

THE CITY OF WARWICK
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER ARTICLE

APPENDIX A
ZONING

No..... Date.....

Approved..... Mayor

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF WARWICK
H A FISHER HOMES, LLC and FIRST BAPTIST CHURCH OF WARWICK,
PETITIONERS

Be it ordained by the City of Warwick:

Section I. The Zoning Map and the Record Book of Lot Classifications which are a part of the Zoning Ordinance of the City of Warwick are hereby amended by changing the classification of the following described premises from Residential A-40 to Residential A-40 PDR.

Lot 4 on Assessor’s Plat 231 as said plat appeared in the Tax Assessor’s office on December 31, 2014 is hereby changed from Residential A-40 to Residential A-40 PDR. The Lot is set forth in the legal description and on the map attached hereto as Exhibit A.

Subject to the following conditions and stipulations:

- 1) The residence or the accessory dwelling unit shall not be rented or leased unless the property owner resides on-site. The Homeowner’s Association shall enforce this restriction and the Applicant shall provide Association Documents, Restrictive Covenants and Deed Restrictions that shall reflect the Association’s authority to enforce the residency requirement.
- 2) The Homeowners’ Association shall have sole responsibility for the repair and maintenance of the shared driveway and the David Bennett Historic Cemetery No. 130, and providing access to Cemetery No. 130 and the Open Space, all of which are shown on the approved Master Plan dated 3/31/2014.

1 3) The RIDEM on-site wastewater treatment system (OWTS) design shall be restricted to a
2 total of four (4) bedrooms, with the single family house designs to be limited to either three
3 (3) bedrooms in the main house and one (1) bedroom in the accessory dwelling or four (4)
4 bedrooms in the main house without the option of an accessory dwelling unit.

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6 4) There shall be no alterations to the restrictions in the Homeowners' Association
7 documents relative to the accessory dwelling unit, property residency requirements and/or the
8 maintenance of the common driveway unless authorized by the Planning Board and the City
9 Council.

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11 5) Relief from Design Standards as set forth on Exhibit A attached hereto is hereby
12 incorporated by reference into this Ordinance.

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14 Section II. The Clerk of the Zoning Board of Review is hereby authorized and directed to cause said
15 changes to be made on the Zoning Map and the Record Book of Lot Classifications.

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17 Section III. This Ordinance shall take effect upon passage and publication as prescribed by law.
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26 SPONSORED BY: COUNCILMAN MEROLLA

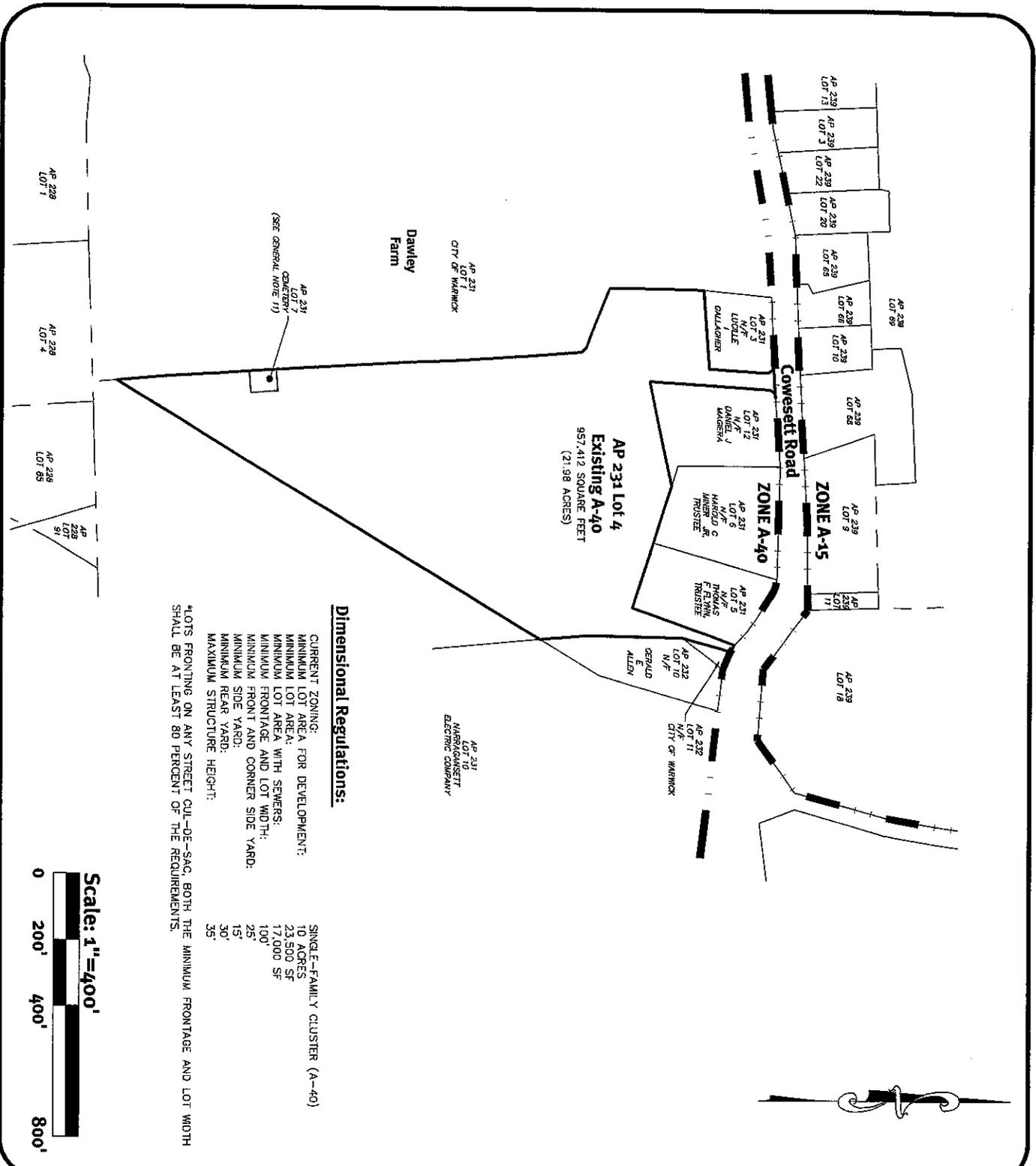
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28 COMMITTEE: LAND USE
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(The 6 lot subdivision will comply with the Section 500 single family cluster regulations 501.4 C District regulations)

The definition in Section 200.2 "Accessory Family Dwelling Unit" – An Accessory Family Dwelling Unit for the sole use of one or more members of the family of the occupant or occupants of the principal residents, and shall not have a separate means of ingress and egress.

Developer Imposed Restrictions

1. Either the Primary Dwelling or the Casita must be Owner Occupied
2. The size of the Casita shall be limited to not more than 800 SQ FT and not more than 1 bedroom; the Casita will be attached to the Primary Dwelling
3. The Primary Dwelling and the Casita will be approved for a total of not more than a 4 bedroom OWTS



Dimensional Regulations:

- CURRENT ZONING: SINGLE-FAMILY CLUSTER (A-40)
 - MINIMUM LOT AREA FOR DEVELOPMENT: 10 ACRES
 - MINIMUM LOT AREA: 23,500 SF
 - MINIMUM LOT AREA WITH SEWERS: 17,000 SF
 - MINIMUM FRONTAGE AND LOT WIDTH: 100'
 - MINIMUM FRONTAGE AND CORNER SIDE YARD: 25'
 - MINIMUM SIDE YARD: 15'
 - MINIMUM REAR YARD: 30'
 - MAXIMUM STRUCTURE HEIGHT: 35'
- *LOTS FRONTING ON ANY STREET CUL-DE-SAC, BOTH THE MINIMUM FRONTAGE AND LOT WIDTH SHALL BE AT LEAST 80 PERCENT OF THE REQUIREMENTS.

**Existing Conditions Plan
The Preserve at Cowesett**

Warwick, Rhode Island
 Applicant
H.A. Fisher Homes
 831 Bald Hill Road, Warwick, Rhode Island 02886

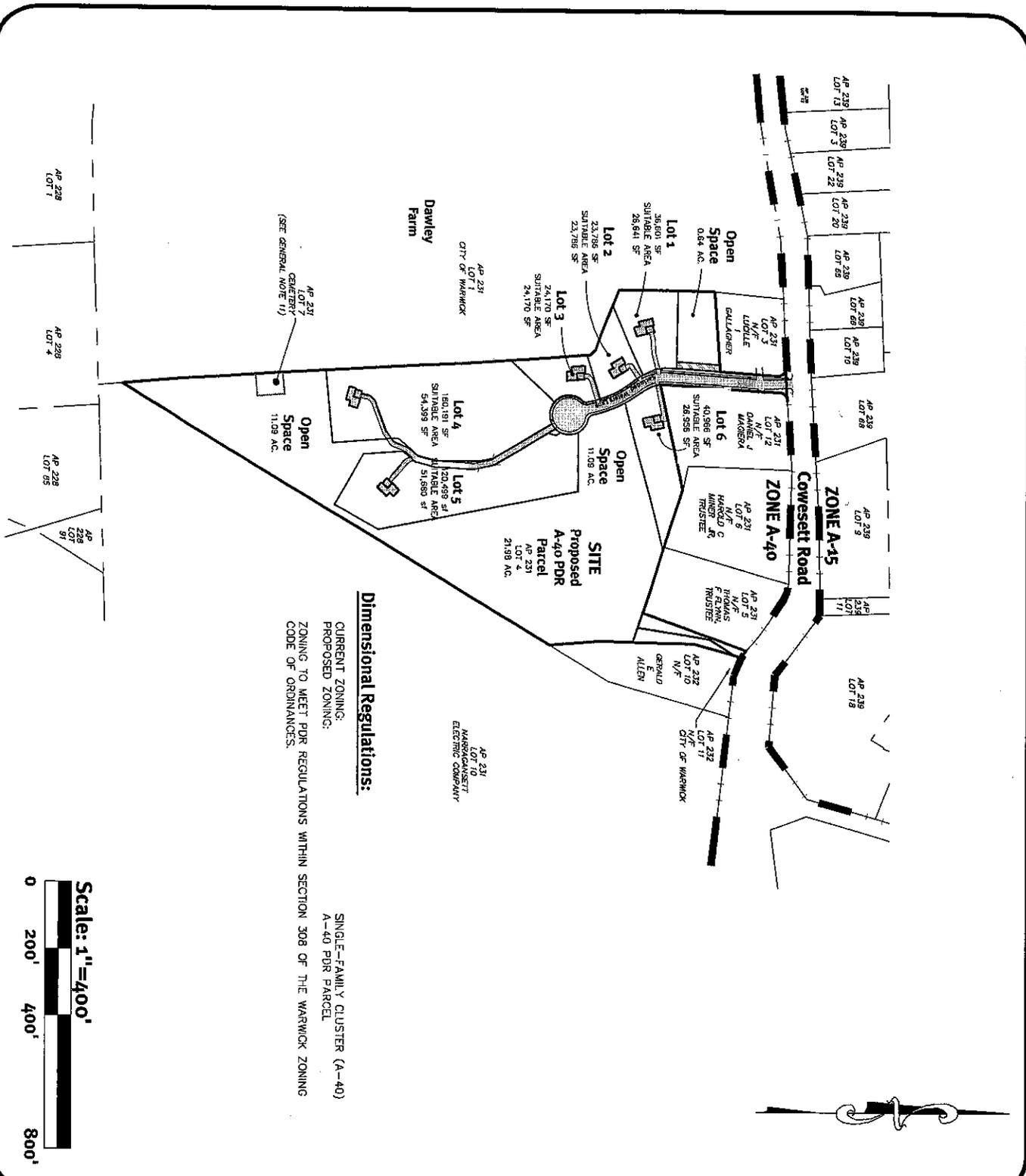
Date:
7-29-15



Two Stafford Court Cranston, RI 02920
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SHEET **1** OF 2



Dimensional Regulations:
 CURRENT ZONING: SINGLE-FAMILY CLUSTER (A-40)
 PROPOSED ZONING: A-40 PDR PARCEL
 ZONING TO MEET PDR REGULATIONS WITHIN SECTION 308 OF THE WARWICK ZONING CODE OF ORDINANCES.



Proposed Site Plan
The Preserve at Cowesett
 Warwick, Rhode Island
 Applicant
H.A. Fisher Homes
 831 Bald Hill Road, Warwick, Rhode Island 02886
 Date:
 7-29-15

SHEET **2** OF 2

DiPrete Engineering

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