

Providence City Plan Commission

February 24, 2026



AGENDA ITEM 2 ■ ZONING ORDINANCE AMENDMENT

OVERVIEW

PETITIONER: Brown University Health **RECOMMENDATION:** Recommend approval of the proposed amendment

CASE NO./ CPC Referral 3608

PROJECT TYPE: Zoning Ordinance
Amendment

PROJECT DESCRIPTION: Amendment of zoning ordinance to permit temporary parking lots **PROJECT PLANNER:** Choyon Manjrekar

Discussion

The petitioner is proposing an amendment to the zoning ordinance that would allow for principal use parking lots to be established temporarily when parking spaces are displaced due to a construction project. The parking would be allowed in commercial and industrial zones where principal use parking is currently prohibited or subject to special use permit.

By allowing for alternative parking arrangements during a construction project, the zoning amendment facilitated the development of surface parking. It is therefore consistent with Objective BE2, Objective D of the Providence Comprehensive Plan, which states, “promote and incentivize the redevelopment and reduction of surface parking lots and excessive impervious surface,” and Objective M5, Strategy P, which states, “discourage new surface parking lots while encouraging the redevelopment of existing surface parking lots and more efficient use of existing on-street paved areas.” The change would be in conformance with the purposes of zoning outlined in section 101 of the zoning ordinance as the criteria include 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 the proposed amendment.