Zoning Footnotes

[1] (a) All uses permitted in a General Commercial C-2 zoning District and with a Drive- Through Facility shall be permitted on the subject lots. (b) Once a Drive-Through Facility is permitted per this ordinance, any revision to the site or building plans to continue a Drive-Through Facility shall be subject to special use permit.
[2] Use of lots is limited to a parking lot.
[3] Drive-Through facility is not permitted.
[4] Residential uses shall not be permitted.
[5] Adult Use is not permitted on these lots.
[6] The uses permitted on said property shall be restricted to either a one family dwelling, a two-family dwelling, a three family dwelling or a multi-family dwelling and provided further that there be no more than fourteen (14) dwelling units in a multifamily dwelling on said property.
[7] Adult Use and Compassion Center/Cultivation Center shall be prohibited on the subject lot.
[8] The use of the lot shall be limited to a Personal Service Establishment and all other uses permitted in the R-P zone.
[9] The use of the lot(s) shall be restricted to either two-family, three-family, or multi-family dwellings.
[10] The use of the lot(s) shall be restricted to either single-family, two-family, three-family, or multi-family dwellings.
[11] Said lot is not subject to Article 4, Table 4-1: Residential District Dimensional Standards, R-4 Bulk Standards, Minimum Lot Area: said lot is compliant with Article 14, Section 1410 (B)(8); existing structure parking exemptions; said lot is subject to the condition that the existing interior building envelope shall not be expanded; and said lot is subject to the condition that there be no more than six (6) dwelling units.
[12] No alcoholic beverages shall be served on subject lot, and no drive through uses shall be allowed on the subject lot.
[13] The following uses shall be allowed on all lots described in this Petition, subject to compliance with the standards of Section 1202 and 1203, as applicable, as well as any other regulations of the Ordinance: Dwelling - Multi-family; Dwelling - Accessory Dwelling Unit; Dwelling - Rowhouse; Dwelling - Semi-Detached; Dwelling-Single-family; Dwelling - Two-Family; Dwelling - Three Family; Educational Facility-University or College; Office; Research and Development; Medical/Dental Office; Healthcare Institution; Park/Playground; Amusement/Entertainment/Sports Facility-Indoor (limited to sports only); Amusement/Entertainment/Sports Facility-Outdoor (limited to sports only); and Plant Agriculture.
[14] The uses on subject lot shall be limited to multi-family with no more than eight (8) dwelling units. College student rental housing shall be prohibited, except college students may live in the owner-occupied dwelling units.
[15] Said lot is not subject to Table 4-1 of the Zoning Ordinance. The lot is subject to the condition that there be no more than fourteen (14) efficiency dwelling units with a minimum square footage of 340 square feet per dwelling unit.
[16] The use of the lot(s) shall be restricted to either two-family, three-family, or multi-family residential dwellings. Notwithstanding the commercial zoning, the lot(s) are subject to the noise regulations of the Code of Ordinance for residential zones.
[17] Compassion Center shall be prohibited on the subject lot.
[18] Short-term rentals shall be prohibited on this property.
[19] This lot is limited to (i) those uses allowed by right or by special use permit in the R-3 zoning district under Table 12-1 of the Zoning Ordinance, and (ii) only the following uses by right or special use permit(s) in the C-1 zoning district: multifamily dwellings, animal care facility, art gallery, art studio, bed and breakfast, body modification establishment, community center, day care center (of any size), dwelling - accessory dwelling unit, dwelling - adaptive reuse, financial institution/bank, government office, healthcare institution(s), medical/dental office, office park/playground, personal service establishment, research and development, residential care facility, restaurant - 3500 s.f. or less or GFA, retail good establishment - 3500 s.f. or less of GFA, and specialty food service.
[20] Development on these parcels shall be limited to a) what is permitted in the R-3 zone, or b) what is permitted in the R-4 zone as long as there are no more than 16 dwelling units and four stories, with 100% of the units required to be affordable to households earning less than or equal to 80% of area median income.

Parcels with Footnotes
A Streets
B Streets

R-1A	OS	D-1-150	M-MU-75
R-1	PS	D-1-200	M-MU-90
R-3	CD	D-1-300	M-1
R-4	D-1-45	I-1-75	M-2
R-P	D-1-75	I-1-200	W-2
C-2	D-1-100	I-2	W-3
C-3	D-1-120		

The information depicted on this map is for planning purposes only.
It is inadequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Produced by the Providence Department of Planning and Development.
444 Westminster Street, Providence, RI. 02903

Data Sources:
Providence Geographic Information System

N W E S

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Feet Feet
1:10,500

BASE ZONING

CHAPTER 2014-39 NO. 513
APPROVED NOVEMBER 24, 2014
AMENDED THROUGH CHAPTER 2024-70 NO. 479
APPROVED MARCH 24, 2024

PROVIDENCE
DEPARTMENT OF PLANNING AND DEVELOPMENT

OVERLAY ZONING

CHAPTER 2014-39 NO. 513
APPROVED NOVEMBER 24, 2014
AMENDED THROUGH CHAPTER 2025-10 NO. 142
APPROVED MARCH 24, 2025

PROVIDENCE

DEPARTMENT OF PLANNING AND DEVELOPMENT

- Overlay Symbols
- I-3E - Educational Institutional Overlay District
- I-3H - Healthcare Institutional Overlay District
- TOD - Transit-Oriented Development Overlay District
- DD - Downcity Overlay District
- ES - East Side I-195 Overlay District
- HD - Historic District Overlay District

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