

**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**  
**SUNDOWN 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-10 to Residential A-10 Planned District Residential (PDR).

Lot 585 on Assessor’s Plat 350 as said plat appeared in the Tax Assessor’s office on December 31, 2019 is hereby changed from Residential A-10 to Residential A-10 Planned District Residential Limited (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 September 11, 2019.

Relief from the following zoning requirements:

1. *Section 308.2A, Design Standards*, rear of unit to side of unit 40’ required, 30’ provided;
2. *Section 308.2A, Design Standards*, side of unit to side of unit 30’ requires, 15’ provided;
3. *Section 308.2E, Deign Standards*, parking space to residential building 15’ required, 10’ provided;
4. *Section 308.3, Development Standards*, frontage/lot width 137.12’ provided, 200’ required;
5. *Section 308.3, Development Standards*, minimum front-yard setback 35’ provided, 40’ requires;

6. *Section 308.3, Development Standards*, minimum side-yard setback 25' provided, 30' required; and

Subject to the following stipulations:

1. That the Homeowner's Association Documents shall detail the long-term landscape and fencing maintenance schedule, which shall include at a minimum, but not be limited to:
  - A ten (10) foot wide staggered evergreen hedge along the western and southern property lines;
  - A six (6) foot fence along the southern property line; and
  - Dumpster location and screening.
2. That any deviation to the Approved Landscape Plan and/or the Long-Term Maintenance Schedule shall be approved by the Administrative Officer to the Planning Board.
3. That the Zone Change shall take effect upon the Applicant receiving Preliminary and Final Approval of the Land Development Plan by the Planning Board or its authorized designee.

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

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

SPONSORED BY: COUNCILWOMAN DONNA TRAVIS

COMMITTEE: LAND USE