

THE CITY OF WARWICK
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

APPENDIX A
ZONING

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

Approved.....Mayor

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF WARWICK
ZARRELLA DEVELOPMENT CORPORATION, PETITIONER

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-7 to Residential A-7 Planned District Residential-Limited Overlay (PDR-L).

Lot 71 on Assessor's Plat 360 as said plat appeared in the Tax Assessor's office on December 31, 2019, located on Oakland Beach Avenue and Coburn Street, is hereby changed from Residential A-7 to Residential A-7 Planned District Residential – Limited Overlay (PDR-L). The Lot as 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 February 12, 2020.

Relief from the following zoning requirements.

1. *Subsection 308(A) Development Standards for Planned District Residential Limited (PDR-L)*, to allow for the development of a duplex (two residential dwelling units) on a 10,400 square foot parcel, with less than required land area, 10,500 square feet required.

Subject to the following stipulations:

1. That the Zone Change shall take effect upon the Applicant receiving Preliminary and Final Approval of the Land Development/Subdivision by the Planning Board.

Section II. The Clerk of the Zoning Board of Review is hereby authorized and directed to cause

1 said changes to be made on the Zoning Map and the Record Book of Lot Classifications.

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3 Section III. This Ordinance shall take effect upon passage and publication as prescribed by law.

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5 SPONSORED BY: COUNCILWOMAN TRAVIS

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7 COMMITTEE: LAND USE

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