

TOWN OF NARRAGANSETT

CHAPTER 1100

AN ORDINANCE IN AMENDMENT OF CHAPTER 731 OF THE CODE OF ORDINANCES OF THE TOWN OF NARRAGANSETT, RHODE ISLAND, ENTITLED “ZONING”

It is ordained by the Town Council of the Town of Narragansett as follows:

Section 1: That Section 2.2, “Definitions” of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled “An Ordinance in Relation to Zoning” is hereby amended by deleting the text of the following definitions;

- * floor area, aggregate or gross
- * hardscape

and by adding the following new or revised definitions:

Section 2.2 Definitions - Floor area, aggregate or gross;

- a. Breakwater Village only.* The sum of the gross horizontal areas of the several floors of the building, excluding basement and attic floors used only for accessory use. All horizontal dimensions shall be taken from the exterior faces of walls or other outer limits of roofed areas. Areas of stairways shall be counted towards the area of the lower floor only, regardless of ceiling height or number of flights of stairs in that location.
- b. All residential uses (excluding Breakwater Village).* The sum of the gross horizontal areas of the several floors of the building. All horizontal dimensions shall be taken from the exterior faces of walls or other outer limits of roofed areas. Areas of stairways shall be counted towards the area of the lower floor only, regardless of ceiling height or number of flights of stairs in that location.

The computation of aggregate or gross floor area SHALL include the following:

1. The area of each floor of a building as measured from the outside faces of the walls.
2. The area of structures with conditioned living area enclosed on all sides.
3. Attic space, finished or unfinished, with a center ceiling height of seven (7) or more feet. For areas with slanted ceilings, the floor area with a ceiling height of five (5) feet or less shall not be counted.
3. Basements, (or portions thereof) finished or unfinished with ceiling heights of (7) seven feet or more, shall be counted. Basements

with ceiling heights from floor to bottom of floor joist of 6'11" or less shall not be considered living space and not counted.

The computation of gross floor area shall EXEMPT the following:

1. Detached accessory structures under 144 square feet;
2. Unenclosed carports, porches and decks.
3. For all new construction and substantial improvements, areas below the base flood elevation where the home is required to be elevated pursuant to FEMA regulations.
4. Attached or detached garage space used for storage or for automobile parking.

Hardscape. A combination of building coverage and site coverage as defined elsewhere herein. This includes all enclosed structures, sun decks, pergolas, driveways, and parking areas (pervious and impervious). Ancillary facilities no larger than 64 square feet in area, septic systems and their components and the wetted area of pools are exempt. This exemption shall be limited to three (3) separate ancillary elements per site or any number of facilities with a cumulative area not to exceed 200 square feet.

Section 2: That Section 6.4 (B) "Residential Floor Area Ratio" of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled "An Ordinance in Relation to Zoning" is hereby amended by deleting the first paragraph and replacing it with the following new text:

6.4(B). Residential Floor Area Ratio

Any lot, or recorded land condominium unit used for residential purposes that is less than or equal to 20,000 square feet of gross lot area, as defined herein, (and not located in Breakwater Village), shall be subject to the FAR regulations set forth in subsections 1- 5 below. In addition, these lots shall utilize net lot area for lot coverage calculation purposes. A Special Use Permit may be requested through the Zoning Board for homes exceeding four bedrooms through provisions of Section 12.23 of this ordinance.

Section 3: That paragraph “(1) a” in Section 7.9 (1) “Dwellings and apartments” of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled “An Ordinance in Relation to Zoning” is hereby deleted and replaced by the following new text:

(1) **Residential:**

- a. Dwellings and apartments up to 4-bedrooms. One car space, equaling at least 200 square feet, for each bedroom with a minimum of two car spaces for each dwelling unit. Garage space and carports actually used for automobile parking may be counted to meet this regulation and may not be converted to living space without the necessary parking space being relocated onsite or relief from this section by the Zoning Board of Review. Bunk rooms shall require 200 square feet for each bed.

Section 4: This ordinance shall take effect upon its final passage, and all other ordinances or parts of ordinances inconsistent herewith are hereby repealed.

First reading, read and passed in the Town Council meeting legally assembled the 3rd day of October, 2022.

Second reading, read and passed in the Town Council meeting legally assembled the 17th day of October, 2022.

ATTEST:



Janet Tarro,
Town Clerk