

City of Providence

STATE OF RHODE ISLAND

CHAPTER

No. An Ordinance in Amendment of Chapter 27 of the Code of Ordinances of the City of Providence, Entitled: "The City of Providence Zoning Ordinance," Approved November 24, 2014, As Amended, to modify regulations for accessory dwelling units

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 November 24, 2014, As Amended, is hereby further amended as follows:

201 DEFINITION OF GENERAL TERMS

Outbuilding. An accessory structure used for an office, [accessory dwelling unit](#), or recreation room as an accessory use to a residence. ~~The structure may be serviced by water and electricity, and include conditioned space, but shall not contain a kitchen or sleeping area.~~

Accessory Dwelling Unit. [A residential living unit on the same lot where the principal use is a legally established single-, two-, three- or multi-family dwelling. An accessory dwelling unit provides complete independent living facilities for one or more persons.](#)

1200 GENERAL REGULATIONS

E. §45-24-37 of Rhode Island General Laws permits the following uses within all residential districts of a municipality and all industrial and commercial districts except where such uses are prohibited for public health or safety reasons. Therefore, if any such use is not permitted by right or by special use permit, as indicated in the use matrix, it is presumed to be prohibited for health or safety reasons. For the purposes of this Ordinance, this permission includes any amendments to the general laws that modify such list. All uses permitted by Rhode Island General Laws shall meet any required standards of the general laws. For reference purposes, these uses include:

~~1. One accessory dwelling unit in an owner-occupied residence is permitted as a reasonable accommodation for family members with disabilities or who are 62 years of age or older, or to accommodate other family members. When used in this section the terms "people with disabilities" or "member, or members, with disabilities" means a person(s) who has a physical or mental impairment that substantially limits one or more major life activities, as defined in §42-87-1(7) of the Rhode Island General Laws. Reserved.~~

Use	R-1A	R-1	R-2	R-3	R-4	R-P	C-1	C-2	C-3	D-1	W-2	W-3	M-1	M-2	M-MU	I-1	I-2	P-S	O-S	C-D	Use Standard
Dwelling-Accessory Dwelling Unit	P	P	P	P	P	P									P	P	P				Sec. 1200.E

1204 USE DEFINITIONS

~~**Dwelling-Accessory Dwelling Unit.** A residential living unit that provides complete independent living facilities for one or more persons on the same parcel where the primary use is an owner-occupied, legally established single-unit or multi-unit dwelling.~~

1302 ACCESSORY STRUCTURES AND USES

J. Garage

2. Detached Garage

a. One detached garage is permitted per lot.

- b. A detached garage ~~shall not contain a kitchen or sleeping area but~~ may be used in part or entirely as an office, ~~or~~ recreation room, or accessory dwelling unit.

U. Accessory Dwelling Unit

One accessory dwelling unit per lot shall be permitted in all residential -districts under the following circumstances:

1. An accessory dwelling unit may be located within the principal structure, in a permitted outbuilding, or in a detached garage per Section 1302.J.
2. The accessory dwelling unit shall be attached to a foundation and shall not be mobile.
3. An accessory dwelling unit is limited in size to whichever is less: 60% of the gross floor area of the principal dwelling, or 900 sf GFA for a studio or one-bedroom accessory dwelling unit, or 1,200 sf GFA for a two-bedroom accessory dwelling unit. No accessory dwelling unit may have more than two bedrooms.
4. The existence of an accessory dwelling unit does not change the principal use of the property. For example, a single-family dwelling with an accessory dwelling unit is classified as a single-family dwelling.
5. An accessory dwelling unit is considered part of a dwelling for the purpose of determining the number of college students that may occupy the dwelling.
6. Short-term rentals are not permitted within accessory dwelling units.

1410 PARKING EXEMPTIONS

B. Exemptions from Parking Requirements

9. Accessory dwelling units.

SECTION 2. This ordinance shall take effect upon passage.