

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
STURBRIDGE HOMEBUILDERS, INC. and EDWARD W. BURMAN, II, TRUSTEE
UNDER THE LIVING TRUST AGREEMENT OF MARTHA F. COFFEY,
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-10 to Residential A-10 PDR.

Lots 50 and 61 on Assessor's Plat 352 as said plat appeared in the Tax Assessor's office on December 31, 2014 are hereby changed from Residential A-10 Residential A-10 PDR. The Lots are set forth in the legal description and on the map attached hereto as Exhibit A.

Subject to the following condition and stipulation:

- 1) Relief is granted for less than required front yard setback in the dimension shown on the project development plan.
- 2) The Petitioners shall coordinate with the Planning Department staff regarding which stones shall be retained and reused on the site as part of the overall development design.
- 3) The Petitioners shall coordinate with the Planning Department staff regarding historic Marker Signage to include a summary of the historic significance of the site as specified in Chapter 6 of the City's Planning Development Regulations entitled Historic and Natural Resources.

1
2 4) The Homeowners' Association shall be responsible for maintenance the Wickes-Greene
3 Historic Cemetery No. 28.

4
5 5) Relief from Design Standards as set forth on Exhibit A attached hereto is hereby
6 incorporated by reference into this Ordinance.

7
8 Section II. The Clerk of the Zoning Board of Review is hereby authorized and directed to cause said
9 changes to be made on the Zoning Map and the Record Book of Lot Classifications.

10
11 Section III. This Ordinance shall take effect upon passage and publication as prescribed by law.

12
13
14 SPONSORED BY: COUNCILMAN LADOUCEUR

15
16 COMMITTEE: LAND USE
17

EXHIBIT A

West Shore Road Condominiums – Warwick, RI

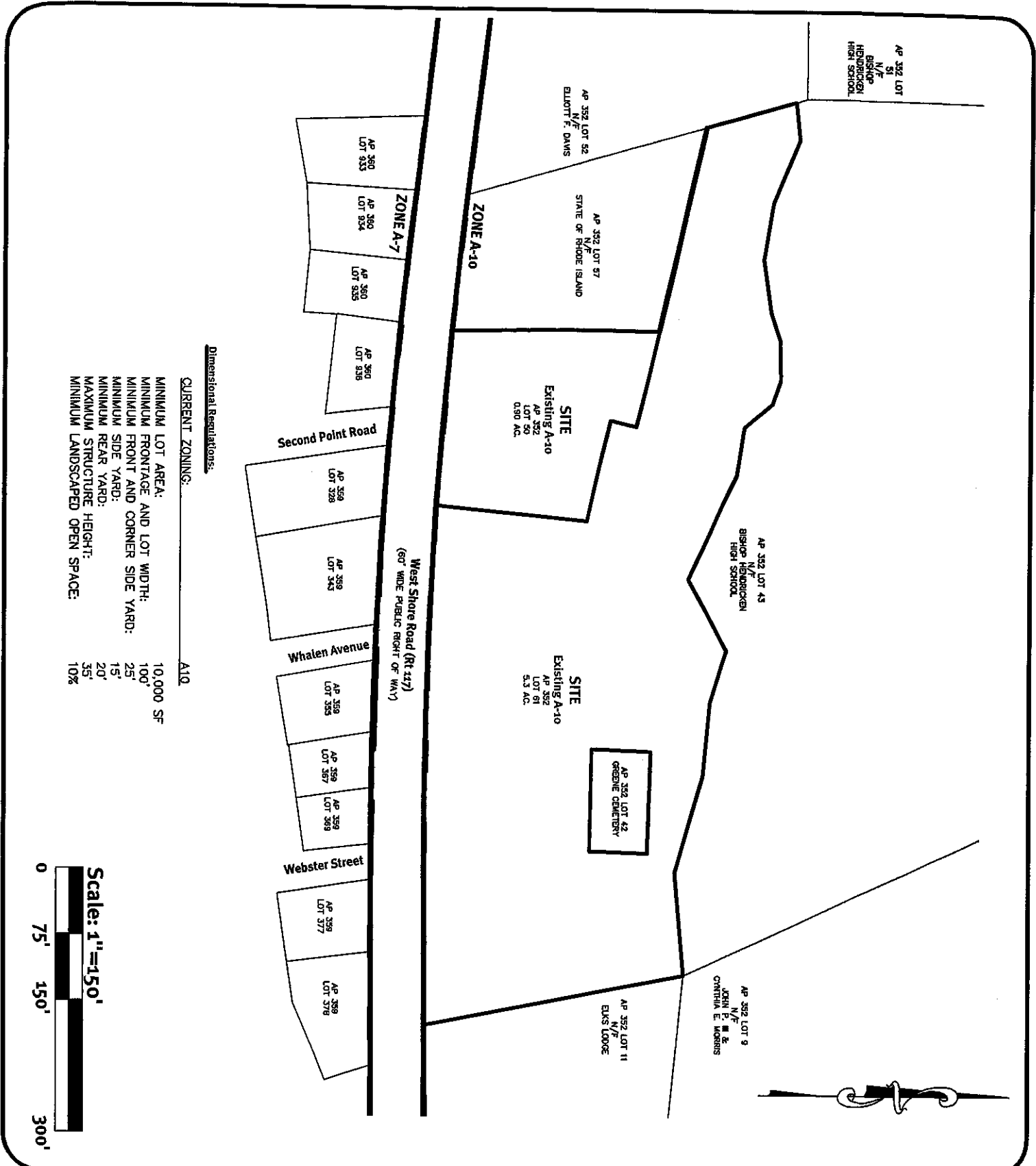
Zoning Section 308.2 PDR Design Standards

Section 308.2.E – *Off-street parking and landscaping* - Relief requested from 308.2.E “No outdoor parking space is permitted within any required front or corner side yard and no outdoor parking space or driveway is permitted within 15 feet of any residential building. No outdoor parking space or driveway is permitted within ten feet of any property line. A ten-foot-wide border of grass, vegetation, or other live ground cover is required around the entire perimeter of the site, except for any curb cuts”

Section 308.2.G – *Yards* – See 308.3 relief requirements below

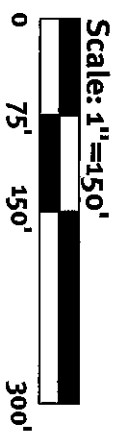
Section 308.3(A) – *Development standards* – Relief requested from 308.3(A) Development Standards for Planned District Residential (PDR). Zoned A-10

- Minimum lot area – 55,000 sf (No relief requested)
- Minimum frontage – 200 ft (No relief requested)
- Minimum Lot Width – 200 ft (No relief requested)
- Minimum Front and Corner Side Yard – 40 ft (25 ft requested)
- Minimum Side Yard – 30 ft (No relief requested)
- Minimum Rear Yard – 40 ft (No relief requested)
- Maximum Structure Height -35 ft (No relief requested)
- Minimum landscaped Open Space – 20% (No relief requested)



Dimensional Regulations:

- CURRENT ZONING:** A10
- MINIMUM LOT AREA: 10,000 SF
 - MINIMUM FRONTAGE AND LOT WIDTH: 100'
 - MINIMUM FRONT AND CORNER SIDE YARD: 25'
 - MINIMUM SIDE YARD: 15'
 - MINIMUM REAR YARD: 20'
 - MAXIMUM STRUCTURE HEIGHT: 35'
 - MINIMUM LANDSCAPED OPEN SPACE: 10%



Existing Conditions Plan The Cottages at StoneBrooke

Warwick Rhode Island
 Owner and Applicant
Sturbridge Home Builders Date: 08-20-2015
 831 Bald Hill Road, Warwick, Rhode Island 02886

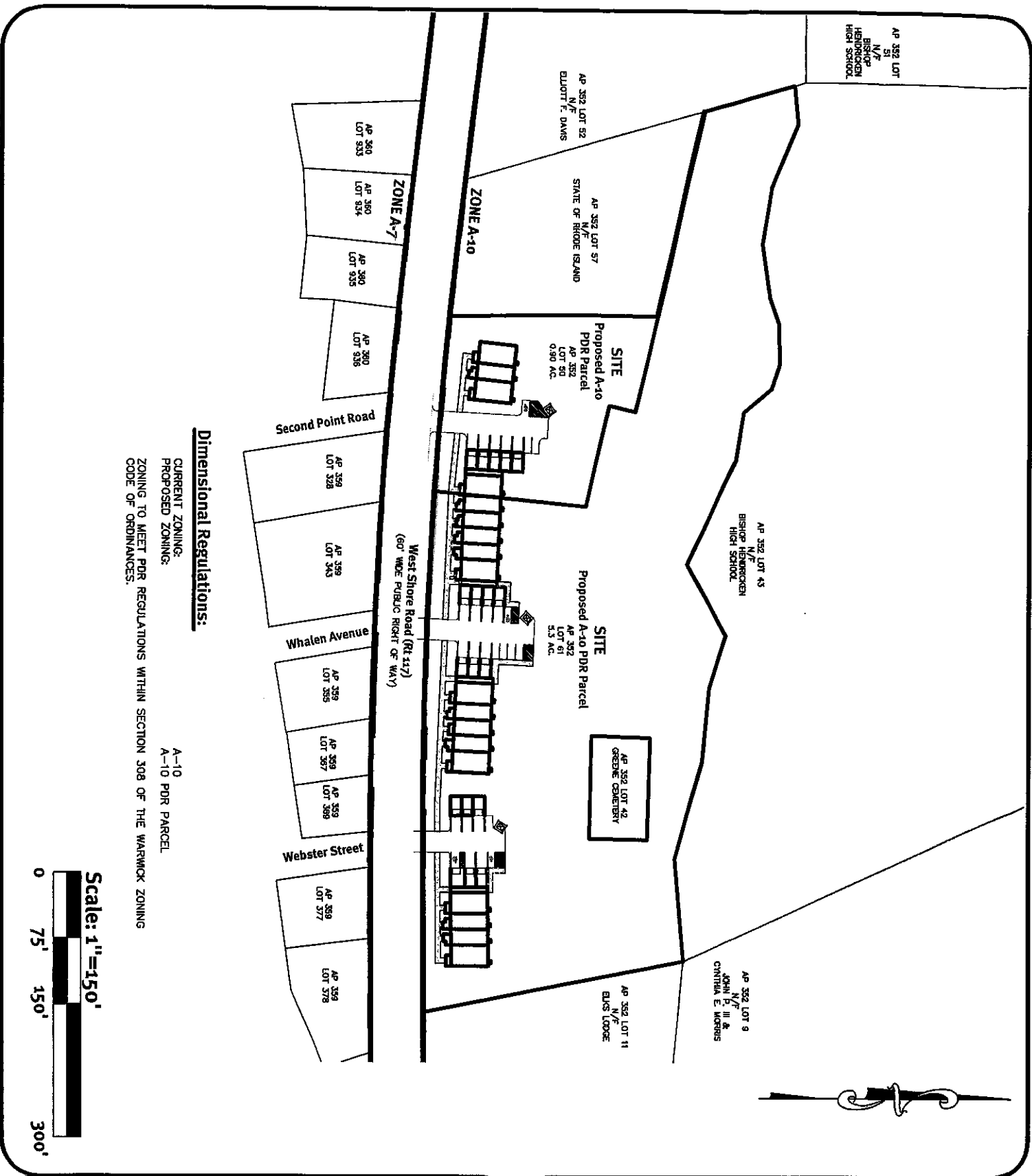


DiPrete Engineering

Two Stafford Court Cranston, RI 02920
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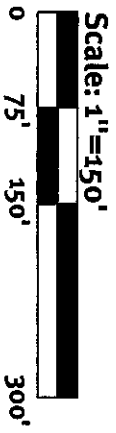
Engineers • Planners • Surveyors

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Dimensional Regulations:

CURRENT ZONING: A-10
 PROPOSED ZONING: A-10 PDR PARCEL
 ZONING TO MEET PDR REGULATIONS WITHIN SECTION 308 OF THE WARWICK ZONING CODE OF ORDINANCES.



Proposed Conditions Plan
The Cottages at StoneBrooke
 Warwick Rhode Island
 Owner and Applicant
Sturbridge Home Builders
 831 Bald Hill Road, Warwick, Rhode Island 02886 08-20-2015

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