

TOWN OF NARRAGANSETT

CHAPTER 908

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:** 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 by eliminating the table therein and replacing it with the following table:

Unit Parcel Size (sq. ft.)	Minimums			Maximum	Maximum	Maximum Heights	
	Front yard (ft)	Rear yard (ft)	Side yard (ft)	FAR (floor area ratio)	Building coverage (percent)	Main Structure (ft / stories)	Accessory Structure (ft)
< 1700	5	5	5	0.55	55	18 / 1*	10
	5	5	5	0.60	50	24 / 2*	10
1700-2000	5	5	5	0.50	50	18 / 1*	10
	5	5	5	0.55	45	24 / 2*	10
2000-2400	8	5	7	0.50	50	26 / 2	10
2401-2999	8	5	7	0.45	45	26 / 2	10
3000-4499	10	8	8	0.40	40	28 / 2	10
4500-5999	15	10	8	0.35	35	30 / 2	12
6000-7499	20	12	10	0.30	30	30 / 2	12
7500-9999	20	15	10	0.25	25	30 / 2	12
10000+	25	20	10	0.25	25	35 / 3	18

\* See Section 4.8.1.6 (d)

**Section 2:** 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” is hereby amended by revising the following subsections as noted:

Section 4.8.1.6 (d) Eliminate existing text and add: *Two story structures may be allowed on lots of 2,000 sf 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 sf exceed 40% of gross floor area or 24 feet in height.*

Section 4.8.1.6 (f) amend text to read as follows: *The Zoning Board of Review, in reviewing requests for second story additions, shall consider the lot size, shape and proximity of the adjacent dwellings or structures. In granting any special use permit under this section the Zoning Board of Review shall determine the appropriate height of the second story (not to exceed height limitations as set forth in Section 4.8.1.5 above).*

**Section 3:** 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” is hereby amended by adding the following subsections as noted:

**Section 4.8.1.6(i):** Sheds: Sheds of up to 50 square feet in floor area shall be allowed a 1/3 reduction in side and/or rear setbacks.

**Section 4.8.1.6(j):** Driveways: Shall be constructed of proper materials for vehicle parking (not grass) and specifically separated from other use areas of the site.

**Section 4.8.1.6(k):** High Watertable Determination: For all foundations deeper than four (4) feet below natural grade, a watertable test shall be conducted by an appropriate professional and submitted to the building official prior to any new construction or building expansion. Where it is determined that a high watertable exists (within 36 inches of surface) all provisions of Section 4.5 shall be met.

**Section 4.8.1.6(l):** Sundecks: Sundecks of up to 10% of GFA shall be allowed without deduction from the allowed FAR.

**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 1st day of June, 2009.

Second reading, read and passed in the Town Council meeting legally assembled the 15<sup>th</sup> day of June, 2009.

ATTEST:

S/Anne M. Irons

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Anne Irons, Town Clerk