

THE CITY OF WARWICK
STATE OF RHODE ISLAND

APPENDIX A
ZONING

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

Approved.....Mayor

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF WARWICK
ALAN-BRIAN REALTY CO. & WORLDWIDE REAL ESTATE INC., PETITIONERS
ASSESSOR’S PLAT 260, LOTS 38 & 39
0 & 211 COMMONWEALTH AVENUE

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 Residence A-15 to Residence A-15 Planned District Residential, to allow for the development of a ten-unit residential complex on a 1.87 acre parcel, in the A-15 Planned District Residential Overlay (PDR), with waivers for less than required minimum side-yard setback, less than required separation between buildings, and parking within 15-feet of a residential building:

Lots 38 & 39 on Assessor’s Plat 260 as said plat appeared in the Tax Assessor’s office on December 31, 2023 are hereby changed from Residence A-15 (A-15) to Residence A-15 Planned District Residential (A-15 PDR). The lots are set forth in the legal description and on the map attached hereto as Exhibit A.

Subject to the following conditions, waivers and stipulations relative to that plan set approved by the Warwick Planning Board on January 10, 2024:

Relief from the following zoning requirements:

1. *Section 308.2 Design standards, Subsection (A) Building design*, for less than required setback of side walls from another building from 30 feet to 24 feet.
2. *Section 308.2 Design standards, Subsection (E) Off-street parking and landscaping*, for less than required separation of a parking space or driveway from a residential building from 15 feet to 10 feet.
3. *Section 308.3 Development standards for Planned District Residential*, for less than

1 required minim side yard from 35 feet to 28.98 feet.

2 Subject to the following stipulations:

- 3
- 4 1. That the Zone Change shall take effect upon the Applicant receiving Preliminary and Final
5 Approval of the Land Development Project by the Planning Board and/or its authorized
6 designee, respectively.
7
 - 8 2. That, Sanitation Services shall be private “barrel” pick-up, no dumpsters on-site, and all
9 cost(s) shall be borne by the Property Owners. The City of Warwick will not provide trash
10 and recycling services.
11
 - 12 3. That the Property Owners shall be responsible for the Operation and Maintenance of the
13 Stormwater Management System.
14
 - 15 4. That the Property Owners shall be responsible for the long-term maintenance of the private
16 roadway access and the cemetery, on-site.
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18 Section II: The Clerk of the Zoning Board of Review is hereby authorized and directed to cause
19 said changes to be made on the Zoning Map and the Record Book of Lot Classifications.
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21 Section III: This Ordinance shall take effect upon passage and publication as prescribed by law.
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24 SPONSORED BY: COUNCILMAN SINAPI

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26 COMMITTEE: LAND USE