

TOWN OF NARRAGANSETT

CHAPTER 1118

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

NOTE: Only the following sections would be amended and any text not cited, or cited but not underlined or crossed out, remains unchanged. Text deletions are ~~crossed-out~~; Text additions are underlined.

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

Section 1. Section 2.2 (Definitions) of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled, “An Ordinance in Relation to Zoning” the definition – “Coverage, building” is hereby amended as follows:

Coverage, building. That percentage of the lot area covered by the combined area of all buildings or structures on the lot, (i.e., building area divided by lot area). Notwithstanding the above, the structural components installed as part of a runoff or erosion control mitigation system, and/or the wetted surface of an above or in-ground pool shall not be counted in this calculation. In addition, where the structural improvements onsite have met, but not exceeded, or are proposed to meet but not exceed, the maximum allowance regulated in section 6.4 or 6.5, non-roofed open sundecks totaling up to 13~~15~~ percent of the adjacent residential unit's overall footprint in the R-10 and R-20 residential zones shall be exempt.

Section 2. Section 4.5 (High water table limitations overlay district) of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled, “An Ordinance in Relation to Zoning” Section 4.5 (e) (Site coverage standard) is hereby amended as follows:

(e) Site coverage standard. Structures, paving, and other impervious surfaces shall cover no more than the following percentages of the area of any lot in a high water table limitations overlay district:

Zone	District/Use	Maximum Site Coverage (percent of lot area)
R-80	Residence	10 <u>9</u>
R-40	Residence	15 <u>13</u>
R-20	Residence	20 <u>17</u>
R-10	Residence	25 <u>22</u>

R-10A	Residence	25 <u>22</u>
B-A	Business	50 <u>43</u>
B-B	Business	50 <u>43</u>
B-C	Business	50 <u>43</u>
I-A	Industrial	50 <u>43</u>
I-B	Industrial	50 <u>43</u>

In case of legally created dimensionally substandard lots of record, ~~and lots in cluster subdivisions~~, the maximum percentage of lot coverage shall be adjusted according to the ratio of the substandard lot to the minimum lot size in that zone. ~~In case of lots in cluster subdivisions the maximum percentage of lot coverage shall be adjusted to conform to the standards for the zoning district nearest in area requirement to the actual area of the substandard or cluster lot in question.~~

Section 3. Section 4.8 (Special Planning Districts) – Section 4.8.1.5 (Breakwater Village Special District – Dimensional Regulations) of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled, “An Ordinance in Relation to Zoning” is hereby amended as follows:

Dimensional regulations. The following dimensional regulations shall apply to all improvements, modifications, alterations and reconstructions of single-family dwellings and their accessory structures within the Breakwater Village special district:

	Minimums			Maximum	Maximum	Maximum Heights	
Unit Parcel Size (square feet)	Front yard (feet)	Rear yard (feet)	Side yard (feet)	FAR (floor area ratio)	Building coverage (percent)	Main Structure (feet/stories)	Accessory Structure (feet)
< 1700	6 <u>5</u> 6 <u>5</u>	6 <u>5</u> 6 <u>5</u>	6 <u>5</u> 6 <u>5</u>	0.48 <u>0.55</u> 0.52 <u>0.60</u>	48 <u>55</u> <u>43</u> 50	16 <u>18</u> / 1* 21 <u>24</u> / 2*	9 <u>10</u> 9 <u>10</u>
1700—2000	6 <u>5</u> 6 <u>5</u>	6 <u>5</u> 6 <u>5</u>	6 <u>5</u> 6 <u>5</u>	0.43 <u>0.50</u> 0.48 <u>0.55</u>	43 <u>50</u> 39 <u>45</u>	16 <u>18</u> / 1* 21 <u>24</u> / 2*	9 <u>10</u> 9 <u>10</u>
2000—2400	9 <u>8</u>	6 <u>5</u>	8 <u>7</u>	0.43 <u>0.50</u>	43 <u>50</u>	23 <u>26</u> / 2	9 <u>10</u>
2401—2999	9 <u>8</u>	6 <u>5</u>	8 <u>7</u>	0.39 <u>0.45</u>	39 <u>45</u>	23 <u>26</u> / 2	9 <u>10</u>
3000—4499	12 <u>10</u>	9 <u>8</u>	9 <u>8</u>	0.35 <u>0.40</u>	35 <u>40</u>	24 <u>28</u> / 2	9 <u>10</u>

4500—59 99	<u>17</u> 15	<u>12</u> 10	<u>9</u> 8	<u>0.30</u> 0.35	<u>30</u> 35	<u>26</u> 30 / 2	<u>10</u> 12
6000—74 99	<u>23</u> 20	<u>14</u> 12	<u>12</u> 10	<u>0.26</u> 0.30	<u>26</u> 30	<u>26</u> 30 / 2	<u>10</u> 12
7500—99 99	<u>23</u> 20	<u>17</u> 15	<u>12</u> 10	<u>0.22</u> 0.25	<u>22</u> 25	<u>26</u> 30 / 2	<u>10</u> 12
10000+	<u>29</u> 25	<u>23</u> 20	<u>12</u> 10	<u>0.22</u> 0.25	<u>22</u> 25	<u>30</u> 35 / 3	<u>16</u> 18

Section 4. Section 4.8 (Special Planning Districts) – Section 4.8.1.6 (Breakwater Village Special District – Special conditions) of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled, “An Ordinance in Relation to Zoning” Sections 6(a)(minimum front yard setback along Follett Road), 6(d) (Two-story structures), and 6(l) (Sundecks) is hereby amended as follows:

(a) The minimum front yard setback along Follett Road shall be 23 ~~20~~ feet. Those lots along Follett Road that are 10,000 square feet or greater, however, shall conform to a 29 ~~25~~-foot front setback.

(d) Two-story structures may be allowed on lots of 2,000 square feet or less by granting of a special use permit when it can be proven by evidence placed on the record that site conditions, land availability for parking, outdoor activities and environmental impacts will be improved. In no case shall the second story on a lot of less than 2,000 square feet exceed 35 ~~40~~ percent of gross floor area or 21 ~~24~~ feet in height.

(l) Sundecks . Sundecks of up to 8.7 ~~ten~~ percent of the proposed GFA shall be allowed without counting toward the property's gross floor area. Any sundeck or portion thereof that exceeds the 8.7 ~~ten~~ percent area allowance shall count toward the property's gross floor area.

Section 5. Section 4.8 (Special Planning Districts) – Section 4.8.2 (Port of Galilee special district) of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled, “An Ordinance in Relation to Zoning” Section 4.8.2(e) (Dimensional regulations), is hereby amended as follows:

(e) Dimensional regulations. The following table of dimensional regulations lists the dimensional requirements applicable within the special district zones. Dimensional requirements governing uses in R-20 are delineated in subsection 6.4, dimensional regulations. No dimensional requirements have been established for uses in the public use zone.

	Minimums					Maximums	
Zoning district	Lot size (square feet)	Lot width (feet)	Front yard (feet)	Rear yard (feet)	Side yard (feet)	Building coverage (percent)	Height of structures (feet)
G-Fi/G-Fe							
Any permitted use	None	None	<u>6</u> 5	0	<u>11.5</u> 10	<u>61</u> 70	<u>30</u> 35
G-B							
Hotel	20,000	100	<u>23</u> 20*	<u>23</u> 20	<u>11.5</u> 10	<u>52</u> 60	<u>52</u> 60**
Inn	10,000	100	<u>17</u> 15*	<u>17</u> 15	<u>11.5</u> 10	<u>52</u> 60	<u>43</u> 50**
Other permitted use	10,000	100	<u>6</u> 5	<u>11.5</u> 10	<u>11.5</u> 10	<u>43</u> 50	<u>30</u> 35

Yard dimensions listed above shall be subject to the maintenance of a ten-foot wide fire lane where required by the town of Narragansett.

* A hotel or inn that has a front porch may be located within six ~~five~~ feet of the front lot line.

** Requires a pitched roof having a minimum slope of 8/12 ; no flat roofs are permitted.

Section 6. Section 4.8 (Special Planning Districts) – Section 4.8.3(E) (Planned residential district regulations. – PDR Dimensional Regulations.) of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled, “An Ordinance in Relation to Zoning” is hereby amended as follows:

(E) PRD dimensional guidelines.

Front yard	Setbacks (feet)
Front yard	<u>17</u> 15
With covered porch	<u>17</u> 15
Porch with screening	<u>12</u> 10
Front loading garage	<u>29</u> 25

Rear yard	Setbacks (feet)
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Principal structure	<u>22</u> 20
Minor accessory structure	<u>6</u> 5
Accessory structure	<u>17</u> 15
Accessory structure attached to adjacent structure	0

Side yard	Setbacks (feet)
Side yard	<u>12</u> 10
Minor accessory structure	3
Accessory structures attached to adjacent accessory structure	0
Minimum lot width or frontage on street or green: 40 feet	

Building height	
Minimum height	<u>21</u> 24
Maximum height	<u>30</u> 35
Accessory structure	<u>21</u> 24

Multifamily structures	Setbacks (feet)
Front yard	<u>22</u> 20
With covered porch	<u>17</u> 15
Front loading garage	<u>29</u> 25
Side yard	<u>17</u> 15
Minor accessory structure	3
Accessory structure	<u>17</u> 15
Accessory structure abutting adjacent structure	0
Rear yard	<u>22</u> 20

Minimum lot size for detached single-family dwelling: 5,000 square feet

Minimum lot area per unit for multifamily dwelling or duplex: 3,500 square feet

Section 7. Section 6 – (Zone Regulations) of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled, “An Ordinance in Relation to Zoning” Section 6.4 (Dimensional Regulations), is hereby amended as follows:

6.4. - Dimensional regulations.

The following Table of Dimensional Regulations lists the height of buildings, the size and dimension of yards, and the area and coverage of lots permitted in each zone. The dimensional requirements listed are subject to all other provisions of this ordinance, and shall be deemed to be the minimal requirements.

TABLE OF DIMENSIONAL REGULATIONS

	Minimums						Maximum Heights	
Zoning District/Use	Lot Size (square feet)	Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (each side) (feet)	Building Coverage (percent)	Main Structure * (feet)	Accessory Structure (feet)
R-80 Residence zone								
Single-family dwelling	80,000	200	<u>59</u> <u>50</u>	<u>71</u> <u>60</u>	<u>47</u> 40	<u>9</u> 40	<u>30</u> 35	<u>16</u> 48
Other permitted uses	80,000	200	<u>59</u> <u>50</u>	<u>71</u> <u>60</u>	<u>47</u> 40	<u>9</u> 40	<u>30</u> 35	<u>16</u> 48
Multifamily dwellings	(See section 17 for regulations)							
R-40 Residence zone								
Single-family dwelling	40,000	150	<u>47</u> <u>40</u>	<u>71</u> <u>60</u>	<u>41</u> 35	<u>13</u> 45	<u>30</u> 35	<u>16</u> 48
Two-family duplex	80,000	250	<u>47</u> <u>40</u>	<u>71</u> <u>60</u>	<u>41</u> 35	<u>13</u> 45	<u>30</u> 35	<u>16</u> 48
Multifamily dwelling	(See section 17 for regulations)							
Other permitted uses	20,000	150	<u>47</u> <u>40</u>	<u>71</u> <u>60</u>	<u>41</u> 35	<u>13</u> 45	<u>30</u> 35	<u>16</u> 48
R-20 Residence zone								

	Minimums						Maximum Heights	
Single-family dwelling	20,000	100	<u>35</u> <u>30</u>	<u>35</u> <u>30</u>	<u>24</u> 20	<u>17</u> 20	<u>30</u> 35	<u>16</u> 48
Two-family duplex	30,000	200	<u>35</u> <u>30</u>	<u>35</u> <u>30</u>	<u>24</u> 20	<u>17</u> 20	<u>30</u> 35	<u>16</u> 48
Multifamily dwelling	(See section 17 for regulations)							
Other permitted uses	20,000	120	<u>35</u> <u>30</u>	<u>35</u> <u>30</u>	<u>24</u> 20	<u>17</u> 20	<u>30</u> 35	<u>16</u> 48
R-10 Residence zone								
Single-family dwelling	10,000	100	<u>29</u> <u>25</u>	<u>24</u> <u>20</u>	<u>12</u> 40	<u>22</u> 25	<u>30</u> 35	<u>16</u> 48
Two-family duplex	20,000	150	<u>29</u> <u>25</u>	<u>24</u> <u>20</u>	<u>12</u> 40	<u>22</u> 25	<u>30</u> 35	<u>16</u> 48
Multifamily dwelling	(See section 17 for regulations)							
Other permitted uses	11,000	100	<u>35</u> <u>30</u>	<u>35</u> <u>30</u>	<u>24</u> 20	<u>17</u> 20	<u>30</u> 35	<u>16</u> 48
R-10A Residence zone								
Single-family dwelling	10,000	100	<u>29</u> <u>25</u>	<u>24</u> <u>20</u>	<u>12</u> 40	<u>22</u> 25	<u>30</u> 35	<u>16</u> 48
Two-family duplex	20,000	150	<u>29</u> <u>25</u>	<u>24</u> <u>20</u>	<u>12</u> 40	<u>22</u> 25	<u>30</u> 35	<u>16</u> 48
Multifamily dwelling	(See section 17 for regulations)							
Other permitted uses	11,000	100	<u>29</u> <u>25</u>	<u>24</u> <u>20</u>	<u>12</u> 40	<u>22</u> 25	<u>30</u> 35	<u>16</u> 48

* Maximum main structure heights for buildings in all residential zones shall not exceed 26 ~~30~~ feet if the roof pitch is less than 4:12.

Zoning District/Use	(Minimums)						(Maximums)
	Lot size (square feet)	Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (each side) (feet)	Building Coverage (percent)*	Height of Structures (feet)

B-A Any permitted use (except Inn)	20,000	100	24 20	35 30	12 10	26 30	30 35
B-A Inn	20,000	100	24 20	35 30	12 10	26 30	35 40***
B-B Any permitted use	20,000	100	24 20	35 30	12 10	26 30	30 35
B-C Any permitted use	20,000	100	24 20	35 30	24 20	26 30	30 35
I-A Any permitted use	40,000	150	41 35	41 35	41 35	26 30	30 35
I-B Any permitted use	40,000	150	41 35	41 35	41 35	26 30	30 35
UR Any permitted use**							

A commercial structure shall be set back at least ~~47 40~~ feet from any boundary of a residential zone. An industrial structure shall be set back at least ~~47 40~~ feet from any boundary of a B-B or B-C zone, and at least 100 feet from any boundary of a residential, public use, or B-A zone.

Section 8. 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 Section 6.4(B), subsections 6.4(B) (Residential Floor Area Ratio), 6.4(B)2 (Floor Area ratio Applicability), and 6.4(B)5(Floor Area ratio Matrix) is hereby amended as follows:

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~~ 23,000 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.

2. Floor Area Ratio Applicability: Floor Area Ratio shall apply to all principle and accessory residential structures on lots under ~~23,000~~ 20,000 square feet in gross area in all Zoning Districts in the Town of Narragansett. All properties regulated by Floor Area Ratio shall conform to the permitted Floor Area Ratio in addition to meeting all of the Dimensional Regulations elsewhere required in the Zoning Ordinance.

5) Floor Area Ratio Matrix:

Tier	Net Lot Area		FAR	Maximum Hardscape
	Min	Max		

1	0	2,000	<u>0.48</u> 0.55	<u>61</u> 70%
2	2,001	3,000	<u>0.43</u> 0.5	<u>52</u> 60 %
3	3,001	4,000	<u>0.39</u> 0.45	<u>43</u> 50%
4	4,001	5,000	<u>0.35</u> 0.4	<u>43</u> 50%
5	5,001	6,000	<u>0.30</u> 0.35	<u>35</u> 40%
6	6,001	7,000	<u>0.30</u> 0.34	<u>35</u> 40%
7	7,001	8,000	<u>0.29</u> 0.33	<u>30</u> 35%
8	8,001	9,000	<u>0.28</u> 0.32	<u>30</u> 35%
9	9,001	10,000	<u>0.27</u> 0.31	<u>30</u> 35%
10	10,001	11,000	<u>0.26</u> 0.3	<u>30</u> 35%
11	11,001	12,000	<u>0.25</u> 0.29	<u>30</u> 35%
12	12,001	13,000	<u>0.25</u> 0.285	<u>30</u> 35%
13	13,001	14,000	<u>0.24</u> 0.28	<u>30</u> 35%
14	14,001	15,000	<u>0.24</u> 0.275	<u>26</u> 30%
15	15,001	16,000	<u>0.23</u> 0.27	<u>26</u> 30%
16	16,001	17,000	<u>0.23</u> 0.265	<u>26</u> 30%
17	17,001	18,000	<u>0.23</u> 0.26	<u>26</u> 30%
18	18,001	19,000	<u>0.22</u> 0.255	<u>26</u> 30%
19	19,001	20,000	<u>0.22</u> 0.25	<u>26</u> 30%

* In no instance shall the calculated gross floor area of structure in any tier be required to be less than the maximum allowance for the tier above it.

Section 9: That Section 6.4, (Dimensional Regulations) of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled, “An Ordinance in Relation to Zoning” the second table (height limitations for structures in Special Flood Hazard Areas) is hereby amended as follows:

Height to the BFE/SDE from average grade at the front of the foundation [in feet]	1	2	3	4	5	6	7	8	9	10	11	12	13
Maximum Building Height Limit above BFE/SDE [in feet]	<u>30</u> 34 (<u>25</u> 29)	<u>29</u> 33 (<u>24</u> 28)	<u>28</u> 32 (<u>23</u> 27)	<u>27</u> 31 (<u>22</u> 26)	<u>26</u> 30 (<u>21</u> 25)	<u>25</u> 29 (<u>20</u> 24)	<u>24</u> 28 (<u>20</u> 23)	<u>23</u> 27 (<u>19</u> 22)	<u>22</u> 26 (<u>18</u> 21)	<u>21</u> 25 (<u>17</u> 20)	<u>20</u> 24 (<u>16</u> 19)	<u>20</u> 23 (<u>15</u> 18)	<u>19</u> 22 (<u>14</u> 17)
	14	15	16	17	18	19	20 feet and greater **						
	<u>18</u> 21 (<u>14</u> 16)	<u>17</u> 20 (<u>13</u> 15)	<u>17</u> 19 (<u>12</u> 14)	<u>15</u> 18 (<u>11</u> 13)	<u>14</u> 17 (<u>10</u> 12)	<u>14</u> 16 (<u>9</u> 11)	<u>13</u> 15 (<u>9</u> 10)						

** A maximum of 1.0 story of living area

For structures designed with a pitch of less than 4:12, the height limitation is in parenthesis ().

Section 10: That Section 7.6, (Supplementary Lot and Bulk Regulations) of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled, “An Ordinance in Relation to Zoning” Sections 7.6 (g) (Hardscape requirement) and 7.6 (h) (Front-yard softscape requirement) is hereby amended as follows:

(g) *Hardscape requirement.* Any lot used for residential purposes that is less than 23,000 ~~20,000~~ square feet in gross lot area shall comply with the hardscape requirements of the Dimensional Regulations of Section 6.4 (b) . The area that makes up the difference between actual building coverage and the maximum permitted building coverage shall be maintained as softscape as defined herein, and available for future expansion, except, that it shall not be utilized for parking of vehicles.

(h) *Front-yard softscape requirement.* For any lot used for residential purposes, that is less than 23,000 ~~20,000~~ square feet in gross lot area, a minimum of 52 ~~60~~% of the area within the front-yard as determined by the Zoning Officer, shall be maintained as softscape as defined herein. For lots that are substandard in lot width, this requirement shall be reduced to 43 ~~50~~%.

Section 11. Section 7 (Supplementary Zoning Regulations) of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled, “An Ordinance in Relation to Zoning” Section 7.3(1) (Accessory structures and uses: Restrictions), is hereby amending the second, third and fourth paragraphs as follows:

Accessory buildings and structures not greater than 144 square feet in floor area and not more than 11 ~~13~~ feet in height, measured from the average natural grade at the base to the highest point of the building or structure, shall be set back as distance at least equal to one third of the side yard and rear yard dimensions specified in the Table of Dimensional Regulations in section 6.4 of this ordinance. Such accessory buildings and structures shall comply with the front yard setbacks specified herein.

An accessory building or structure greater than 144 square feet in ground floor area or greater than 11 ~~13~~ feet in height shall comply with the required front, rear, and side yard dimensions specified in the Table of Dimensional Regulations, and shall be limited in height to a maximum of 15.5 ~~18~~ feet measured from the average natural grade at the base to the highest point of the building or structure.

An accessory building or structure over 1,500 square feet in ground floor area or greater than ~~18~~ 15.5 feet in height shall constitute a special permit use and shall require site plan review and approval in accordance with the provisions of section 18 of this ordinance.

Section 12. Section 7A.6 (Affordable Accessory dwelling units) of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled, “An Ordinance in Relation to Zoning” Section 7A.6(g)(3) and 7A.6(g)(4), (Unit size and design requirements), is hereby amended as follows:

(3) The floor area of an AADU within a single-family dwelling shall not exceed ~~26~~ 30 percent of the total living area of the dwelling (i.e., the combined floor area of the main dwelling unit and the accessory dwelling unit).

(4) The floor area of an AADU in an accessory structure shall not exceed ~~26~~ 30 percent of the living area of the principal dwelling.

Gross Floor Area (square feet)	26 <u>30</u> percent (square feet)
800	240 <u>208</u>
900	270 <u>234</u>
1000	300 <u>260</u>
1100	330 <u>286</u>
1200	360 <u>312</u>
1300	390 <u>338</u>
1400	420 <u>364</u>
1500	450 <u>390</u>
1600	480 <u>416</u>
1700	510 <u>442</u>
1800	540 <u>468</u>
2000	600 <u>520</u>
2100	630 <u>546</u>
2200	660 <u>572</u>
2300	690 <u>598</u>
2400	720 <u>624</u>
2500	750 <u>650</u>
2600	780 <u>676</u>
2700	810 <u>702</u>
2800	840 <u>728</u>
2900	870 <u>754</u>
3000	900 <u>780</u>

* For structures with floor areas not listed above, the allowed area for an AADU shall equal ~~26~~ 30% of the gross floor area.

Section 13. Chapter 12.6 (Industrial development standards), of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled, “An Ordinance in Relation to Zoning”

Section 12.6(3)(Maximum lot coverage), and 12.6(4) (Front, side, and rear yards), is hereby amended as follows:

(3) Maximum lot coverage. The total coverage by all principal and accessory buildings and structures shall not exceed 26 ~~30~~ percent of the total lot area.

(4) Front, side, and rear yards. The minimum dimension of front, side, and rear yards shall be 41 ~~35~~ feet, unless the yard abuts the boundary of a residential, public use, or B-A zone, in which case the minimum dimension of the yard shall be 118 ~~100~~ feet.

Section 14. Chapter 12.11 (Development standards for gasoline service stations)” of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled, “An Ordinance in Relation to Zoning” Section 12.11 (3) (Yards and setbacks), and Section 12.11(5) (Storage of fuels), is hereby amended as follows:

(3) Yards and setbacks. Side and rear yards must be at least the minimum applicable dimension specified in the table of dimensional regulations in section 6.4 of this ordinance. Gasoline pump islands shall be set back at least 29 ~~25~~ feet from the street line. All other structures, except underground tanks, shall be set back at least 53 ~~45~~ feet from the street line.

There shall be no opening in the wall or roof of any garage, gasoline station, or motor vehicle repair shop, except chimney openings and emergency fire doors, within 18 ~~15~~ feet of any property line, unless the opening is equipped with wire glass and metal sash and frames.

(5) Storage of fuels. Gasoline and other fuel storage tanks shall be located underground, and shall be constructed and installed in accordance with specifications issued by the U.S. Environmental Protection Agency. Tanks shall be set back from all buildings and lot lines as follows, except that the zoning board of review may reduce the required setback from a property line where the adjacent property is of such a character or ownership that it will remain undeveloped permanently:

- a. Thirty thousand gallon tanks shall be set back at least 29 ~~25~~ feet;
- b. Six thousand gallon tanks shall be set back at least 24 ~~20~~ feet;
- c. Three thousand gallon tanks shall be set back at least twelve ~~ten~~ feet.

Section 15. Chapter 12.12 (Development standards for nursing or convalescent homes, group homes or orphanages), of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled, “An Ordinance in Relation to Zoning” Section 12.12 (2) (Maximum lot coverage), and Section 12.12(4) (Height), and Section 12.12 (7) (Distance between buildings), and 12.12 (8)b. (Off-street parking facilities), is hereby amended as follows:

(2) Maximum lot coverage. The total coverage by all principal and accessory buildings and structures shall not exceed 17 ~~20~~ percent of the lot area.

(4) Height. No principal building shall be more than 26 ~~30~~ feet high. No accessory building shall be more than 16 ~~18~~ feet high.

(7) Distance between buildings. The minimum distance between two buildings or two substantially parallel rows of buildings shall be 59 ~~50~~ feet. The minimum distance between two abutting ends of buildings in the same general plane or row shall be 29 ~~25~~ feet, provided such walls contain no windows in habitable rooms.

(8) Off-street parking facilities. Minimum off-street parking shall be provided and maintained as follows:

b. No parking shall be permitted within twelve ~~ten~~ feet of any boundary line or within the required minimum front yard;

Section 16. 12.13. (Development standards for motels and tourist courts), of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled, “An Ordinance in Relation to Zoning” Section 12.13 (5) (Height), and Section 12.13(9)b. (Off-street parking facilities) is hereby as follows:

(5) Height. No principal building shall be more than 26 ~~30~~ feet high. No accessory building or structure shall be more than 16 ~~18~~ feet high.

(9) Off-street parking facilities. Off-street parking shall be provided and maintained as follows:

b. No parking shall be permitted within twelve ~~ten~~ feet of any boundary line or within the required minimum front yard;

Section 17. Section 17.1. (Development standards for residential cluster developments), of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled, “An Ordinance in Relation to Zoning”, Section 17.1(4) (Maximum lot coverage), Section 17.1 (5) (Dimensional regulations), and Section 17.1 (6) (Landscaping and buffer areas), and Section 17.1 (10) (Off-street parking facilities), is hereby amended as follows:

(4) Maximum lot coverage. The total coverage by all principal and accessory structures shall not exceed 20 ~~18~~ percent of the total lot area.

(5) Dimensional regulations. The following list the minimum dimensional regulations for uses in a cluster development:

Table of Dimensional Regulations for Residential Cluster Development

Use	Min. Lot Area (feet)	Min. Lot Width (feet)	(Min.) Front (feet)	(Min.) Rear (feet)	(Min.) Side (feet)	(Max.) Coverage (percent)	(Max.) Building Height (feet)
Single-family dwelling	10,000	75	<u>29</u> 25	<u>29</u> 25	<u>12</u> 10	<u>22</u> 25	<u>30</u> 35

Duplex dwelling	15,000	100	<u>29 25</u>	<u>29 25</u>	<u>18 45</u>	<u>22 25</u>	<u>30 35</u>
Tennis court	10,000	100	-	-	-	-	-
Athletic field	3 acres	200	-	-	-	-	-
Indoor recreation	1 acre	200	<u>29 25</u>	<u>29 25</u>	<u>29 25</u>	<u>22 25</u>	<u>29 25</u>

Side or rear yards which abut property that is not developed with clustered dwellings must have a minimum dimension equal to that required for the abutting parcel.

(6) Landscaping and buffer areas. A residential cluster development must comply with all requirements for landscaping and buffer areas prescribed in section 7 of this ordinance, except that, in addition, no aboveground construction shall be permitted within 59 50 feet of any lot line or boundary line of the tract.

(10) Off-street parking facilities. Off-street parking shall be provided and maintained as follows:

- a. There shall be at least two car spaces per dwelling unit;
- b. No parking shall be permitted within ~~ten~~ twelve feet of any boundary line or within the required minimum front yard;
- c. Off-street parking spaces and servicing drives shall be located within the boundaries of the lot being developed, and shall comply with the provisions of section 7 of this ordinance.

Section 18. Section 17.2. (Development standards for multifamily dwellings) of Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled, “An Ordinance in Relation to Zoning” Section 17.2(3) (Maximum lot coverage), Section 17.2 (4) (Front, side and rear yards), Section 17.2 (5) (Height), Section 17.2 (10) (Distance between buildings), and Section 17.2 (11)b (Off-street parking facilities), is hereby amended as follows:

(3) Maximum lot coverage. The total coverage by all principal and accessory buildings and structures shall not exceed 17 20 percent of the total lot area.

(4) Front, side, and rear yards. The minimum dimension of front, side, and rear yards shall be at least ~~40~~ 47 feet, unless the lot abuts a residential zone with greater minimum yard dimensions. In that case, the dimension of the yard which abuts the residential zone must be equal to the dimension required in the residential zone.

(5) Height. In a development, no principal building shall be more than 30 35 feet high, and no accessory building or other structures shall be more than 16 48 feet high.

(10) Distance between buildings. The minimum distance between two buildings or any two rows of substantially parallel buildings located on the same lot shall be 59 50 feet. The minimum distance between two abutting ends of buildings in the same general plane or row shall be 29 25 feet, provided the abutting walls contain no windows in habitable rooms, in which case the minimum distance shall be 59 50 feet.

(11) Off-street parking facilities. Off-street parking shall be provided and maintained as follows:

b. No parking shall be permitted within twelve ~~ten~~ feet of any boundary line or within the required minimum front yard;

Section 19: This ordinance shall take effect January 1, 2024, 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 4th day of December, 2023

Second reading, read, passed and adopted in the Town Council meeting legally assembled the 18th day of December, 2023.

ATTEST:

A handwritten signature in cursive script that reads "Janet Tarro".

Janet Tarro
Town Clerk