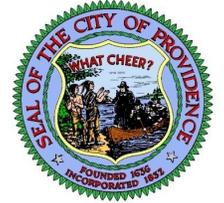


# Providence City Plan Commission

January 20, 2026



## AGENDA ITEM 4 ■ ZONING ORDINANCE AMENDMENT UPDATE

### 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 3605 Zoning Ordinance Amendment		
<b>PROJECT DESCRIPTION:</b>	Update to amendment of zoning ordinance	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

### Discussion

In an effort to continue to align the Zoning Ordinance with state law, the DPD is proposing a handful of additional zoning changes for consideration. The DPD intends to include this language in the amendment that the CPC had previously forwarded to the City Council in November of 2025. A description of the changes follows:

- 200.h: We are adding language from state law to make clear that all regulations, except use regulations, are dimensional regulations.
- 200.i: We are adding language that, per the law department, is standard practice in both contracts and legislation. It is intended to prevent a court or other decision-maker to use a potentially broad, narrow, or misleading header to override the clear and plain meaning of the actual text of the law (or agreement). The inclusion of this language is important in an ordinance as long and technical as our zoning ordinance.
- 402, Table 4-1: We are clarifying that rowhouses on small lots are not restricted to 32' and two stories tall.
- 1903: We are revising language to mirror state law regarding the authority to grant modifications.
- 1904: We are revising language to mirror state law regarding the authority to approve land development projects.

Consistent with the CPC's findings from the original amendment, these changes conform to the goals of chapter nine of the Providence Comprehensive Plan which aims to promote and manage growth through land development, ensure the strength and stability of the City's neighborhoods by directing growth to appropriate areas, and promoting a balance of uses to support sustainable patterns of development for a higher quality of life. The changes would further conform to objective LU.3 of the plan which aims to manage growth in residential areas and promote a variety of housing options.

The changes would be in conformance with the purposes of zoning outlined in section 101 of the zoning ordinance as the criteria include a definition of a range of uses and allowable intensities appropriate to the City's character and providing for orderly growth and development.

**Recommendation**

Based on the foregoing discussion, the DPD recommends that the CPC make a positive recommendation to the City Council to approve these changes with the zoning amendment.