dwelling	<u>Y</u>
11.1	Accessory Family Dwelling Unit	<u>N</u>
12	Two Family Detached Dwelling	<u>Y</u>
13	Three Family Detached Dwelling	<u>Y</u>
14	Multifamily Dwelling	<u>Y</u>
14.1	Residential Mixed Use	<u>Y</u>
14.2	Live-Work Space-Low Intensity	<u>Y</u>
14.3	Live-Work Space-High Intensity	<u>Y</u>
14.4	Apartment Dormitory	<u>N</u>
15	Lodging – Service Organization, 10 Rooming Units or less	<u>N</u>
15.1	Lodging, 10 Rooming Units or less	<u>N</u>

Use Code	Use	R-M High
15.2	Lodging, More Than 10 Rooming Units	<u>N</u>
15.3	Nursing Home and Congregate Care Facility	<u>N</u>
15.4	Orphanage	<u>N</u>
15.5	Religious Housing and Convent	<u>Y</u>
15.6	Community Residence	<u>Y</u>
15.7	Group Quarters, With No Medical Treatment, More than 8 Residents	<u>N</u>
15.8	Group Quarters, With Medical Treatment	<u>N</u>
15.9	Group Quarters/Halfway House	<u>N</u>
16	Temporary Lodging 10 Rooming Units or Less	<u>S</u>
16.1	Temporary Lodging, 11 to 30 Rooming Units	<u>S</u>
16.2	Temporary Lodging, More than 30 Rooming Units	<u>S</u>
16.3	Temporary Lodging, with supervision, 15 Residents or Less	<u>N</u>
16.4	Temporary Lodging with supervision, more than 15 Residents	<u>N</u>
16.5	Tourist Home/Bed and Breakfast – 5 rooming Units or Less	<u>Y</u>
17	Other Residential	<u>N</u>

2.0 INSTITUTIONAL AND GOVERNMENTAL SERVICES

Use Code	Use	R-M High
21	Educational Institution (Primary through Secondary Schools Grades 0 – 12) – Classroom, Office and Assembly Use	<u>N</u>
21.1	Higher Educational Institution (Grades 13 and up) – Classroom, Office and Assembly Use	<u>N</u>
22	Special Schools	<u>N</u>
23	Religious Service	<u>Y</u>
24	Health Care Institution	<u>N</u>
24.1	Health Care Institution – Maintenance Use	<u>N</u>
24.2	Health Care Institution – Disposal Use	<u>N</u>
24.3	Health Care Institution –	<u>N</u>

Use Code	Use	R-M High
	Parking Use	
24.4	Drug or Alcohol Rehabilitation	<u>N</u>
24.5	Medical or Dental Office	<u>N</u>
25	Local/State Government	<u>N</u>
25.1	Prison/Correctional Institution	<u>N</u>
25.2	Municipal Fire/Police Station	<u>S</u>
26	Day Care – Family Day Care Home	<u>N</u>
26.1	Day Care – Day Care Center, up to 8 people receiving day care	<u>Y</u>
26.2	Day Care – Day Care Center, 9 to 12 people receiving day care	<u>Y</u>
26.3	Day Care – Day Care C Center, more than 12 people receive day care	<u>Y</u>
27	Service Organization	<u>Y</u>
28	Cemetery	<u>N</u>

3.0 CULTURAL, ENTERTAINMENT AND RECREATION SERVICES

Use Code	Use	R-M High
31	Non-Profit Library, Museum and Art Gallery	<u>Y</u>
32	Spectator Assembly	<u>N</u>
32.1	Race Track	<u>N</u>
32.2	Mini Cinema	<u>N</u>
33	Outdoor Recreation Facility	<u>N</u>
33.1	Golf Course, Tennis Court, Country Club	<u>N</u>
33.2	Marina, Recreational Craft only	<u>N</u>
33.3	Transient Amusement	<u>N</u>
33.4	Outdoor Entertainment	<u>N</u>
34	Indoor Sports Facility	<u>N</u>
35	Non-Profit Community Park, Playground	<u>Y</u>
35.1	Non-Profit Community Center	<u>Y</u>
36	Open Space	<u>Y</u>
36.1	Conservation Area	<u>Y</u>
37	Adult Entertainment	<u>N</u>

4.0 GENERAL SERVICES

Use Code	Use	R-M High
41	Finance, Insurance and Real Estate Service	<u>Y</u>
42	Personal Service	<u>Y</u>
43	Limited Business Service	<u>Y</u>
44	General Business Service	<u>N</u>
45	Repair Service	<u>N</u>
46	Professional Service	<u>Y</u>
46.1	Animal Hospital	<u>N</u>
47	Contract Construction Service	<u>N</u>
48	Heavy Contract Construction Service	<u>N</u>
49	Research and Development	<u>N</u>

7. Catering service is permitted as an accessory use to Eating and/or Drinking Establishments.

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5.0 TRADE

Use Code	Use	R-M High
51	Wholesale Trade Within Enclosed Structure	<u>N</u>
51.1	General Warehouse	<u>N</u>
52	Wholesale Trade and Outdoor Storage	<u>N</u>
53	Bulk Storage of Petroleum Products greater than 10,000 gallons	<u>N</u>
53.1	Retail Sale of Petroleum Products	<u>N</u>
53.2	Wholesale Storage of Petroleum Products 10,000 gallons or less	<u>N</u>
53.3	Bulk Storage of Liquefied Gas	<u>N</u>
54	Retail Trade Building and Related Material 2,500 GFA or Less	<u>Y</u>
55	Retail Trade Building and Related Material, More than 2,500 GFA	<u>Y</u>
56	Retail Trade Neighborhood Establishments, 2,500 GFA or Less	<u>Y</u>
56.1	Eating and/or Drinking Establishments excluding Entertainment, less than 2,500 sq. ft. GFA	<u>Y</u>
56.2	Drinking Establishment – Bar or Tavern	<u>N</u>
57	Retail Trade – Community Wide	<u>N</u>

Use Code	Use	<u>R-M High</u>
	Establishments, more than 2,500 sq. ft. GFA	
57.1	Eating and/or Drinking Establishments excluding Entertainment, more than 2,500 sq. ft. GFA	<u>S</u>
57.2	Drive In Establishment	<u>N</u>
58	Eating and/or Drinking Establishments, with Entertainment	<u>N</u>
59	Retail Trade – Automotive, Marine Craft, Aircraft and Accessories	<u>N</u>

6.0 TRANSPORTATION, COMMUNICATION AND UTILITIES

Use Code	Use	<u>R-M High</u>
61	Transportation Center	<u>N</u>
61.1	Motor Vehicle Rental Office	<u>Y</u>
61.2	Marine Passenger Terminal	<u>N</u>
61.3	Taxicab Terminal	<u>N</u>
61.4	Truck and Trailer Rental Office and Storage	<u>N</u>
62	Freight Terminal	<u>N</u>
63	Aircraft Transportation Including Maintenance	<u>N</u>
64	Parking Garage	<u>Y</u>
64.1	Parking lot, Principal Use	<u>N</u>
65	Communication and Utilities	<u>Y</u>
65.1	Wireless Transmitting And Receiving Antenna, Including Satellite Dish Type	<u>Y</u>
65.2	Broadcasting Studio-Radio and Television	<u>Y</u>
66	Power Plant	<u>N</u>
66.1	Incinerator and Waste Facility	<u>N</u>
67	Landfill and Garbage Dump including Offal Or Dead Animal	<u>N</u>
68	Outdoor Advertising - Billboards	<u>N</u>

7.0 - 8.0 MANUFACTURING

Use Code	Use	<u>R-M High</u>
70	Food and Kindred Products Manufacturing Including Canning And/or Packaging	<u>N</u>
70.1	Processing of	<u>N</u>

Use Code	Use	R-M High
	Sauerkraut, Vinegar or Yeast	
70.2	Rendering or Refining Of Fats or Oils	<u>N</u>
70.3	Stock Yard or Feeding Pen	<u>N</u>
70.4	Slaughter of Animals Not including the killing Of Fowl	<u>N</u>
70.5	Canning and Preserving Of Fish and Seafood	<u>N</u>
71	Textile Mill Products And Apparel Manufacturing	<u>N</u>
72	Lumber and Wood Products	<u>N</u>
72.1	Tobacco and Tobacco Products	<u>N</u>
73	Paper and Allied Products, Printing and Publishing	<u>N</u>
73.1	Pulp Mills and Paper Mills	<u>N</u>
74	Chemicals and Allied Products	<u>N</u>
74.1	Agricultural Chemicals Including Fertilizer	<u>N</u>
74.2	Leather and Fur Tanning and Finishing	<u>N</u>
74.3	Acid Manufacturing	<u>N</u>
74.4	Noxious or Toxic Gases And Chemicals	<u>N</u>
74.5	Creosote Manufacture Or Treatment	<u>N</u>
74.6	Glue Manufacture	<u>N</u>
74.7	Manufacture and Storage of Explosives	<u>N</u>
75	Petroleum Products and Related Industries	<u>N</u>
75.1	Petroleum Refining	<u>N</u>
76	Rubber and Miscellaneous Plastic Products Manufacturing	<u>N</u>
76.1	Rubber or Gutta Percha Manufacture or Treatment	<u>N</u>
76.2	Tire Manufacturing	<u>N</u>
77	Stone, Clay, and Glass Products Manufacturing	<u>N</u>
77.1	Abrasive, Asbestos and Miscellaneous Nonmetallic mineral Product manufacture	<u>N</u>
77.2	Cement, Lime, Gypsum Or Plaster of Paris Manufacture	<u>N</u>
77.3	Materials Processing Distribution and Storage	<u>N</u>

Use Code	Use	R-M High
77.4	Other Materials Processing Distribution And Storage	<u>N</u>
78	Primary Metal Industries	<u>N</u>
79	Fabricated Metal	<u>N</u>
79.1	Drop Forge Industries	<u>N</u>
80	Machinery/Machine Parts Manufacturing	<u>N</u>
81	Transportation Equipment Manufacturing	<u>N</u>
82	Ship and Boat Building And Repairing	<u>N</u>
83	Precision Instrument and Scientific Equipment Manufacturing	<u>N</u>
84	Jewelry, Silverware, Plated Ware, Costume Jewelry and Notions Manufacturing	<u>N</u>
84.1	Manual Assembly of Jewelry Parts	<u>N</u>
85	Arts and Crafts Manufacturing	<u>N</u>
86	Nuclear Industries Manufacturing	<u>N</u>

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Section 304 – Dimensional Regulations – Residential Districts:

	R-1 & PS	R-2	R-3, R-G & R-P	R-M	R-M High
Maximum Height	2 stories ¹ 30 feet	2 stories ¹ 30 feet	2 stories ¹ 30 feet	6 stories 75 feet	<u>6 stories</u> <u>75 feet</u>
Minimum Lot Area	6,000 sq. ft. ²	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	<u>5,000 sq. ft.</u>
Minimum Lot Area Per Dwelling Unit	N/A	2,500 sq. ft.	2,000 sq. ft.	1,200 sq. ft.	<u>300 sq. ft.</u>
Minimum Lot Area Per Rooming Unit	N/A	N/A	750 sq. ft.	500 sq. ft.	<u>300 sq. ft.</u>
Minimum Lot Width & Frontage	60 ft. ³	50 ft.	50 ft.	50 ft.	<u>50 ft.</u>
Minimum Front Yard	15% of Lot Depth ⁴ Maximum 20 Feet				<u>None</u>
Minimum Side Yard ^{1,2,5}	Total Yards Required=30% of Lot Width; Minimum of 6 ft. for each yard; Maximum total yards required= 30 Feet @ 2 stories				<u>None</u>
Minimum Rear Yard	25% of Lot Depth ⁴ Maximum 25 Feet			25% of Lot Depth max. 35 ft.	<u>None</u>
Maximum Lot Coverage	35%	40% ⁶	40% ⁶	40% ⁶	<u>None</u>

NOTE: See Sections 412, 413, 414, 415, 416, 417 and 418 for modifications to these requirements. In addition, R-M High Density is subject to Section 421. (Development Plan Review by City Plan Commission)

Section 304 – Dimensional Regulations – Residential Districts: [Ord. 2009-39]

	R-1, OS & PS	R-2	R-3, R-G & R-P	R-M	R-M High
Maximum Height	2 stories ¹ 30 feet	2 stories ¹ 30 feet	2 stories ¹ 30 feet	6 stories 75 feet	<u>6 stories</u> <u>75 feet</u>
Minimum Lot Area	6,000 sq. ft. ³	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	<u>5,000 sq. ft.</u>
Minimum Lot Area Per Dwelling Unit	N/A	2,500 sq. ft.	2,000 sq. ft.	1,200 sq. ft.	<u>300 sq. ft.</u>
Minimum Lot Area Per Rooming Unit	N/A	N/A	750 sq. ft.	500 sq. ft.	<u>300 sq. ft.</u>
Minimum Lot Width & Frontage	60 ft. ³	50 ft.	50 ft.	50 ft.	<u>50 ft.</u>
Front Yard Setback	See 304.1, Footnote 4				<u>See 304.1, Footnote 8</u>
Minimum Side Yard ^{1,2,5}	Total Yards Required=30% of Lot Width; Minimum of 6 ft. for each yard; Maximum total yards required= 30 Feet @ 2 stories				<u>See 304.1, Footnote 8</u>
Minimum Rear Yard	25% of Lot Depth Maximum 25 Feet		25% of Lot Depth max. 35 ft.		<u>See 304.1, Footnote 8</u>
Maximum Lot Coverage	35% ^{6,7}	40% ^{6,7}	40% ^{6,7}	40% ^{6,7}	<u>none</u>

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NOTE: See Article 4 for modifications to these requirements, and additional standards.

304.1 – Footnotes for Dimensional Regulations – Residential Districts

78. In the R–M High Density zones, building façades shall be built within a build-to zone of between zero and eight feet from the lot line. Such façades shall occupy this build-to zone for at least 50% of each lot frontage of the property.

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Section 607 – Permitted Signs by Zone

607.3 – R-M High Density, C-1, C-2, and W-1 Zones: The maximum total area of all signs on any structure shall not exceed one and a half (1.5) square feet per one (1) foot of building frontage. Window signs shall not be included in this calculation. All signs may be illuminated externally or internally, except that internally illuminated signs are not permitted in HD overlay zones. [Ord. 1995-8] The maximum area of any individual sign shall be limited as follows:

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703.1 – Parking Requirements for D and R–M High Density Zones: In D and R–M High Density zones, the requirements set forth in Section 703.2 shall be reduced by fifty (50) percent, except for institutions that are required to file a master plan in accordance with Section 503 of this Ordinance. Parking requirements for eating and drinking establishments in a D Zone shall be zero (0). See Section 205.2 for parking requirements for a change of use in an existing building in a D zone.

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708.3 – Size of Required Loading Spaces: Each off street loading space shall consist of the following dimensions: Length – 55 feet; Width – 12 feet; and Clearance – 14 feet.

Notwithstanding these requirements, if loading can be accommodated entirely within a building, these required dimensions shall not apply.

Section 2. Chapter 27 of the Code of Ordinances of the City of Providence, entitled “The City of Providence Zoning Ordinance approved June 27, 1994, as amended, is hereby further amended, as shown on the map below, by changing the zoning designation in the area bounded by Meeting, Brook, Euclid and Thayer Streets and, more specifically, from R-3 to R-M High Density for the area encompassing Lots 234, 236, 237, 238, 241, and 42 on Assessor’s Plat 13 and from C-2 to R-M High Density for the area encompassing Lots 48, 104, 235:

Section 3. This Ordinance shall take effect upon passage.

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