

# Providence City Plan Commission

May 20, 2025



## AGENDA ITEM 1 ■ AMENDMENT OF SECTION 1904.E.2

### OVERVIEW

<b>PROPONENT:</b>	Department of Planning and Development (DPD)	<b>RECOMMENDATION:</b>	Recommend approval of the proposed amendment
<b>CASE NO./PROJECT TYPE:</b>	CPC Referral 3594 Zoning Ordinance Amendment		
<b>PROJECT DESCRIPTION:</b>	Amendment of zoning ordinance to clarify granting of adjustments	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

#### Discussion

Following a Superior Court decision in which the judge found that Providence's Zoning Ordinance is written to allow height adjustments in feet or stories but not both, the DPD is proposing to amend the table in section 1904.E.2 of the ordinance to clarify the magnitude of dimensional adjustments that may be granted for land development projects. Currently, the table allows for building height adjustments of "+12' or one story" in residential zones and "+24' or two stories" in commercial zones. The amendment would clarify that height adjustments may be granted for "12' not to exceed one extra story" in residential zones or "24' not to exceed two extra stories" in commercial zones. The amendment would clearly indicate that the CPC can grant height adjustments for both numerical height and stories. The language would be consistent with that used for height limits in residential and commercial zones in dimensional tables 4-1 and 5-1. The change would be consistent with section 101.N of the zoning ordinance which provides for efficient review of development proposals by clarifying and expediting the zoning approval process. The change would retroactively apply to all approvals granted since the ordinance was approved in November 2014.

#### Recommendation

Based on the foregoing discussion, the DPD recommends that the CPC make a positive recommendation to the City Council to approve the proposed change.