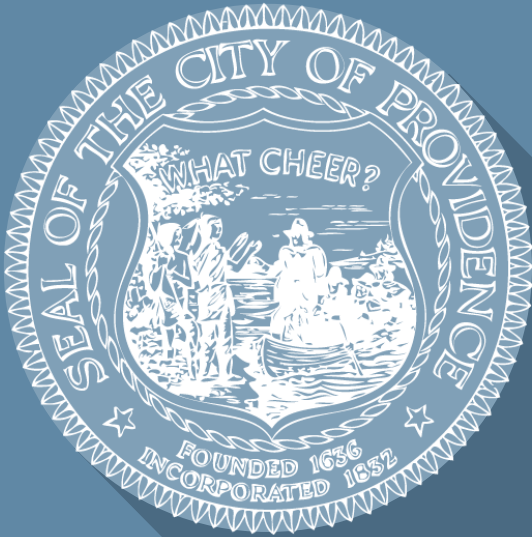


CITY OF

# PROVIDENCE



## ZONING ORDINANCE USER'S MANUAL

PRODUCED BY CAMIROS





## WHAT IS ZONING?

The *Zoning Ordinance* provides a set of land use and development regulations, organized by *zoning district*.

The *Zoning Map* identifies the location of the zoning districts, thereby specifying the land use and development requirements affecting each parcel of land within the City.



## HOW TO USE THIS MANUAL

This User's Manual is intended to provide a brief overview of the organization of the Providence Zoning Ordinance, the general purpose of the various Articles of the ordinance, and summaries of some of the key ordinance sections -- including zoning districts, uses, parking standards, site development standards, and administration.

*This manual is for informational purposes only.* It should be used as a reference only, and not to determine official zoning regulations or for legal purposes. Please refer to the full Zoning Ordinance and Zoning Map for further information.

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# ORDINANCE ORGANIZATION

The City of Providence Zoning Ordinance is organized into 21 Articles, each one containing information on a specific regulatory category and purpose. The table below briefly describes the general purpose of each of these Articles.

ARTICLE	GENERAL PURPOSE
 <b>1</b> <b>Title, Purpose, and Applicability</b>	Article 1 introduces the purpose of the Zoning Ordinance, and contains the rules for transitioning between the previous Ordinance and the current Ordinance.
 <b>2</b> <b>Definitions &amp; Rules of Measurement</b>	Article 2 identifies two items of general applicability throughout the Ordinance: 1) definitions for terms generally used throughout the Ordinance and 2) rules of measurement for various dimensional requirements.
 <b>3</b> <b>Zoning Districts</b>	Article 3 defines the Ordinance's zoning districts and introduces the Zoning Map.
 <b>4</b> <b>Residential Districts</b>	Article 4 provides the dimensional regulations for all residential districts. <ul style="list-style-type: none"><li>• R-1A Residential District</li><li>• R-1 Residential District</li><li>• R-2 Residential District</li><li>• R-3 Residential District</li><li>• R-4 Residential District</li><li>• RP Residential Professional District</li></ul>
 <b>5</b> <b>Commercial Districts</b>	Article 5 contains the dimensional and design regulations for all commercial districts. <ul style="list-style-type: none"><li>• C-1 Neighborhood Commercial District</li><li>• C-2 General Commercial District</li><li>• C-3 Heavy Commercial District</li></ul>



**ARTICLE**                      **GENERAL PURPOSE**

6

Article 6 contains the dimensional and design regulations for the D-1 Downtown District.

**Downtown District**

7

Article 7 contains the dimensional and design regulations for all institutional districts.

- I-1 Healthcare Institutional District
- I-2 Educational Institutional District

**Institutional Districts**

8

Article 8 contains the dimensional and design regulations for all industrial districts.

- M-MU Mixed-Use Industrial District
- M-1 Light Industrial District
- M-2 General Industrial District

**Industrial Districts**

9

Article 9 contains the dimensional and design regulations for all waterfront districts.

- W-2 Mixed-Use Waterfront District
- W-3 Port/Maritime Industrial Waterfront District

**Waterfront Districts**

10

Article 10 contains the dimensional and design regulations for all open space and public space districts.

- OS Open Space District
- PS Public Space District
- CD Conservation District

**Open Space and Public Space Districts**

## 11

**Special Purpose  
Districts**

Article 11 contains the regulations for each special purpose district.

- **CC Capital Center Special Development District** (Refer to the Providence Code of Ordinances and state law for Capital Center regulations)
- **DD Downcity Overlay District** (Subject to review by the Downtown Design Review Committee)
- **ES East Side I-195 Overlay District** (Subject to review by the I-195 Redevelopment Commission, and specific use regulations and design standards for the area)
- **HD Historic District Overlay District** (Subject to review by Historic District Commission)
- **Special Flood Hazard Areas** (Subject to floodplain development regulations)
- **TOD Transit-Oriented Development Overlay District** (For areas near transit, prohibited uses, more permissive height allowances, design standards, and more stringent parking requirements)
- **I-3E Educational Institutional Overlay District** (Allows for college and university uses in addition to the uses allowed in the base district)
- **I-3H Health Care Institutional Overlay District** (Allows for healthcare institution uses in addition to the uses allowed in the base district)

## 12

**Uses**

Article 12 contains all standards and definitions for principal and temporary uses allowed within the zoning districts. Article 12 also contains the Use Matrix, a matrix that shows which uses are permitted, special, or prohibited in each district.

## 13

**Site Development**

Article 13 describes other regulations that apply to lots aside from the principal standards contained within the districts, such as lighting, accessory structures and uses, encroachments into yards and the right-of-way, and environmental performance standards.

## 14

**Off-Street Parking and  
Loading**

Article 14 contains the standards for parking, which include the required number of vehicle parking, bicycle parking, and loading spaces. This Article also includes standards for the design of all parking areas and driveways, parking exemptions and parking flexibilities.

## 15

**Trees and Landscaping**

Article 15 contains required tree preservation, site landscaping, and parking lot landscaping standards.

16

Article 16 contains the regulations and design standards for signs, including prohibited signs, exempt signs, and signs that require a permit.

### Signs

17

Article 17 describes the responsibilities and procedures of the Ordinance administrative bodies and officials.

### Ordinance Administrators

18

Article 18 describes how to file and notice a zoning application or approval, for the various applications found in Article 19.

### Application and Notice Procedures

19

Article 19 describes the procedures and purposes for zoning applications and approvals.

### Zoning Applications and Approvals

20

Article 20 describes the rules for maintaining a structure, use, lot, site element, or sign that legally existed as a nonconformity as of the effective date of the Ordinance.

### Nonconformities

21

Article 21 describes the rules for enforcement of the Ordinance.

### Enforcement



Signs - Article 16



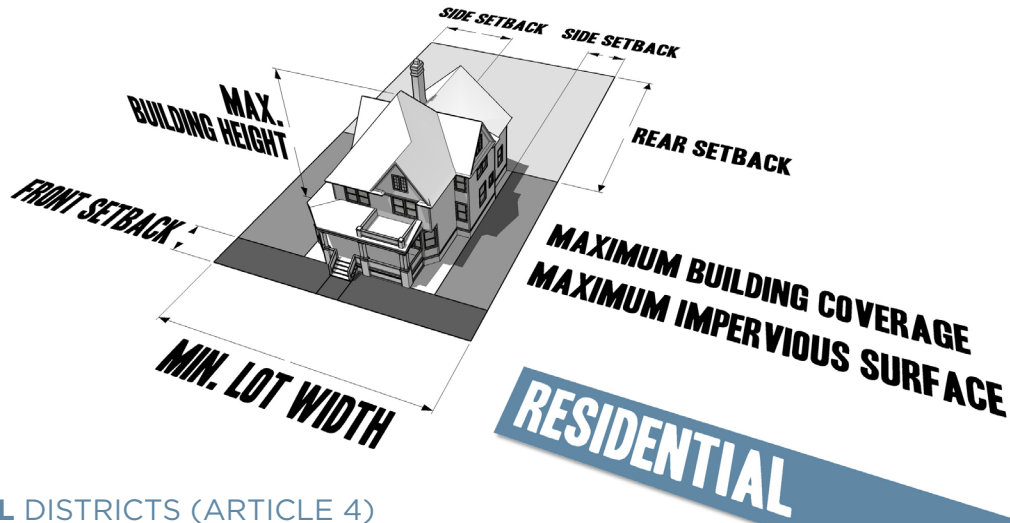
Trees & Landscaping - Article 15



# ZONING DISTRICTS

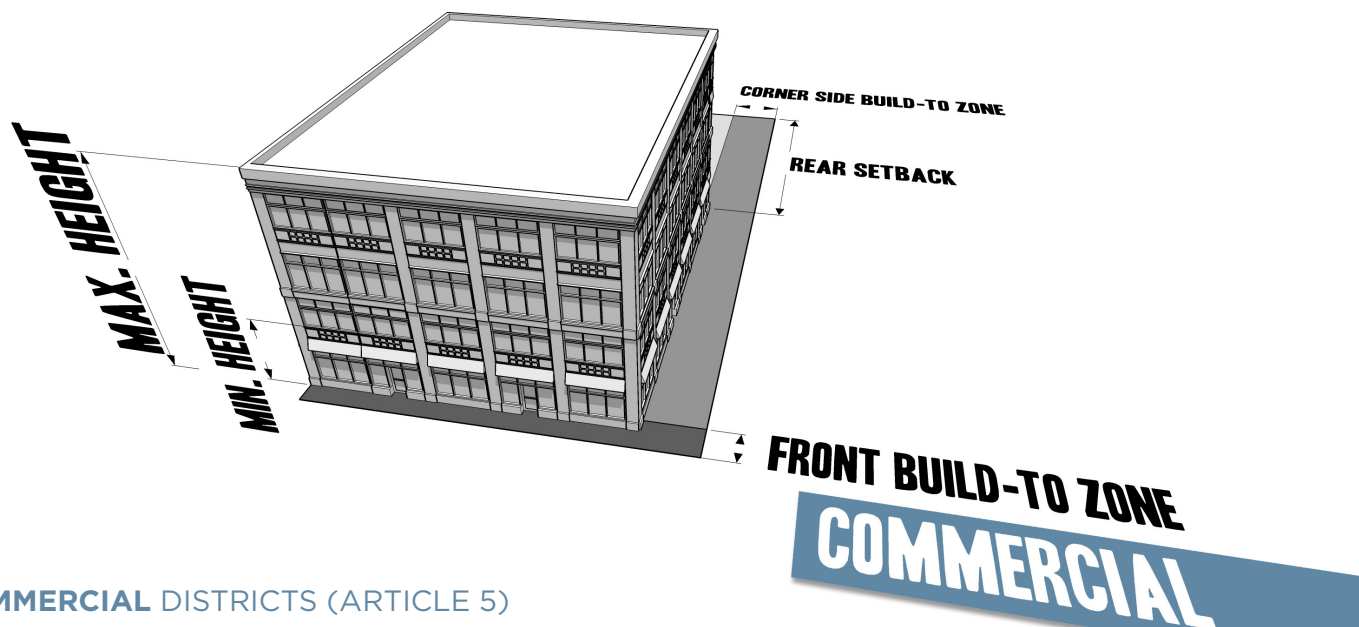
All of the districts within the Providence Zoning Ordinance are described in the table below. The table includes a description of the purpose for each district, and indicates the location of key dimensional standards, design standards, and unique requirements for each district in the Ordinance.

Refer to the Providence Zoning Map to determine the location of zoning districts.



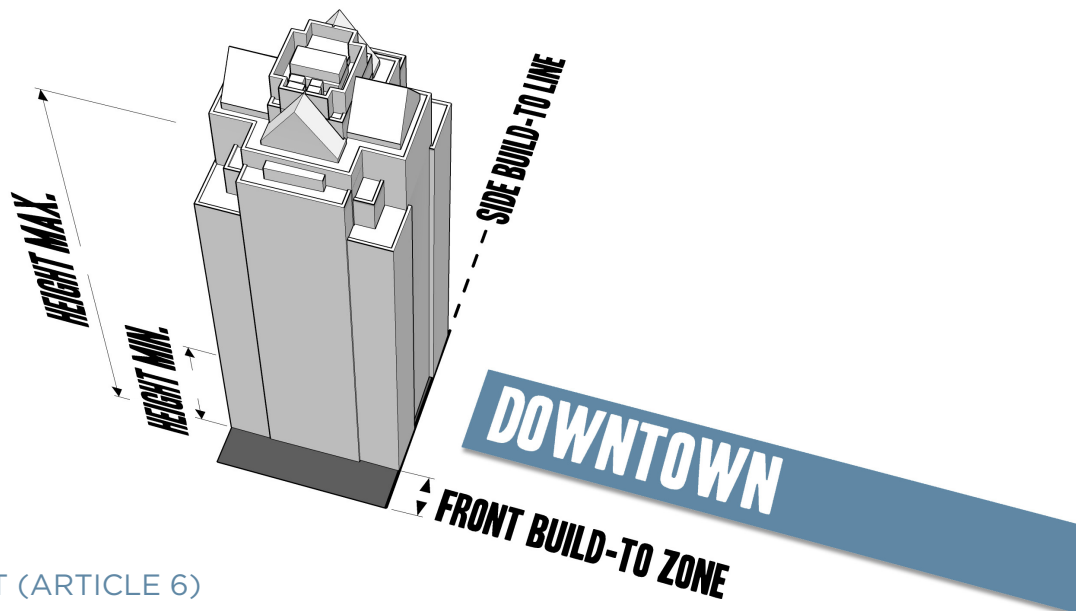
## RESIDENTIAL DISTRICTS (ARTICLE 4)

DISTRICT	PURPOSE	KEY DIMENSIONAL STANDARDS	KEY DESIGN STANDARDS
<b>R-1A Residential District</b>	Accommodates lower density residential development of single-family dwellings on larger lots		
<b>R-1 Residential District</b>	Accommodates low density residential development of single-family dwellings	Table 4-1 in Section 402 provides key dimensional standards for each residential district, including:	
<b>R-2 Residential District</b>	Accommodates moderate density residential development of single-family, semi-detached, two-family dwellings (Limited neighborhood commercial uses may also be allowed.)		
<b>R-3 Residential District</b>	Accommodates higher density residential development of single-family, semi-detached, two-family, three-family and rowhouse dwellings(Limited neighborhood commercial uses may also be allowed.)	<ul style="list-style-type: none"> <li>• Minimum Lot Area and Lot Width</li> <li>• Maximum Building Height</li> <li>• Maximum Building Coverage and Impervious Surface Coverage</li> </ul>	The Principal Use Standards in Section 1202 provide design standards for dwelling types.
<b>R-4 Residential District</b>	Accommodates higher density residential development of single-family, semi-detached, two-family, three-family, rowhouse, and multi-family dwellings in areas that minimize negative impacts to lower density residential neighborhoods(Limited neighborhood commercial uses may also be allowed.)	<ul style="list-style-type: none"> <li>• Front Setback Zone (required build-to zone)</li> <li>• Minimum Side and Rear Setbacks</li> </ul>	
<b>RP Residential Professional District</b>	Preserves and enhances the residential integrity of areas where residential-professional and low-intensity commercial uses are compatible and accommodated within existing residential structures		



## COMMERCIAL DISTRICTS (ARTICLE 5)

DISTRICT	PURPOSE	KEY DIMENSIONAL STANDARDS	KEY DESIGN STANDARDS
<b>C-1 Neighborhood Commercial District</b>	Accommodates areas of small to medium-scale commercial use, typically located along urban corridors	<p>Table 5-1 in Section 502 provides key dimensional standards for the C-1 District, including:</p> <ul style="list-style-type: none"> <li>• Minimum Building Height: 16'</li> <li>• Maximum Building Height: 45' (not to exceed 4 stories)</li> <li>• Front and Corner Setbacks: 0' to 5' build-to zones</li> </ul>	Section 503 lists design standards addressing façades, building entry, fenestration, roofs, building materials, and build-to percentages.
<b>C-2 General Commercial District</b>	Accommodates more intensive commercial uses and key commercial nodes, including larger retail establishments	<p>Table 5-1 in Section 502 provides key dimensional standards for the C-2 District, including:</p> <ul style="list-style-type: none"> <li>• Minimum Building Height: 16'</li> <li>• Maximum Building Height: 50' (not to exceed 4 stories)</li> <li>• Front and Corner Setbacks: 0' to 5' build-to zones</li> </ul>	
<b>C-3 Heavy Commercial District</b>	Accommodates areas of intense commercial use that are generally not appropriate for lower intensity commercial districts, including uses related to motor vehicles and those that may require outdoor storage	<p>Table 5-1 in Section 502 provides key dimensional standards for the C-3 District, including:</p> <ul style="list-style-type: none"> <li>• Minimum Building Height: None</li> <li>• Maximum Building Height: 50' (not to exceed 4 stories)</li> <li>• Front and Corner Setbacks: None, (unless multi-tenant retail center)</li> <li>• Side and Rear Setbacks: None, unless abutting residential, then 10'</li> </ul>	

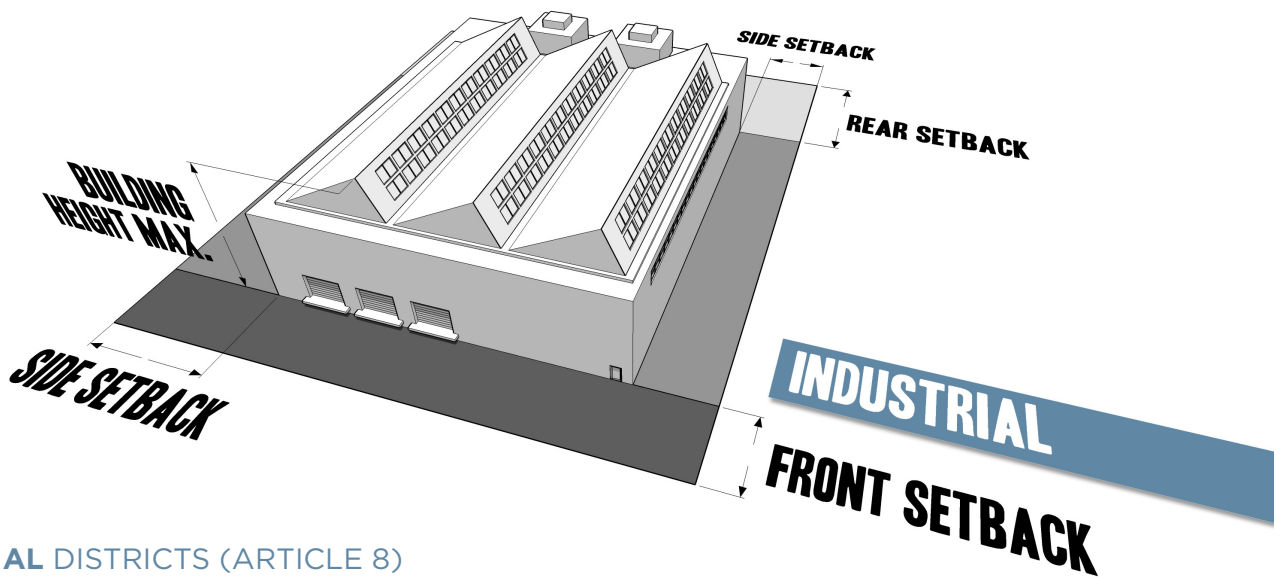


## DOWNTOWN DISTRICT (ARTICLE 6)

DISTRICT	PURPOSE	KEY DIMENSIONAL STANDARDS	KEY DESIGN STANDARDS	UNIQUE REQUIREMENTS & PROVISIONS
<b>D-1 Downtown District</b>	Encourages and directs development to preserve the fabric and the character of downtown, and encourages day and night time activities that relate to the pedestrian and promote the arts, entertainment, and housing	<p>Section 602 provides key dimensional standards for the D-1 District, including:</p> <ul style="list-style-type: none"> <li>• Minimum Building Height: 3 stories</li> <li>• Maximum Building Height: Six height sub-districts ranging from 45' to 300'</li> <li>• Front Setback: 0'-8' build to zone along "A streets"; None along "B streets"</li> <li>• Side Setback: 0' build-to line</li> </ul>	<p>Section 604 lists development standards regarding awnings, signs, fences, walls, lighting, mechanical equipment, security grates, off-street parking, loading, and view corridors.</p> <p>Sections 605 and 606 list design standards for alternations to existing buildings and new construction including building height and massing, building materials, entrances, façades, fenestration, and parking structures.</p>	<p>Development incentives are described in Section 603.</p> <p>Design of the exterior of all buildings, open spaces, and all exterior physical improvements in the D-1 District require development plan review.</p>

## INSTITUTIONAL DISTRICTS (ARTICLE 7)

DISTRICT	PURPOSE	KEY DIMENSIONAL STANDARDS	UNIQUE REQUIREMENTS & PROVISIONS
<b>I-1 Healthcare Institutional District</b>	Permits healthcare facilities and their expansion in a planned manner, while protecting surrounding neighborhoods	<p>Section 702 provides key dimensional standards for the I-1 District, including:</p> <ul style="list-style-type: none"> <li>• Maximum Building Height: Two height sub-districts (I-1-75 allows 75'; I-1-200 allows 200')</li> <li>• Includes sliding scale height setback from residential districts</li> <li>• Setbacks: None, unless abutting a residential district</li> </ul>	Healthcare institutions and educational facilities - university or college are permitted in the I-1 and I-2 zones respectively, as are numerous other uses such as single-family dwellings, multi-family dwellings, and retail goods establishments.
<b>I-2 Educational Institutional District</b>	Permits higher education institutions and their expansion in a planned manner, while protecting the surrounding neighborhoods	<p>Section 702 provides key dimensional standards for the I-2 District, including:</p> <ul style="list-style-type: none"> <li>• Maximum Building Height: 75'</li> <li>• Includes sliding scale height setback from residential districts</li> <li>• Setback: None, unless abutting residential district</li> </ul>	All healthcare institutions and educational facilities - university or college (regardless of what district they are located in) are required to submit an Institutional Master Plan for approval in accordance with Section 1910.



## INDUSTRIAL DISTRICTS (ARTICLE 8)

DISTRICT	PURPOSE	KEY DIMENSIONAL STANDARDS	KEY DESIGN STANDARDS
<b>M-MU Mixed-Use Industrial District</b>	Encourages the reuse of older industrial buildings and compatible new development to create a mixed-use environment of light industrial and other non-industrial uses, such as residential and commercial uses	Section 802 provides key dimensional standards for the M-1 District, M-2 District, and the two M-MU height sub-districts (M-MU-75 and M-MU-90), including: <ul style="list-style-type: none"> <li>• Maximum Building Height</li> <li>• Minimum Front, Interior and Side Setbacks: None, unless abutting or across the street from a residential district</li> </ul>	Section 803 lists design standards addressing Site Layout and Multi-Tenant Retail Centers.
<b>M-1 Light Industrial District</b>	Accommodates light industrial and office park uses including manufacturing, assembly, storage of durable goods, and related activities, provided that they do not pose toxic, explosive or environmental hazards		Section 803 lists design standards addressing Site Layout.
<b>M-2 General Industrial District</b>	Provides areas for moderate and heavy intensity industrial uses, especially for those uses that are potentially hazardous, noxious, or incompatible with uses in other districts		

## WATERFRONT DISTRICTS (ARTICLE 9)

DISTRICT	PURPOSE	KEY DIMENSIONAL STANDARDS	KEY DESIGN STANDARDS	UNIQUE REQUIREMENTS & PROVISIONS
<b>W-2 Mixed Use Waterfront District</b>	Promotes a balance of residential and commercial and enhances and creates public access to the waterfront	Section 802 provides key dimensional standards for the W-2 and W-3 districts.	Section 903 lists design standards for the W-2 District regarding facades, building entry, fenestration, building materials, and the waterfront.	
<b>W-3 Port/Maritime Industrial Waterfront District</b>	Promotes maritime industrial and commercial uses within the area of Providence's waterfront, protects the waterfront as a resource for water-dependant industrial uses, and facilitates the renewed use of a vital waterfront		All uses must be part of a marine enterprise or dependant on access to the waterfront.	

## OPEN SPACE AND PUBLIC SPACE DISTRICTS (ARTICLE 10)

DISTRICT	PURPOSE	KEY DIMENSIONAL STANDARDS	UNIQUE REQUIREMENTS & PROVISIONS
<b>OS Open Space District</b>	Preserves open space areas, conservation areas, and outdoor recreation areas	Section 903 provides key dimensional standards for the OS, PS and CD districts.	<p>CD Conservation Districts shall be maintained pursuant to a management plan for the district approved by the Board of Park Commissioners.</p> <p>Section 1003 provides additional regulations for the CD District including permitted and prohibited uses and activities.</p>
<b>PS Public Space District</b>	Preserves open space areas and areas for public buildings and facilities		
<b>CD Conservation District</b>	Protects City-owned conservation areas		

## SPECIAL PURPOSE DISTRICTS (ARTICLE 11)

DISTRICT	PURPOSE	KEY DIMENSIONAL STANDARDS	KEY DESIGN STANDARDS	UNIQUE REQUIREMENTS & PROVISIONS
<b>CC Capital Center Special Development District</b>	Governs the development of the Capital Center District in Downtown	All development in the CC District is subject to review by the Capital Center Commission following the process outlined in Article 19.		
<b>DD Downcity Overlay District</b>	Regulates the design of buildings and open spaces in the historic core of Downtown Providence	All development in the DD District is subject to development plan review and is approved by the Downtown Design Review Committee.		
<b>ES East Side I-195 Overlay District</b>	Regulates future land use and development of East Side surplus land made available through the relocation of Interstate 195	All development in the ES District is subject to development plan review by the Downtown Design Review Committee following the process outlined in Article 19.	Section 1103 lists parcel-specific design standards as well as general design standards regarding facades, building design, fences and walls, parking, loading, and lighting.	<p>Development incentives are described in Section 1103.</p> <p>Prohibited uses are listed in Section 1103.</p>
<b>HD Historic District Overlay District</b>	Safeguards the heritage of the city by preserving designated districts and individual structures of historic or architectural value	The Historic District Commission regulates the alteration, repair, construction, demolition, or removal of any exterior structure and/or appurtenance within any HD district.		

DISTRICT	PURPOSE	KEY DIMENSIONAL STANDARDS	KEY DESIGN STANDARDS	UNIQUE REQUIREMENTS & PROVISIONS
<b>Special Flood Hazard Areas</b>	Ensures public safety, minimizes hazards to persons and property from flooding, protects watercourses from encroachment, and maintains floodplains' capability of retaining and carrying floodwaters	<p>Special Flood Hazard areas are not marked on the Zoning Map.</p> <p>The City elects to comply with the requirements of the National Flood Insurance Act of 1968 (P.L. 90-488, as amended).</p> <p>Section 1105 lists administrative provisions and use regulations.</p>		
<b>TOD Transit-Oriented Development Overlay District</b>	Encourages the location of uses and forms of development that maximize access to transit and encourage transit ridership, and promotes new, well-integrated residential and commercial development around existing and future transit stations	<p>Section 1106 provides key dimensional standards for the TOD District, including:</p> <ul style="list-style-type: none"> <li>• Minimum Buildings Height: 20'</li> <li>• Maximum Building Height: 70'</li> <li>• Setback and Build-to Zone requirements</li> </ul>	<p>In addition to any design standards of the base district, Section 1106 lists various design standards that apply to new and existing non-residential structures, including mixed-use development in the TOD district.</p>	<p>Section 1106 lists prohibited uses and additional parking standards (including parking maximums and parking exemptions).</p>
<b>I-3E Educational Institutional Overlay District</b>	Encourages development in Downtown and along the City's commercial corridors by permitting higher education institutional uses in addition to a variety of commercial and residential uses allowed by the underlying base zone	<p>All development in the I-3E District is subject to the dimensional standards, design, standards, development standards and general standards of the base district.</p>		<p>The I-3E District allows the uses of both the base district and the use of "Educational Facility- University or College".</p> <p>All healthcare institutions and educational facilities – university or college (regardless of what district they are located in) are required to submit an Institutional Master Plan for approval in accordance with Section 1910.</p>
<b>I-3H Health Care Institutional Overlay District</b>	Encourages development in Downtown and along the City's commercial corridors by permitting health care institutional uses in addition to a variety of commercial and residential uses allowed by the underlying base zone	<p>All development in the I-3H District is subject to the dimensional standards, design, standards, development standards and general standards of the base district.</p>		<p>The I-3H District allows the uses of both the base district and the use of "Healthcare Institution".</p> <p>All healthcare institutions and educational facilities – university or college (regardless of what district they are located in) are required to submit an Institutional Master Plan for approval in accordance with Section 1910.</p>

**Article 12 contains the Principal Use Matrix, Principal Use Standards, and Use Definitions. Within the Use Matrix, uses are listed in alphabetical order.**

A **Principal Use** is the main use of land or structures. In the zoning ordinance, principal uses fall into a number of categories, as follows:

- ▶ **PERMITTED USE:** A permitted use is a use that is allowed by right, which is specifically authorized in a particular zoning district. *Permitted uses are indicated in the Use Matrix with a “P”.*
  
- ▶ **SPECIAL USE:** A special use is a regulated use that is permitted pursuant to the special use permit issued by the Zoning Board of Review. Special uses are generally those that would have greater impact on the surrounding neighborhood environment, and therefore require special consideration and approval. *Special uses are indicated in the Use Matrix with an “S”.*
  
- ▶ **TEMPORARY USE:** A temporary use is a use that is not of a permanent nature, such as a farmer’s market or entertainment event. Unless otherwise indicated within the ordinance, all temporary uses require a temporary use permit. *Temporary uses are listed at the end of the Use Matrix.*
  
- ▶ **PROHIBITED USE:** Any use that is not listed in the use matrix, or is specifically not allowed by Section 1200 is prohibited. *If a cell in the Use Matrix is blank, the use is prohibited in that district.* Specifically prohibited uses are listed in Section 1200.F.

The **Principal Use Standards**, an additional set of requirements that must be met before a use is allowed, appear after the Use Matrix in Section 1202. *If Principal Use Standards exist for a use listed in the Use Matrix, they are referenced in the last column of the Use Matrix.*

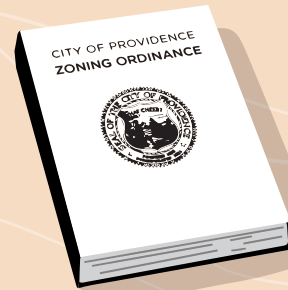
**All principal uses are defined in Section 1204.**

It is important to note that a use that is specifically listed cannot be included in any other category. This means, for example, that because “Drive-through Facility” is listed as its own principal use, it cannot be included as part of any other use, such as “Restaurant,” but instead must be allowed specifically within a district.

All accessory structures and uses, such as “Chicken Coops” and “Home Occupation”, are subject to the requirements of Sections 1302 and 1303.



*The new Providence Zoning Ordinance uses what’s called the “**Generic Use Approach**” to group specific uses like “clothing store,” “record store,” and “shoe store,” into generic categories, such as “retail goods establishment.” This eliminates the need for a long, extensive list of uses, and makes the ordinance much more flexible and user friendly.*



## PROVIDENCE ZONING ORDINANCE USE MATRIX (EXCERPT)

Key: P = Permitted // S = Special Use // Blank = Prohibited

Use	R-1A	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3	D-1	W-2	W-3	M-1	M-2	M-MU	I-1	I-2	PS	OS	CD	Use Standard	
Industrial - Artisan								S	P	P	S	P	P	P	P							
Industrial - General												P	P	P	P							
Industrial - Light									P			P	P	P	P							
Industrial Design							P	P	P	P	P	P	P	P	P							
Live Entertainment - Ancillary Use									S	S	S		P		P		P					Sec. 1202.Q
Live Performance Venue									S	S			S		S							Sec. 1202.Q
Lodge/Meeting Hall	S	S	S	S	S	P	P	P	P	P	P		P		P							Sec. 1202.R
Marina - Commercial											P	P	P	P				P	P			
Marina - Recreational											P		P		P			P	P			
Materials Processing												P	P	P								Sec. 1304 & 1202.S

► The Use Matrix is organized to clearly communicate where the uses defined within Article 12 are permitted, special, or not permitted. Use standards, if applicable, are also listed within the matrix, providing cross references to direct users to the appropriate ordinance section.

The "S" in this cell indicates that Lodges/ Meeting Halls require a special use permit in the R-4 District.

The "P" in this cell indicates that Industrial Design is permitted in the W-2 District.

This blank cell indicates that Light Industrial uses are prohibited in the I-2 District.

This reference indicates that Live Performance Venues are subject to additional use standards, which can be found in section 1202.Q.



# PARKING STANDARDS

Article 14 includes regulations for the required number of off-street vehicle parking, bicycle parking, and loading spaces, and the design of surface parking lots, driveways, and parking structures. Article 14 also includes regulations that limit the number of off-street vehicle parking spaces allowed in some instances through a parking maximum.

## ▶ PARKING RATIOS

**Table 14-1** establishes the number of off-street vehicle and bicycle parking spaces required for each principal use. Additional long-term bicycle spaces may be required for certain uses where bicycles will be left for longer periods of time and require a safe and weatherproof storage area.

**TABLE 14-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS (EXCERPT)**

USE	MINIMUM REQUIRED VEHICLE SPACES	MINIMUM REQUIRED BICYCLE SPACES	
		REQUIRED TOTAL BICYCLE SPACES	PERCENTAGE OF REQUIRED BICYCLE SPACES THAT SHALL BE LONG-TERM SPACES
Apartment Dormitory	1 per 4 bedrooms	1 per 5 bedrooms	80%
Art Gallery	1 per 500sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Arts Studio	1 per 500sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Bar	1 per 500sf GFA	Over 10,000sf GFA: 1 per 2,500sf GFA	
Bed and Breakfast	1 space + 1 per 2 guestrooms		

*\* This is an excerpt. The full table can be found in Article 14 of the Zoning Ordinance.*

1 vehicle parking space is required for every 500 square feet of Gross Floor Area in an Art Gallery

1 bicycle space is required for every 2,500 square feet of Gross Floor Area, for Bars larger than 10,000 square feet

80% of bicycle spaces in Apartment Dormitories are required to be permanent

No permanent spaces are required for Arts Studios

## ▶ MAXIMUM VEHICLE PARKING LIMITATIONS

The Ordinance establishes parking maximums for surface parking lots to prevent excess parking and the negative effects of over-paving, such as urban heat islands and stormwater run-off. There is no parking maximum limit for parking structures.

### **Multi-Tenant Retail Centers and Office Parks**

When surface parking lots are constructed for any multi-tenant retail center, office park, or commercial or office use over 20,000 square feet in gross floor area, the total number of vehicle parking spaces provided shall not exceed 135% of the required minimum.

## **TOD District**

The TOD District establishes a maximum of one space per dwelling unit, a maximum of one guest space per 15 dwelling units in a multi-family dwelling, and a maximum of one space per 300 square feet of gross floor area for non-residential uses.

## **▶ PARKING EXEMPTIONS AND REDUCTIONS**

Areas of the City that cannot accommodate the required number of vehicle parking spaces on-site necessitate more flexible parking requirements, or parking exemptions.

### **Exemptions**

- The D-1 District is exempt from all off-street vehicle and bicycle parking requirements.
- In the TOD District, the first 5,000 square feet of gross floor area of non-residential uses are exempt from all parking requirements.
- The use “neighborhood commercial establishment” is exempt from all off-street vehicle and bicycle parking requirements.
- Where topographic conditions or excessive grades do not allow for vehicle access on a lot with a single-family use, the lot is exempt from off-street vehicle parking requirements.
- The first 2,500 square feet of gross floor area for non-residential uses in the R-P, C-1, C-2, and C-3 Districts are exempt from all off-street vehicle and bicycle parking requirements.
- In the C-1 and C-2 districts, all lots of 10,000 square feet or less are exempt from parking requirements.
- Existing structures as of the effective date of this Ordinance that currently do not provide any parking due to lack of sufficient space on the lot to accommodate parking are exempt from all off-street vehicle and bicycle parking requirements regardless of any change in intensity or use, subject to review and approval by the Director of the Department of Inspection and Standards.
- For health care institutions and educational facilities - universities and colleges, exemptions to required off-street parking requirements may be granted based on submittal and approval of a parking management plan, which is approved by the City Plan Commission.

### **Reductions**

Section 1402 describes the vehicle parking space reductions that are available for the:

- Provision of Bicycle Parking Spaces
- Provision of Car-Share Facilities
- Provision of Bike-Share Facilities
- Provision of Electric Vehicle Charging Stations

Additionally, In the M-MU-90 Sub-District of the M-MU District, parking requirements may be reduced by 50% of that required.



*Section 1402 describes the parking reductions available for providing car-share and bike-share facilities, as well as other amenities.*

### Grandfathered Deficiency

To encourage the reuse of existing structures, the Ordinance allows for the grandfathered deficiency of vehicle and bicycle parking spaces of the immediate previous use.

The following example explains this provision.

- The immediate previous use required ten vehicle parking spaces; however only four vehicle spaces were provided.
- This means that the six vehicle spaces that the use did not provide are grandfathered with the site.  $(10 - 4 = 6)$
- A new use is introduced to the site that requires 12 vehicle spaces; however since it only previous provided four spaces, it will be deficient eight vehicle spaces.  $(12 - 4 = 8)$
- The six deficient vehicle spaces from the previous use are then applied to this eight vehicle space deficiency, meaning that the new use shall provide two more vehicle parking spaces or apply for a variance if unable to provide the additional vehicle spaces.

SAMPLE CALCULATION OF GRANDFATHERED PARKING PROVISION		
STEP 1		
	IMMEDIATE PREVIOUS USE: Required Parking	10 spaces
<b>Subtract</b>	IMMEDIATE PREVIOUS USE: Actual Parking	4 spaces
	<i>GRANDFATHERED</i>	<i>6 spaces</i>
STEP 2		
	NEW USE: Required Parking	12 spaces
<b>Subtract</b>	NEW USE: Actual Parking	4 spaces
	<i>NEW USE: Parking Deficiency</i>	<i>8 spaces</i>
STEP 3		
	NEW USE: Parking Deficiency	8 spaces
<b>Subtract</b>	GRANDFATHERED	6 spaces
	<i>NEW USE: Additional Required Spaces</i>	<i>2 spaces</i>

### Multi-Tenant Retail Center Parking Ratio

A multi-tenant retail center is defined as a group of two or more commercial establishments, primarily retail, but also including personal service, restaurant, office, and similar non-residential establishments, that is planned, owned, and/or managed as a single property. Because the uses within a multi-tenant retail center may change over with some frequency, a single parking ratio determines the amount of parking required, based on gross floor area— one space required per 500 square feet of gross floor area.

### Shared Parking

Mixed-use developments, multi-use office parks, and similar types of development, as well as property owners that establish cross-access easements, are eligible for shared parking. Multi-tenant retail centers are not eligible for this provision. The shared parking provision allows the required amount of parking to reflect shifts in demand throughout the day, based on the use. For example, restaurant parking is often highest in demand in the evening

and resident parking is often highest in demand during overnight hours. The shared parking provision is based on a formula that calculates the number of required spaces for a given use mix based on how peak parking demand varies for different uses by time of day and day of the week. Table 14-3 establishes the peak periods for each use.

**TABLE 14-3: SHARED PARKING CALCULATION**

LAND USE	WEEKDAY			WEEKEND		
	MID-9AM	9AM-5PM	5PM-MID	MID-9AM	9AM-5PM	5PM-MID
Residential	100%	75%	100%	100%	100%	75%
Commercial	0%	100%	80%	0%	100%	60%
Restaurant	50%	70%	100%	45%	70%	100%
Hotel/Motel	100%	50%	90%	100%	65%	80%
Office	5%	100%	5%	0%	40%	10%
Industrial	5%	100%	5%	0%	60%	10%

↪ Parking requirements are plugged into the table, and using the percentages allotted to each use for each time of day, are calculated as total spaces required per timeframe. ↪

LAND USE	REQUIRED BY ORDINANCE	MID-9AM		9AM-5PM		5PM-MID		MID-9AM		9AM-5PM		5PM-MID	
		%	#	%	#	%	#	%	#	%	#	%	#
Residential	N/A	100%	N/A	75%	N/A	100%	N/A	100%	N/A	100%	N/A	75%	N/A
Commercial	30	0%	0	100%	30	80%	24	0%	0	100%	30	60%	18
Restaurant	20	50%	10	70%	14	100%	20	45%	9	70%	14	100%	20
Hotel/Motel	60	100%	60	50%	30	90%	54	100%	60	65%	39	80%	48
Office	80	5%	4	100%	80	5%	4	0%	0	40%	32	10%	8
Industrial	N/A	5%	N/A	100%	N/A	5%	N/A	0%	N/A	60%	N/A	10%	N/A
<b>TOTAL</b>	<b>190</b>		74		<b>154</b>		102		69		115		94

The numbers are totaled within each timeframe and the highest sum total in a timeframe is the required number of spaces.



In the above example, with a standard parking calculation, 190 spaces would be required;



however, the shared parking provision would allow this mixed-use development to provide only 154 spaces (the highest number of spaces within the various timeframes in the "TOTAL" row of the table as highlighted above).

## DESIGN OF PARKING AREAS

Article 14 includes the following regulations for the design of surface parking lots, driveways, parking structures, and loading areas. These regulations are intended to create safe, efficient, and attractive parking and loading facilities.

### *Off-street vehicle parking*

- Permitted vehicle parking locations for both residential and non-residential uses
- Dimensions of vehicle parking spaces
- Access requirements for parking areas
- Accessible vehicle parking requirements
- Striping
- Curbing and wheel stops
- Surfacing
- Drainage and maintenance
- Lighting (also see Section 1301)
- Landscaping and screening (also see Article 15)
- Pedestrian walkway design within parking areas

### *Off-street bicycle parking*

- Location
- Design

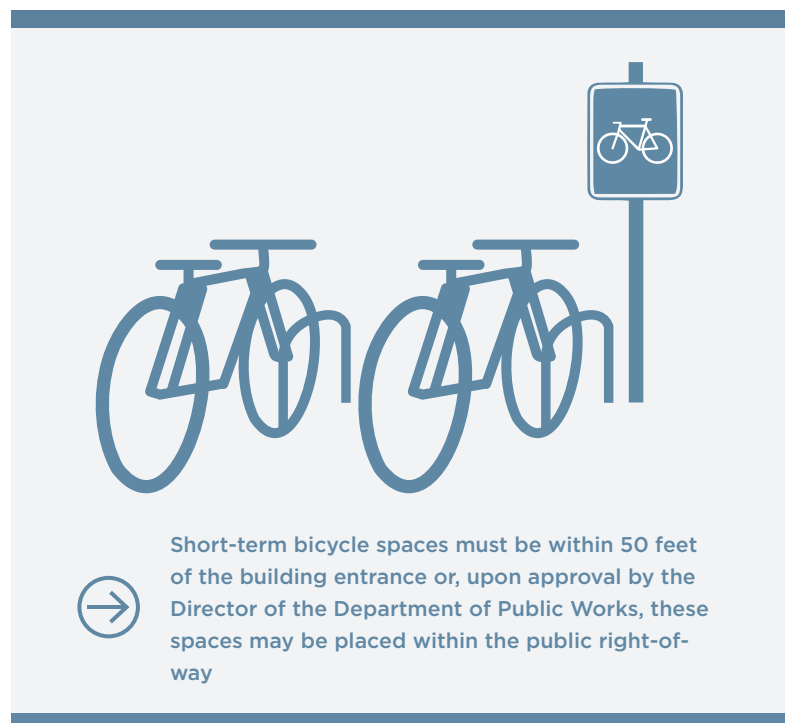
### *Off-street loading*

- Location
- Dimensions
- Surfacing
- Drainage and Maintenance
- Access control and signs
- Lighting (also see Section 1301)
- Landscaping and screening (also see Article 15)

### *Driveways (residential uses and commercial uses)*

- Width
- Curb cuts
- Cross-access easements and joint driveways

Article 14 also addresses required off-street loading spaces and the storage of commercial and recreational vehicles.



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# SITE DEVELOPMENT, LANDSCAPING, AND SIGN STANDARDS

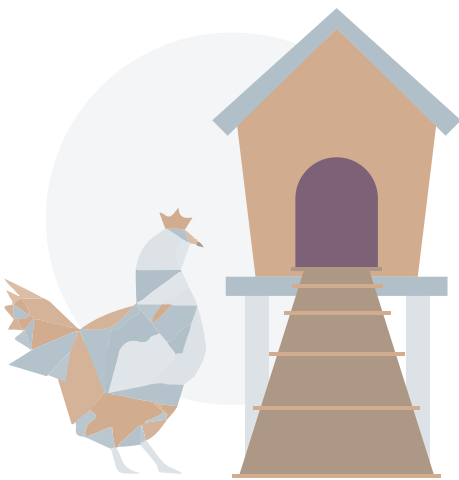
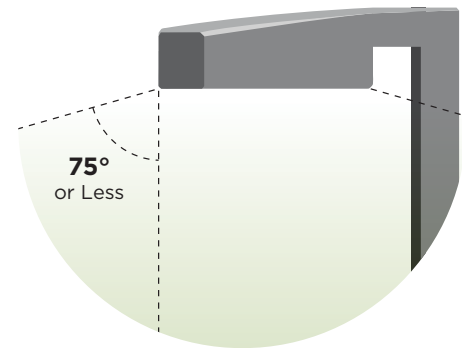
Site development standards, including exterior lighting, accessory structures and uses, permitted encroachments, and environmental performance standards are located in **Article 13** of the Providence Zoning Ordinance.

Tree and landscaping standards are located in **Article 15**.

Sign standards are located in **Article 16**.

## ▶ EXTERIOR LIGHTING (SECTION 1301)

The Zoning Ordinance regulates exterior lighting in order to ensure that it is well designed, does not create a nuisance, and that impacts on adjacent properties are controlled. For instance, the Ordinance regulates the allowable brightness of exterior lighting, requiring that luminaires be designed with a cut-off angle of 75 degrees or less, to limit light trespass onto adjacent properties.



## ▶ ACCESSORY STRUCTURES AND USES (SECTION 1302)

An **accessory structure** is a structure located on the same lot as the principal building, which may be detached or attached, that is incidental to the use of the principal building. “Chicken coop” and “garage” are examples of accessory structures.

An **accessory use** is a use of land or of a building, or portion thereof, customarily incidental and subordinate to the principal use of the land or building. “Home occupation” is an example of an accessory use.

Section 1302 contains a full range of common accessory structures and uses with standards for the location, dimensions, and design of each. Accessory structures and uses are permitted in all districts unless specifically prohibited by the Ordinance.

## ▶ PERMITTED ENCROACHMENTS (SECTION 1303)

### Encroachments into Required Setbacks

An **encroachment** is the extension or placement of any structure, or component of such, into a required setback. The Ordinance regulates the types of allowable encroachments, and where they are permitted. For example, a deck is allowed as a permitted encroachment in a required rear setback, but not within a required front setback.

Permitted encroachments are listed in Table 13-2. An excerpt from Table 13-2, explaining how the table is used, can be found on the next page.

**TABLE 13-2: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS (EXCERPT)**  
 Y= PERMITTED // N= PROHIBITED

	FRONT SETBACK	CORNER SIDE SETBACK	INTERIOR SIDE SETBACK	REAR SETBACK
Rain Barrel	Y	Y	Y	Y
Satellite Dish Antenna, Ground-Mounted (Section 1302.P)	N	N	N	Y
Shed Prohibited in front yard	N	N	Y	Y

Where specific encroachment standards for accessory structures are not included, general accessory structure requirements apply.

Some accessory structures and uses have their encroachment permissions described within the table itself.

Some accessory structures and uses have their permissions described in a specific set of standards, which are referenced in the table.

### Encroachments into the Public Right-of-Way

The Zoning Ordinance allows certain architectural features, such as awnings, signs, balconies or bay windows, to encroach into the public right-of-way with approval of a right-of-way encroachment permit. See Sections 1303 and 1914 for details.

### ▶ ENVIRONMENTAL PERFORMANCE STANDARDS (SECTION 1304)

The Zoning Ordinance establishes standards for noise, glare and heat, vibration, dust and air pollution, radioactive and hazardous waste disposal and discharge, electromagnetic interference, odors, and fire and explosion hazards. See Section 1304 for details.

### ▶ TREES AND LANDSCAPING (ARTICLE 15)

In addition to general requirements outlined in Article 15, specific regulations regarding tree canopy, trees and landscaping for parking lots, and waterbody vegetative buffers apply when:

- New principal buildings are constructed in a residential district; or
- The limits of disturbance in any district equal more than 50% of the area of the lot or lots being developed.

If land within the limits of disturbance equals 50% or less of the area of the lot or lots being developed, then only the area within the limits of disturbance is required to conform to the regulations of Article 15.

### General Requirements

All portions of a lot not covered by structures or paved surfaces shall be landscaped with trees, shrubbery, grass, live groundcover, and other plantings. This may also include the use of stone, mulch beds, or other pervious landscaping materials. This excludes pervious and impervious pavement.



## IMPERVIOUS SURFACE CONTROLS



Table 4-1 in Section 402 regulates the maximum impervious surface coverage allowed in all residential districts. Impervious surfaces are the portions of a site that are occupied by structures, pavement, and other impervious surfaces that do not allow for the absorption of water into the ground. Reducing the amount of impervious surfaces in residential districts will reduce stormwater run-off and the heat island effect.

### Required Tree Canopy

In all residential districts, in the I-1 and I-2 districts, and in the OS, PS, and CD districts, sufficient trees shall be retained and/or planted on a lot so that the square footage of vegetative canopy of such trees, when mature, equals at least 30% of the square footage of the lot.

In the D-1 district, sufficient trees shall be retained and/or planted on a lot so that the square footage of vegetative canopy of such trees, when mature, equals at least 15% of the lot area not occupied by a structure

In all other districts, sufficient trees shall be retained and/or planted on a lot so that the square footage of vegetative canopy of such trees, when mature, equals at least 15% of the square footage of the lot.

### Trees and Landscaping Standards for Parking Lots (Sections 1504, 1505, and 1506)

Parking lots that abut residential districts must be screened by a solid wall, a uniformly painted tight board fence, or a hedge of compact evergreens or other suitable plantings at least four feet in height.

A parking lot perimeter landscape strip of at least five feet in depth is required for all parking lots that abut a public right-of-way, in order to screen the parking lot. Within the landscape strip there must be at least one shade tree for every 25 feet of landscape strip length; and either

- Shrubs, perennials, native grasses, and other planting that provide screening of a minimum of three feet in height for at least of 60% of the length of the landscape strip; or
- A fence or pedestrian wall three to four feet high with plant materials installed between the sidewalk and the wall.

All parking lots of 20,000 gross square feet or more require interior parking lot landscaping, including:

- One parking lot island for every ten parking spaces; and
- At least one shade tree for every parking lot island; and
- Additional landscape areas within the interior of the parking lot so that the minimum total landscape area of the parking lot, including parking lot islands, is 10% of the total parking lot area.



### SIGNIFICANT TREE PRESERVATION

No significant tree may be removed without the permission of the City Forester. See Section 1503 for more information.



Where existing conditions or other provisions of this Ordinance make it impracticable to meet the interior parking lot landscaping requirements, the City Forester may approve a modification so long as there is no net loss of planted area or number of trees required.

## Waterbody Vegetative Buffers

Unless otherwise noted by the RI Coastal Resources Management Council Special Area Management Plan, a vegetated buffer a minimum of 25 feet in width is required adjacent to the entire length of any water body in order to filter stormwater runoff and improve the quality of the water body. Walking paths, bicycle paths, or access to docks, piers or beaches may be included within this buffer.

### ▶ SIGNS (ARTICLE 16)

The Zoning Ordinance contains comprehensive sign standards that govern the display, design, construction, installation, and maintenance of signs.

Signs are measured in accordance with the rules established in Section 202 (Rules of Measurement).

All signs, including window signs, in the D-1 District are subject to approval by the Downtown Design Review Committee, I-195 Redevelopment District Commission, or Capital Center Commission, as applicable.

The following table summarizes some of the key sign provisions for the various sign types addressed by the Ordinance.

*Sign types are defined as part of the general terms in Section 201*

*Sign types are divided into one of three categories: prohibited signs (Section 1605), signs exempt from a sign permit (Section 1606), and signs requiring a sign permit (Section 1607)*

*In addition to the general design and construction standards listed in Section 1603, and the illumination standards listed in section 1604, the Ordinance contains standards for specific sign types in Sections 1605, 1606, and 1607 which may limit the number, height, area, and display period of signs, and provide specific exclusions or other unique provisions.*

SIGN TYPE	PROHIBITED	EXEMPT FROM SIGN PERMIT	REQUIRES SIGN PERMIT	UNIQUE PROVISIONS
Abandoned signs and sign structures	X			
A-Frame Signs		X		Permitted only for non-residential uses within non-residential districts
Attention Getting Devices		X		Permitted only for non-residential uses in the C-1, C-2, and C-3 Districts
Awning Signs			X	Permitted for multi-family dwellings and non-residential uses
Balloon and air-infused/air-inflated signs	X			
Banners		X		Permitted only for non-residential uses Strict limits on display time
Banners - Exhibition			X	Permitted for any educational facility, government building, or cultural facility
Canopy Signs			X	Permitted for multi-family dwellings and non-residential uses
Construction Signs		X		
Directory Signs		X		Permitted in all districts for multi-tenant developments

SIGN TYPE	PROHIBITED	EXEMPT FROM SIGN PERMIT	REQUIRES SIGN PERMIT	UNIQUE PROVISIONS
Electronic Message Signs			X	Permitted in the C-3 District and for any educational facility, place of worship, or government facility including public safety facilities, public works facilities, and parks or playgrounds in any district
Flashing or animated signs	X			Excludes electronic message signs Flashing/animated signs allowed by waiver in the D-1 District
Freestanding Signs			X	Permissions and sign size are controlled by district
Government Signs		X		
Holiday Decorations		X		
Home Occupation Signs		X		
Illegally-affixed signs and snipe signs	X			
Marquee Signs			X	Permitted for non-residential uses in the C-2, C-3, D-1, M-MU, and W-2 districts
Memorial Plaques		X		
Menuboard Signs			X	Permitted for drive-through establishments
Moving signs	X			Excludes clocks and barber poles
Nameplates		X		
Off-premise signs, both permanent signs (also known as billboards) and temporary off-premise signs	X			Excludes signs placed on public transit stations, bike-sharing stations, or car-share facilities when such signs are of the facility sponsors
Parking Lot Directional and Information Signs		X		



Menuboard Sign



Marquee Sign

SIGN TYPE	PROHIBITED	EXEMPT FROM SIGN PERMIT	REQUIRES SIGN PERMIT	UNIQUE PROVISIONS
Political/ Noncommercial Message Signs		X		
Portable signs	X			
Projecting Signs			X	Permissions and sign size are controlled by district Cabinet box projecting signs are prohibited in the D-1 District.
Property Identification Signs		X		
Real Estate Signs		X		
Roof Signs			X	Permitted in the D-1, M-MU, M-1, M-2, and W-3 districts
Scoreboards		X		Permitted for all recreation fields
Strobe lights, moving or fixed spotlights, and floodlights	X			
Temporary Pole Signs			X	Permitted for non-residential uses in all districts
Traffic hazard signs	X			
Vehicle signs	X			Excludes signs painted on vehicles, trucks, or buses, which are being operated and stored in the normal course of business, provided all vehicles are in operable condition  Excludes vehicle for-sale signs
Wall Signs			X	Permitted for non-residential uses in all districts Cabinet box wall signs are prohibited in the D-1 District.
Window Signs		X		Permitted for all non-residential uses in all districts  Limited to no more than 25% of the surface of each window area (permanent and temporary)
Yard Sale Signs		X		



Roof Sign



Wall Sign

# ADMINISTRATION OF THE ORDINANCE

Details regarding administration of the Zoning Ordinance are detailed in Articles 17 (Ordinance Administrators), Article 18 (Application and Notice Procedures), and Article 19 (Zoning Applications and Approvals).

The table below provides a brief description of the details from these Articles, including each type of zoning application, a summary of its purpose and applicability, and the bodies that may make recommendations and grant approval of that application. Refer to Articles 17, 18, and 19 for additional details



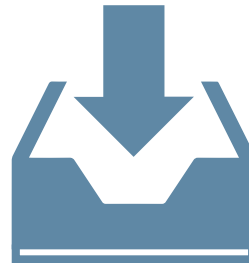
## APPLICATION

All applications shall be on forms provided by the City, in the format and number of copies as required by the instructions on those forms, and shall include any additional information, plans, and data as required. Prior to formal submittal of an application, the applicant may request a pre-application conference with the Department of Planning and Development and/or applicable review body or official to receive informal advice and assistance.



## WHAT IS IT AND WHY IS IT NEEDED?

The purpose, authority, procedures, conditions, restrictions, and appeals for each application are listed in *Article 19*



## WHO ACCEPTS THE APPLICATION?

The filing of applications is addressed in *Article 18*



## WHO IS THE APPROVING BODY?

The powers, organization, and procedures of the ordinance administrators, those who make recommendations and grant approvals of applications - are listed in *Article 17*

APPLICATION	WHAT IS IT AND WHY IS IT NEEDED?	WHO ACCEPTS THE APPLICATION?	WHO IS THE APPROVING BODY?
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### Zoning Text and Map Amendment

A Zoning Text or Zoning Map Amendment is used to amend or otherwise propose a change to the text of the Zoning Ordinance or the Zoning Map.

City Clerk or his/her designee

City Council

### Special Use Permit

An application for a *Special Use Permit* is used to request approval of a "special use" per the Use Matrix (Table 12-1). Uses that are identified as "special use" in the Use Matrix (Table 12-1) have increased potential for incompatibility in a zone, so they must be carefully reviewed to determine whether their establishment on a site should be allowed. Standards for all principal uses are located in Section 1202.

Zoning Board of Review Secretary or his/her designee

Zoning Board of Review

APPLICATION	WHAT IS IT AND WHY IS IT NEEDED?	WHO ACCEPTS THE APPLICATION?	WHO IS THE APPROVING BODY?
<p><b>Variance</b></p>	<p>An application for a <b>Use Variance</b> is used to request permission to depart from the use requirements of the Zoning Ordinance. The applicant must provide evidence that the land or structure cannot yield any beneficial use if it is to conform to the provisions of the Ordinance.</p> <p>An application for a <b>Dimensional Variance</b> is used to request permission to depart from the dimensional requirements of the Zoning Ordinance. The applicant must provide evidence that there is no other reasonable alternative way to enjoy a legally permitted use of the property unless granted the relief from the dimensional regulations.</p>	<p>Zoning Board of Review Secretary or his/her designee</p>	<p>Zoning Board of Review</p>
<p><b>Administrative Modification</b></p>	<p>An application for an <b>Administrative Modification</b> is used to request relief of <u>up to 10%</u> from any dimensional standard within the zoning ordinance or from required vehicle or bicycle parking.</p>	<p>Director of the Department of Inspection and Standards or his/her designee</p>	<p>Director of the Department of Inspection and Standards</p>
<p><b>Land Development Project</b></p>	<p>Land Development Projects are reviewed to determine compliance with the standards and intent of this Ordinance and the development review regulations adopted by the City Plan Commission.</p> <p>An applicant must file a <b>Land Development Project</b> application if their proposed project meets one or more of the following criteria:</p> <ul style="list-style-type: none"> <li>• New construction of 10,000 square feet or more in gross floor area</li> <li>• Additions or enlargements to structures where the new gross floor area with the addition or enlargement is 10,000 square feet or more</li> <li>• Construction of new gross floor area that creates 10 or more dwelling or rooming units</li> <li>• Development of 50 or more new parking spaces</li> </ul> <p>The following types of development that may meet the above thresholds are not considered land development projects:</p> <ul style="list-style-type: none"> <li>• Any development in an institutional district that is part of an Institutional Master Plan</li> <li>• Any development subject to review by the Downtown Design Review Committee, the I-195 Redevelopment District Commission, or the Capital Center Commission.</li> </ul>	<p>Director of the Department of Planning and Development or his/her designee</p>	<p>City Plan Commission</p>

APPLICATION	WHAT IS IT AND WHY IS IT NEEDED?	WHO ACCEPTS THE APPLICATION?	WHO IS THE APPROVING BODY?
<p><b>Staff Level Development Plan Review</b></p>	<p>Staff Level Development Plan Review applications are reviewed to determine compliance with the standards and intent of this Ordinance.</p> <p>An applicant must file a <b>Staff Level Development Plan Review</b> application if their proposed project meets one or more of the following criteria:</p> <ul style="list-style-type: none"> <li>• Any development or redevelopment on a lot or lots with a total of 40,000 square feet or more that results in a change of use</li> <li>• All new construction of more than 2,500 square feet, including additions to existing structures, within the C-1, C-2, C-3, M-MU, and W-2 Districts</li> <li>• All new construction of rowhouse developments and multi-family dwellings</li> <li>• Any new pavement with an area of 10,000 square feet or more</li> <li>• Any development that includes a drive-through facility</li> <li>• Gas stations</li> </ul> <p>The following types of development are not subject to development plan review by the Staff Level Development Plan Review Committee:</p> <ul style="list-style-type: none"> <li>• Any development that requires land development project review or development plan review by the City Plan Commission.</li> <li>• Any development in an institutional district that is part of an institutional master plan</li> <li>• Any development subject to review by the Downtown Design Review Committee, the I-195 Redevelopment District Commission, the Historic District Commission, or the Capital Center Commission</li> </ul>	<p>Director of the Department of Planning and Development or his/her designee</p>	<p>Staff Level Development Plan Review Committee</p>
<p><b>City Plan Commission Development Plan Review</b></p>	<p>City Plan Commission Development Plan Review applications are reviewed to determine compliance with this Ordinance.</p> <p>An applicant must file a <b>City Plan Commission Development Plan Review</b> application if their proposed project meets one or more of the following criteria:</p> <ul style="list-style-type: none"> <li>• Educational Facilities- Primary or Secondary, as required by Section 1202.M</li> <li>• Waivers from design regulations of the C-1, C-2, C-3, M-MU, and W-2 Districts, and the TOD Overlay District</li> </ul>	<p>Director of the Department of Planning and Development or his/her designee</p>	<p>City Plan Commission</p>

APPLICATION	WHAT IS IT AND WHY IS IT NEEDED?	WHO ACCEPTS THE APPLICATION?	WHO IS THE APPROVING BODY?
<p><b>Downtown Design Review Committee Development Plan Review</b></p>	<p>Downtown Design Review Committee Development Plan Review applications are reviewed to determine compliance with the standards and intent of this Ordinance as well as the regulations of the D-1 District.</p> <p>An applicant must file a <i>Downtown Design Review Committee Development Plan Review</i> application if their proposed project involves improvements on public or private land in the D-1 District and meets one or more of the following criteria:</p> <ul style="list-style-type: none"> <li>• New construction of buildings or appurtenances</li> <li>• Additions to existing buildings or appurtenances</li> <li>• Major and minor alterations to existing buildings or appurtenances, including repair and rehabilitation of the exterior</li> <li>• Demolition and removal of buildings or appurtenances</li> <li>• Site work</li> </ul> <p>The Downtown Design Review Committee does <u>not</u> review improvements to properties located in the Capital Center Special Development District or any Historic District. Within the I-195 Redevelopment District, the I-195 Commission serves as the Downtown Design Review Committee.</p> <p>Prior to any review being conducted, any project on property owned by a health care institution or university or college educational facility shall have first been approved as part of an Institutional Master Plan and, if necessary, shall have received a special use permit.</p> <p>No Downtown Design Review Committee or staff approval is necessary for the following:</p> <ul style="list-style-type: none"> <li>• The painting of previously painted surfaces</li> <li>• The installation of traffic signs</li> <li>• Street improvements such as plant material, street paving, curbing, drainage</li> </ul>	<p>Director of the Department of Planning and Development or his/her designee</p> <p>I-195 Redevelopment District Commission Staff</p>	<p>Downtown Design Review Committee or its staff</p> <p>I-195 Redevelopment District Commission</p>
<p><b>ES Overlay District Development Plan Review</b></p>	<p><i>ES Overlay District Development Plan Review</i> guides the future land use and development of the East Side I-195 surplus land made available through the relocation of I-195. Applications are reviewed to ensure compliance with the standards and intent of this Ordinance as well as the specific regulations of the ES Overlay District found in Section 1103. The Downtown Design Review Committee conducts development plan review in the ES Overlay District. Within the I-195 Redevelopment District, the I-195 Commission serves as the Downtown Design Review Committee.</p>	<p>Director of the Department of Planning and Development or his/her designee</p> <p>I-195 Redevelopment District Commission staff</p>	<p>Downtown Design Review Committee or its staff</p> <p>I-195 Redevelopment District Commission</p>



APPLICATION	WHAT IS IT AND WHY IS IT NEEDED?	WHO ACCEPTS THE APPLICATION?	WHO IS THE APPROVING BODY?
<p><b>Capital Center Special Development District Review</b></p>	<p>All improvements on public and private land in the Capital Center Special Development District, including the construction, reconstruction, alteration, repair, demolition, removal, rehabilitation of the exterior of new and existing buildings and appurtenances, are subject to <b>Capital Center Special Development District Review</b> to determine its conformance to the provisions of the Zoning Ordinance and the Plan of Development adopted by the Capital Center Commission, which regulates the type of development, use, height, setback, size, design, and parking in the Capital Center Special Development District.</p>	<p>Capital Center Commission staff</p>	<p>Capital Center Commission</p>
<p><b>Institutional Master Plan Development Plan Review</b></p>	<p><b>Institutional Master Plan Development Plan Review</b> promotes the orderly growth and development of health care institutions and university or college educational facilities while preserving neighborhood character, historic resources, and consistency with the City's Comprehensive Plan and adopted land use policies.</p> <p>All health care institutions and university or college educational facilities are required to file an Institutional Master Plan with the City Plan Commission and update that plan at least every five years. All updates shall show changes in the institution's development plans and real property holdings. An Institutional Master Plan is a statement in text, maps, illustrations, and/or other media that provides a basis for rational decision-making regarding the long-term physical development of the institution. The institutional master plan may be amended prior to the five year renewal.</p> <p>A building permit will not be issued to an institution whose institutional master plan approval is older than five years until an amendment to or renewal of such plan is filed with and approved by the City Plan Commission.</p>	<p>Director of the Department of Planning and Development or his/her designee</p>	<p>City Plan Commission</p>
<p><b>Certificate of Appropriateness</b></p>	<p>Before a property owner commences construction, alteration, repair, removal, or demolition of any existing structure or its appurtenances within a Historic District Overlay District, the owner shall be granted a <b>Certificate of Appropriateness</b> from the Historic District Commission. A certificate of appropriateness is required whether or not a building permit is required.</p>	<p>Director of the Department of Planning and Development or his/her designee</p>	<p>Historic District Commission</p>

APPLICATION	WHAT IS IT AND WHY IS IT NEEDED?	WHO ACCEPTS THE APPLICATION?	WHO IS THE APPROVING BODY?
Temporary Use Permit	A <b>Temporary Use Permit</b> allows for the short-term use and/or placement of structures on a lot as permitted by the Use Matrix (Table 12-1). The temporary use permit regulates temporary uses that occur entirely on and within a lot. Temporary uses located within the public right-of-way are regulated separately by the Providence Code of Ordinances.	Director of the Department of Inspection and Standards or his/her designee	Director of the Department of Inspection and Standards
		Director of the Department of Planning and Development or his/her designee	Downtown Design Review Committee
		I-195 Redevelopment District Commission staff	I-195 Redevelopment District Commission
Zoning Interpretation	A <b>Zoning Interpretation</b> provides an interpretation of the provisions of the zoning ordinance related to a specific zoning issue. A Zoning Interpretation cannot add or change the essential content of the Ordinance.	Director of the Department of Inspection and Standards or his/her designee	Director of the Department of Inspection and Standards
Public Right-of-Way Encroachment Permit	A <b>Public Right-of-Way Encroachment Permit</b> is required for any structure, fixture, excavation, obstruction, or encroachment erected or maintained over, onto, or under any public right-of-way.	Director of the Department of Public Works or his/her designee	Director of the Department of Public Works
Building Permit	A <b>Building Permit</b> application is required for an addition, erection, or enlargement, under the provisions of the Rhode Island Building Code.	Director of the Department of Inspection and Standards or his/her designee	Director of the Department of Inspection and Standards
	The application should be accompanied by a site plan, drawn to scale, showing the accurate dimensions of: the lot; the building site, the location and size of existing buildings on the lot, all proposed construction, all front, side and rear yard dimensions, proposed parking areas, and such other information as may be necessary to enforce the provisions of this Ordinance.		
Zoning Certificate	A site plan is not required with an application for a permit involving the alteration of an existing building(s), where the use and exterior surfaces of the buildings are not changed or enlarged in any manner.	Director of the Department of Inspection and Standards or his/her designee	Director of the Department of Inspection and Standards
	A <b>Zoning Certificate</b> is required for any action undertaken for which conformance to this Ordinance is required, but that does not require a building permit under the provisions of the Rhode Island Building Code. For example, when new areas of pavement do not require a building permit, a zoning certificate indicating conformance to all provisions of this Ordinance is required.		

APPLICATION	WHAT IS IT AND WHY IS IT NEEDED?	WHO ACCEPTS THE APPLICATION?	WHO IS THE APPROVING BODY?
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**Certificate of Occupancy**

A *Certificate of Occupancy* is required for any of the following:

- Occupancy and use of a building hereafter erected or enlarged
- Change in use of an existing building to a different use
- Occupancy and use of vacant land except for the raising of crops.
- Change in the use of land to different use except for the raising of crops
- Any change in use of a nonconforming use

Certificate of Occupancy applications is are reviewed in accordance with the requirements as stated in the Rhode Island Building Code.

Director of the Department of Inspection and Standards or his/her designee

Director of the Department of Inspection and Standards

**Zoning Appeals**

The purpose of a *Zoning Appeals* application is to provide an appeals process where it is alleged there is error in any order, requirement, decision, or determination made by a decision making body under the Zoning Ordinance.

Zoning Board of Review Secretary or his/her designee

Zoning Board of Review



**For more information, contact:**

**City of Providence Department of Planning and Development:**

phone: 401.680.8400

[www.providenceri.com/planning/zoning](http://www.providenceri.com/planning/zoning)

**City of Providence Department of Inspection and Standards**

phone: 401.680.5201

[www.providenceri.com/DIS](http://www.providenceri.com/DIS)