

Proposed Zoning Ordinance Changes 1/20/26

200 RULES OF INTERPRETATION

The terms in the text of this Ordinance shall be interpreted in accordance with the following rules of construction:

- h. Dimensional regulations include all regulations of the Ordinance, other than those pertaining to the permitted uses, pursuant to § 45-24-31(55)(ii) of the General Laws.
- i. The captions and section headings contained in this Ordinance are included for convenience of reference and are not intended to affect the interpretation of any provision of this Ordinance.

402 DIMENSIONAL STANDARDS

TABLE 4-1: RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS					
SF = Single-Family // 2F = Two-Family // 3F = Three-Family // RH = Rowhouse // MF = Multi-Family					
	R-1A	R-1	R-3	R-4	RP
Bulk Standards					
Maximum Building Height	40', not to exceed 3 stories Lots of 2,500sf or less, <u>except for RH: 32', not to exceed 2 stories</u>	40', not to exceed 3 stories Lots of 2,500sf or less, <u>except for RH: 32', not to exceed 2 stories</u>	45', not to exceed 3 stories Lots of 2,500sf or less, <u>except for RH: 32', not to exceed 2 stories</u> RH: 45', not to exceed 3 stories	45' Lots of 2,500sf or less, <u>except for RH: 32', not to exceed 2 stories</u> <u>RH: 45', not to exceed 4 stories</u>	45' Lots of 2,500sf or less, <u>except for RH: 32', not to exceed 2 stories</u> RH: 45'

1903 ADMINISTRATIVE MODIFICATION

B. Authority

The Director of the Department of Inspection and Standards is authorized to grant a 15% modification to any literal dimensional requirement standard of this Ordinance. ~~and to the required vehicle or bicycle parking spaces.~~

1904 LAND DEVELOPMENT PROJECT

B. Authority

Consistent with the development review regulations, ~~the City Plan Commission or administrative officer~~ may approve a land development project. The City Plan Commission may also approve modifications to select dimensional standards as described in item E. The City Plan Commission may also approve variances and special use permits through unified development review. No demolition, foundation, or building permits will be issued, and no site work will be allowed for any development requiring approval of a land development project until the City Plan Commission has approved the final plan.

D. Procedure

All land development projects, including requests for unified development review, shall be reviewed by the ~~City Plan Commission~~ applicable permitting authority according to the development review regulations. ~~"Development Review Regulations" adopted by the City Plan Commission, pursuant to Rhode Island General Laws §45-23.~~