City of Providence
STATE OF RHODE ISLAND

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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 CHANGE CERTAIN TEXT IN ARTICLES 5, 12, AND 19 REGARDING BUILDING DESIGN STANDARDS

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 by making the following changes, with additions underlined and deletions struck out:

ARTICLE 5. COMMERCIAL DISTRICTS

503 DESIGN STANDARDS

A. C-2 District Design Standards

3. Fenestration

d. Each upper story façade of a mixed-use building shall provide areas of transparency equal to at least 10% of the wall area of the story. See Section 1202.K for fenestration requirements for exclusively multifamily buildings.

ARTICLE 12. USES

1202 PRINCIPAL USE STANDARDS

K. Dwelling: Multi-Family or Rowhouse

1. Entrance

a. A dwelling shall have a primary entrance that is visible from the public right of way and located either on the façade facing the front lot line, or within 20 feet of the façade facing the front lot line.

b. The primary entrance shall have a maximum elevation of five feet above the ground directly below the entrance.

c. For any entrance on the front or side of a building, when using pressure treated wood on stairs, porches, railings, landings, and screening, the wood shall not be left unfinished. It may be painted, stained with an opaque finish, or clad in a finish quality wood, vinyl, or composite material.

        d.   The area under porches, stairs or landings on the front or side of a building shall be screened by wood or simulated wood lattice or other opaque building material.

    2.   Façades and Other Building Faces

        a.   Windows, entrances, porches, or other architectural features are required on any facades to avoid the appearance of blank walls. Building façades shall not contain blank wall areas that exceed 12 linear feet.

        b.   There shall be a minimum of 15% transparency on each façade. On all other building faces, there shall be a minimum of 10% transparency or the maximum allowed by building code, whichever is less. Transparency is calculated on the basis of the entire area of each building face.

        c.   When vinyl siding is used, the siding shall only be used in a clapboard, shingle, or board and batten design.

        d.   For all windows, when using vinyl clapboards, shingles, or board and batten siding, there shall be a sill, and window trim of at least 3.5" in width for side and head casings.

        e.   When using vinyl clapboards, shingles, or board and batten siding, corner boards of at least 4.5" in width shall be used at all outside corners. This shall not apply to woven shingle corners.

        f.   Façades shall be designed with consistent materials and treatments that wrap around all street-facing façades. There shall be a unifying architectural theme for the entire multi-family or rowhouse development, utilizing a common vocabulary of architectural forms, elements, materials, or colors in the entire structure. (Figure 12-2)

   ~~2.~~ **g.**   Building facades shall include windows, projected or recessed entrances, overhangs, and other architectural features. Three-dimensional elements, such as balconies and bay windows, are encouraged to provide dimensional elements on a façade. (Figure 12-2)

    ~~3.   The following minimum transparency requirements apply to any façade facing a street and are calculated on the basis of the entire area of the façade:~~

        ~~a.   Rowhouse Dwelling: 15%~~

        ~~b.   Multi-Family Dwelling: 25%~~

    3.   Reserved

L.   Dwelling: Single-Family, Two-Family, or Three-Family

    ~~1.   A dwelling shall have a primary entrance either on the façade facing the front lot line or visible from the public right of way. (Figure 12-3)~~

    ~~2.   The front entry shall have a minimum elevation of two feet above grade.~~

    ~~3.   Windows, entrances, porches, or other architectural features are required on any facades to avoid the appearance of blank walls.~~

    ~~4.   A 15% minimum transparency requirement applies to any façade and is calculated on the basis of the entire area of the façade.~~

    1.   Entrance

        a.   A dwelling shall have a primary entrance that is visible from the public right of way and located either on the façade facing the front lot line, or within 20 feet of the façade facing the front lot line.

        b.   The primary entrance shall have a maximum elevation of five feet above the ground directly below the entrance.

      c. For any entrance on the front or side of a building, when using pressure treated wood on stairs, porches, railings, landings, and screening, the wood shall not be left unfinished. It may be painted, stained with an opaque finish, or clad in a finish quality wood, vinyl, or composite material.

      d. The area under porches, stairs or landings on the front or side of a building shall be screened by wood or simulated wood lattice or other opaque building material.

    2. Façades and Other Building Faces

      a. Windows, entrances, porches, or other architectural features are required on any facades to avoid the appearance of blank walls. Building façades shall not contain blank wall areas that exceed 12 linear feet.

      b. There shall be a minimum of 15% transparency on each façade. On all other building faces, there shall be a minimum of 10% transparency or the maximum allowed by building code, whichever is less. Transparency is calculated on the basis of the entire area of each building face.

      c. When vinyl siding is used, the siding shall only be used in a clapboard, shingle, or board and batten design.

      d. For all windows, when using vinyl clapboards, shingles, or board and batten siding, there shall be a sill, and window trim of at least 3.5" in width for side and head casings.

      e. When using vinyl clapboards, shingles, or board and batten siding, corner boards of at least 4.5" in width shall be used at all outside corners. This shall not apply to woven shingle corners.

   3. Reserved

   4. Reserved

1204 USE DEFINITIONS

Dwelling - Multi-Family. A structure or development containing four or more dwelling units used for residential occupancy or one or more dwelling units in combination with a permitted non-residential use or the residential component of a mixed-use building. A multi-family dwelling does not include a rowhouse dwelling.

ARTICLE 19. ZONING APPLICATIONS AND APPROVALS

1904 LAND DEVELOPMENT PROJECT

   D. Procedure

   All land development projects, including requests for unified development review, shall be reviewed by the City Plan Commission according to the "Development Review Regulations" adopted by the City Plan Commission, pursuant to Rhode Island General Laws §45-23. For all land development projects, the Director of the Department of Planning and Development, or his/her designee shall conduct a design review session to evaluate compliance with applicable design standards of this Ordinance and suggest improvements that could be made. The Director or designee conducting the review shall file a report with the City Plan Commission.

   E. Adjustments of Dimensional Regulations

   1. The City Plan Commission has the authority to make adjustments to certain dimensional and design standards through land development project review when one or more of the following occur:

      a. Where open space is permanently set aside for public or common use.

      b. Where the physical characteristics, location, or size of the site require an adjustment.

      c. Where the location, size, and type of use require an adjustment.

d. Where the required build-to percentage requires an adjustment.

e. Where design standards require an adjustment.

f. Where housing for low- and moderate-income families is provided.

g. Where other amenities not required are provided, as stipulated in this Ordinance.

h. Where structured parking is provided.

i. Where vertical mixed-use development is provided, of which at least 50% is devoted to residential use.

j. Where there is no fossil fuel combustion on the property.

SECTION 2: This ordinance shall take effect upon passage.