

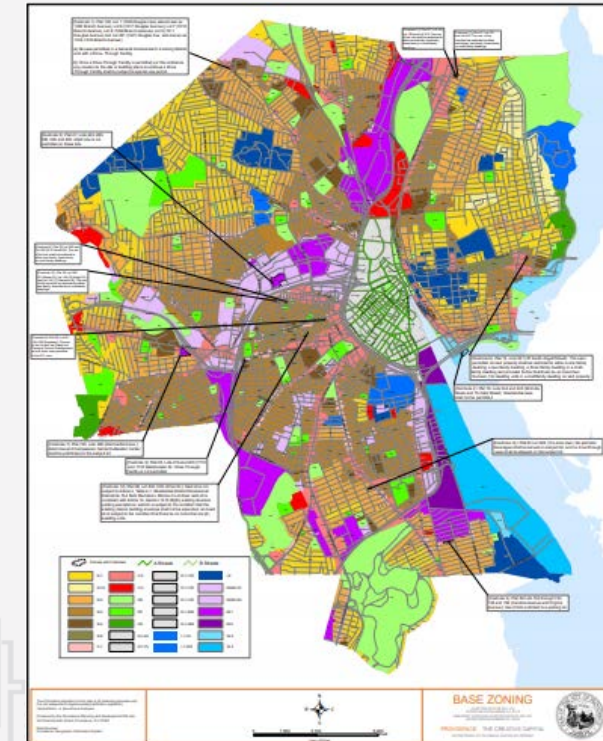
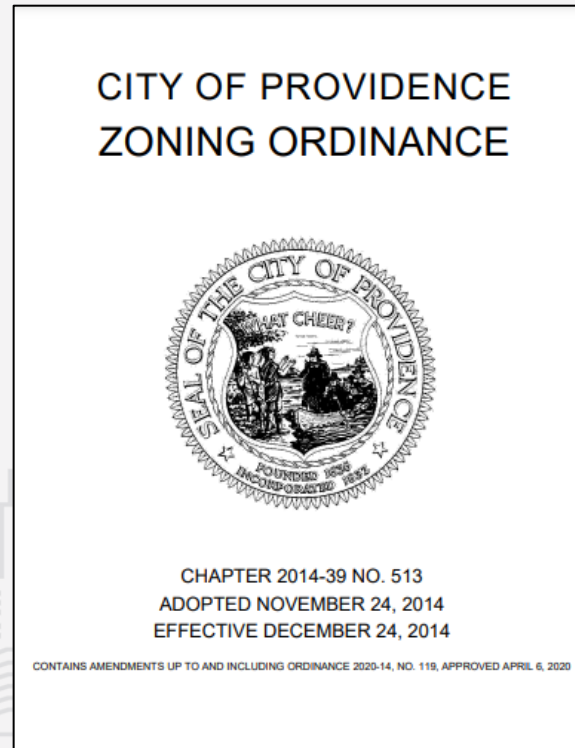
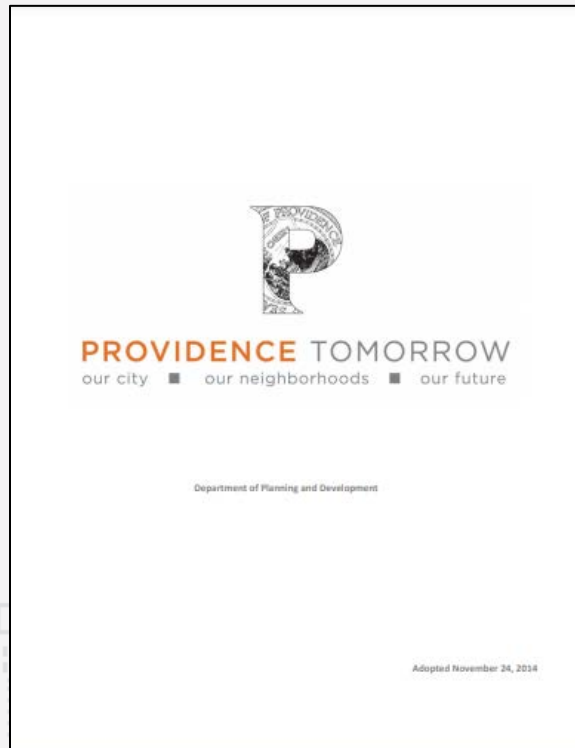
VIRTUAL COFFEE HOUR: ZONING 101

Planning and Development | April 28, 2021



HOW ZONING WORKS

- Regulates land use for public health, safety and welfare
- Developed according to the policies of the [Comprehensive Plan](#)
- Adopted by the City Council as an ordinance
- Consists of [text and maps](#)



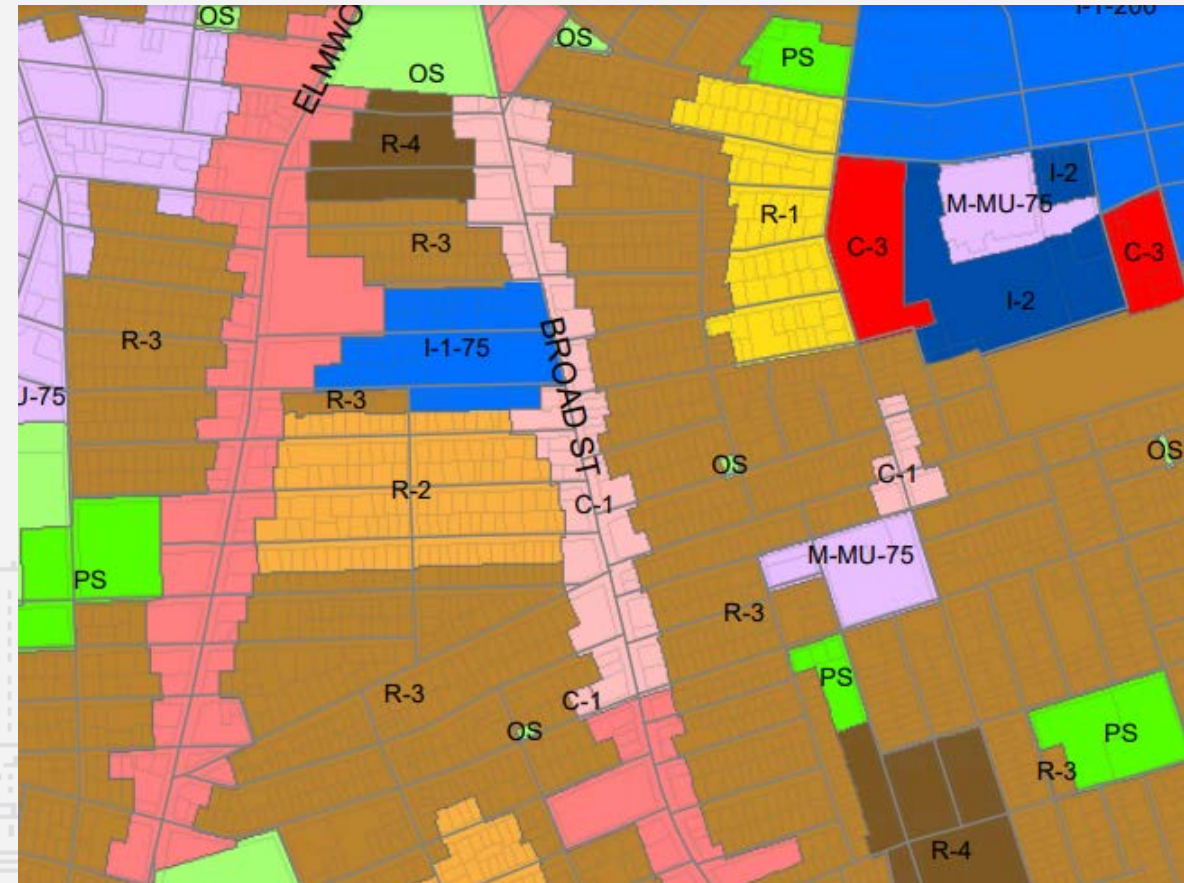
HOW ZONING WORKS

- Zoning regulates where types of land **uses** are allowed in which zones
- The text defines the land uses and identifies where they're allowed
- The map shows where the zones are in the City

Table 12-1: Use Matrix

Key: P = Permitted // S = Special

Use	R-1A	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3
Dwelling - Rowhouse				P	P	P	P	P	P
Dwelling - Semi-Detached			P	P	P	P			
Dwelling - Single-Family	P	P	P	P	P	P			
Dwelling - Three Family				P	P	P	P	P	P
Dwelling - Two-Family			P	P	P	P	P	P	P
Educational Facility - Primary or Secondary	P	P	P	P	P	P	P	P	P
Educational Facility - University or College							S	S	S
Educational Facility - Vocational							P	P	P
Electric Vehicle Charging Station (Principal Use)								S	P
Financial Institution/Bank							P	P	P
Fraternity/Sorority									
Freight Terminal									
Funeral Home								S	S
Gas Station								S	P
Golf Course/Driving Range	S	S	S	S	S				
Government Office							P	P	P
Greenhouse/Nursery - Retail								S	P
Group Quarters					S		P	P	P
Healthcare Institution							S	S	P
Heavy Retail, Rental and Service									P



HOW ZONING WORKS

- Zoning regulates all sort of **dimensions**, such as minimum lot size and width, building height, lot coverage and setbacks. Typically, these dimensions are different depending on the zone.

TABLE 5-1: COMMERCIAL DISTRICT DIMENSIONAL STANDARDS			
	C-1	C-2	C-3
Bulk Standards			
Minimum Lot Area	None	None	None
Minimum Building Height	16'	16'	None
Minimum First Story Height	9' Residential use 11' Non-Residential use	9' Residential use 11' Non-Residential use	9' Residential use 11' Non-Residential use
Maximum Building Height	45', not to exceed 4 stories	50', not to exceed 4 stories	50', not to exceed 4 stories
Maximum Building Coverage	None	None	None
Total Maximum Impervious Surface Coverage	None	None	None
Minimum Setback Requirements			
Front Setback	Build-to zone of 0' to 5' see 503.A.6 for built-to percentage requirement	Build-to zone of 0' to 5' - see 503.A.6 for built-to percentage requirement	None; unless multi-tenant retail center, then 503.B apply
Interior Side Setback	None; unless abutting residential district, then 5'	None; unless abutting residential district, then 10'	None; unless abutting residential district, then 10'
Corner Side Setback	Build-to zone of 0' to 5' - see 503.A.6 for built-to percentage requirement	Build-to zone of 0' to 5' - see 503.A.6 for built-to percentage requirement	None
Rear Setback	None, unless abutting residential district, then 10'	None, unless abutting residential district, then 20'	None, unless abutting residential district, then 20'

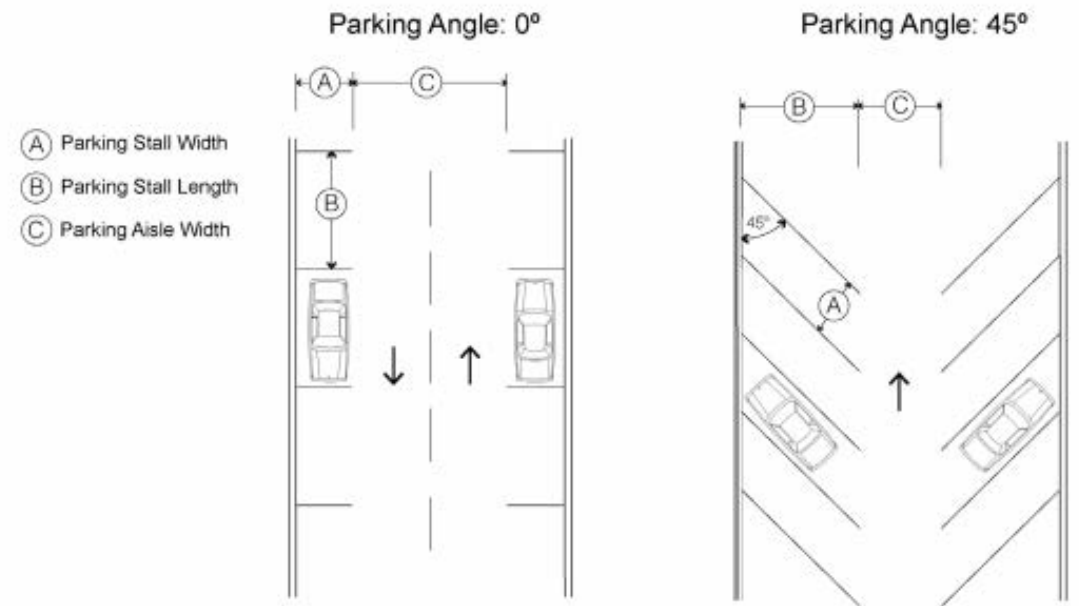


HOW ZONING WORKS

- Zoning regulates **site elements**, such as landscaping and parking

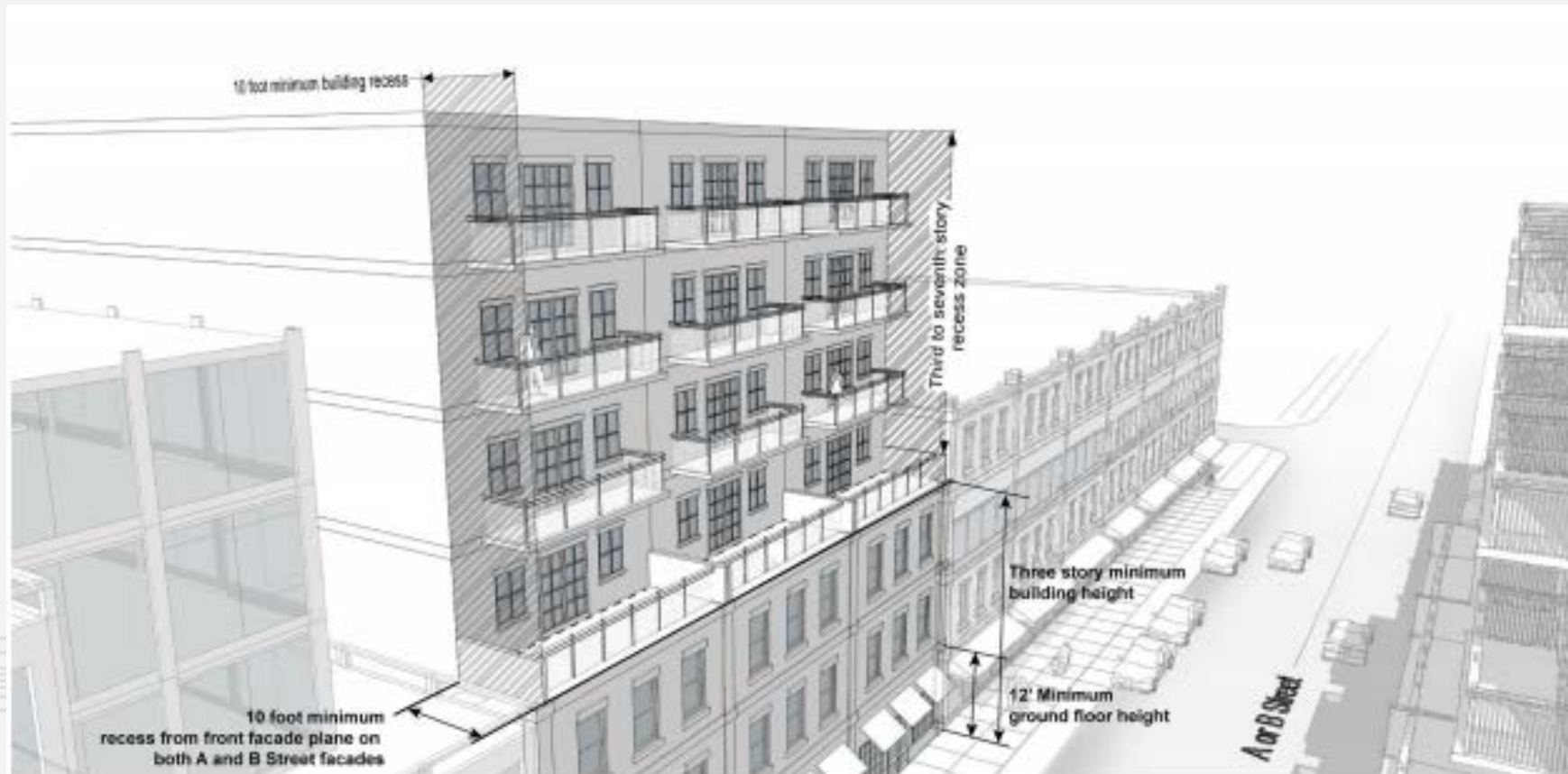


FIGURE 14-1



HOW ZONING WORKS

- Zoning regulates **design** through Development Plan Review and in Historic Districts



HOW ZONING WORKS

Administration of Zoning:

- Day to day administration by City departments
- Some projects require approval by a public board or commission, finding compliance with the ordinance and other regulations
- Legally enforceable by City, courts
- No permits may be issued without zoning approval by the authorized agent
- The zoning text and maps may be amended through ordinance
- The public may participate in the formulation of the ordinance and in the review of projects



HOW ZONING WORKS

How you can participate:

- Follow public bodies through the Secretary of State's [Open Meetings](#) site
- Look for documents posted on the [Planning](#) and [Inspections](#) websites
- Come to hearings
- Make sure your testimony is relevant and speaks to the standards of review
- Contact staff



City Plan Commission - Functions



Comprehensive Plan

- The Commission maintains the comprehensive plan and amends and updates it as required

City Council referrals

- Review of zoning changes for recommendation to the City Council

CPC Development Plan Review

- Review of Institutional Master Plans for colleges and hospitals
- Review of master plans for primary and secondary schools
- Design waivers from development in the C-1, C-2, C-3, M-MU, W-2 and TOD overlay districts

Review of Land Development Projects

- New construction or additions of 10,000 SF or more
- Creation of 10 or more dwelling units
- Development of 50 or more parking spaces

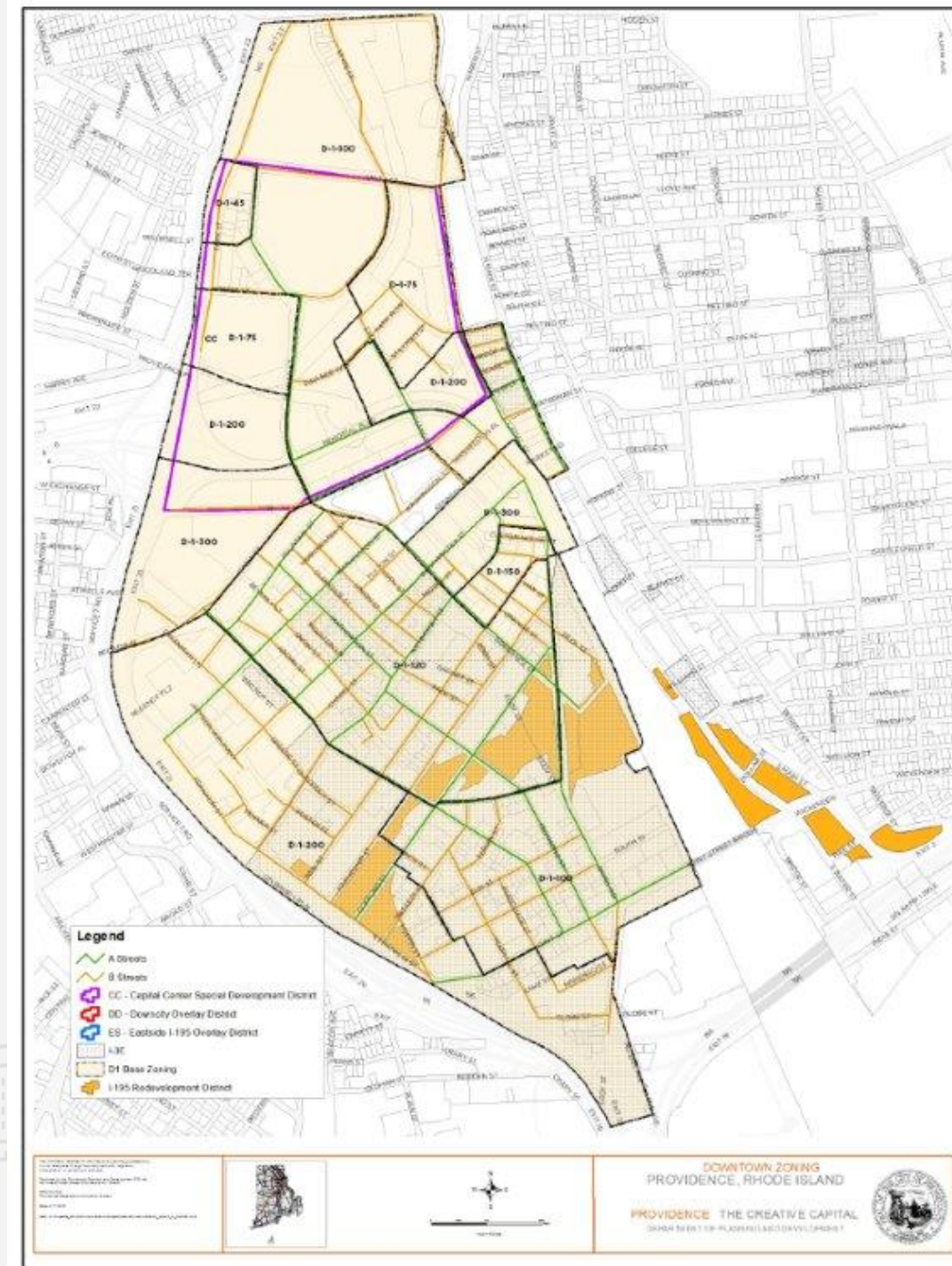
Review of Subdivisions

CPC may grant waivers and adjustments, and variances through Unified Development Review



D-1/Downtown Zoning

- The design of the exterior of all buildings, open spaces and all exterior physical improvements are regulated and approved through development plan review
- Downtown Zone includes sub-districts for height, and street hierarchy (A and B Streets)
- Includes *Downcity and Capital Center* Overlay Districts
- Downtown review bodies include Downtown Design Review Committee and Capital Center Commission
- I-195 Land is regulated by the I-195 Commission



D-1/Downtown Development Review Plan



- Review all improvements on public and private land throughout the D-1 District and East Side Overlay District
- Includes construction, reconstruction, alteration, repair, demolition, removal, and rehabilitation of the exterior of new and existing buildings and appurtenances
- Bodies can grant Waivers and Development Incentives
- Temporary use permit applications
- Projects reviewed and approved by staff or by Committee



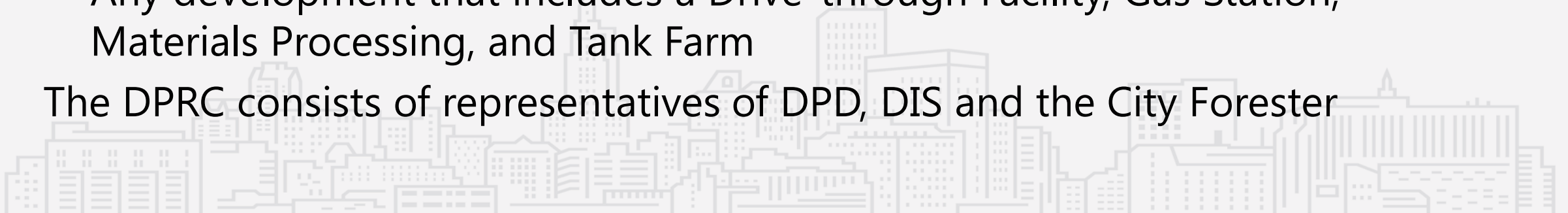
Staff Level Development Plan Review (DPR)



The Staff Level Development Plan Review Committee reviews the following types of development for conformance with the Zoning Ordinance:

- 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
- 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
- All new construction of rowhouse developments and multi-family dwellings
- Any new pavement with an area of 10,000 square feet or more
- Any development that includes a Drive-through Facility, Gas Station, Materials Processing, and Tank Farm

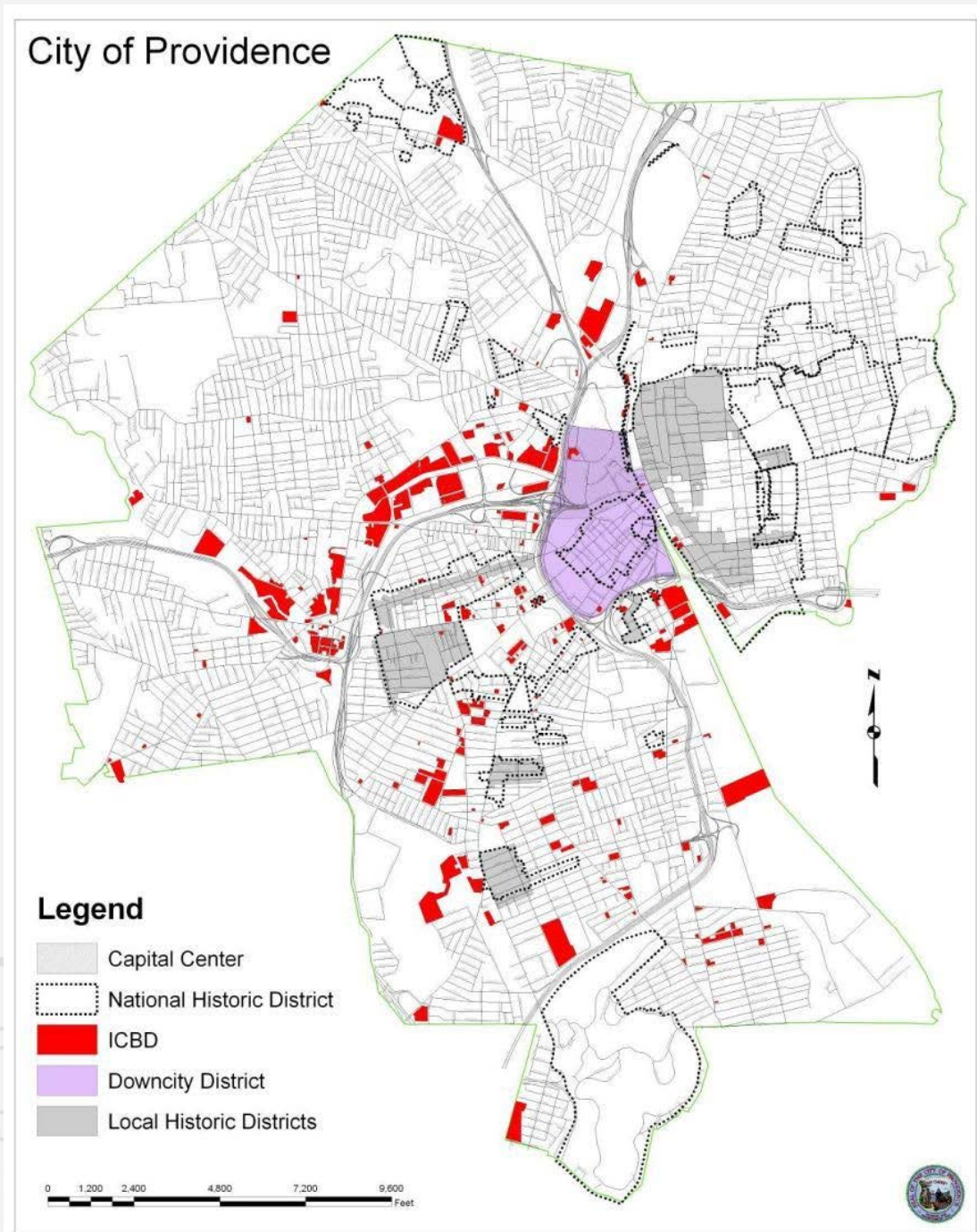
The DPRC consists of representatives of DPD, DIS and the City Forester



Historic Zoning District

Seven local historic zoning districts, including approximately 2,500 properties:

- Armory (designated 1989, extended 2004; 509 properties)
- Broadway (designated 1982; 164 properties)
- College Hill (designated 1960, extended 1977, 1990; 945 properties)
- North Elmwood (designated 1992; 123 properties)
- South Elmwood (designated 1991; 148 properties)
- Stimson Avenue (designated 1982; 32 properties)
- Providence Landmarks District (designated 2014, incorporated existing ICBD district (designated 2004) and created new Residential District; approx. 314 properties)
- Historic District Commission and staff regulate any work that effects the exterior of the property or the site in accordance with standards and guidelines.



Zoning Board of Review



- May grant variances from the dimensional and/or use regulations of the Zoning Ordinance if it can be demonstrated that the applicant suffers a hardship
- May grant Special Use Permits where the Zoning Ordinance Use Matrix indicates a conditional use is permitted, and where certain criteria are met
- Convenes as the Zoning Board of Appeal to hear appeals from the decisions of the City Plan Commission, Downtown Design Review Committee, Historic District Commission, Development Plan Review Committee, and any order of an authorized agent in the enforcement of the Zoning Ordinance



Planning and Development



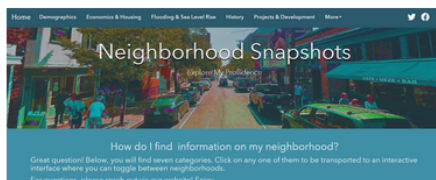
The Department of Planning and Development works to shape the future of Providence and ensure a high quality of life for city residents and a vibrant, attractive urban environment for businesses, workers and visitors. The Department generates a broad community vision through comprehensive and neighborhood planning initiatives, special area plans and redevelopment plans; excellent design in our built environment through regulatory tools and development review; promotes a high-quality public realm that enhances civic life; and strives to create strong and vibrant neighborhoods through strategic investments and policies.

- Comprehensive Housing Strategy
- Department/Divisions
- Key Initiatives
- GIS + Maps

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FEATURED NEWS



Neighborhood Snapshots Platform Now Live

The Department of Planning and Development is excited to launch our Neighborhood Snapshot platform!

How do I find information on my neighborhood?
Great question! Below, you will find seven categories. Click on any one of them to be transported to an interactive interface where you can toggle between neighborhoods.
For questions, please reach out via our website! Enjoy.

- Contact Us
- Our Resources
- Boards + Comm.
- Parcel Mapper
- Planning Homepage



THANK YOU

City of Providence

