

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, JMR PROPERTIES INC., PETITIONER  
ASSESSOR'S PLAT 220, LOT 95  
5 WILLIAMS STREET

*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-10 to Residence A-10 Planned District Residential Limited, with waivers, to allow for the development of a four-unit residential complex on a 31,529 square foot lot:

Assessor's Plat 220, Assessor's Lot 95 as said plat appeared in the Tax Assessor's office on December 31, 2022 is hereby changed from Residence A-10 (A-10) to Residence A-10 Planned District Residential Limited (PDR-L), with waivers for less than required frontage, less than required minimum side-yard setback, less than required rear-yard setback, less than required separation between buildings, and parking within 15 feet of a residential building. The lot is set forth in the legal description and on the map attached hereto as Exhibit A.

Subject to the following stipulations:

1. That, Sanitation Services shall be private and all cost(s) shall be borne by the Property Owners. The City of Warwick will not provide trash and recycling services.
2. That the Property owners shall be responsible for the Operation and Maintenance of the Stormwater Management System.
3. That the Zone Change shall take effect upon the Applicant receiving Preliminary and Final Approval of the Land Development Project by the Planning Board and/or its authorized designee, respectively.

1 Section II: The Clerk of the Zoning Board of Review is hereby authorized and directed to cause  
2 said changes to be made on the Zoning Map and the Record Book of Lot Classifications.  
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4 Section III: This Ordinance shall take effect upon passage and publication as prescribed by law.  
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7 SPONSORED BY: COUNCILMAN GEBHART  
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9 COMMITTEE: LAND USE