

**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 81 on Assessor’s Plat 270 as said plat appeared in the Tax Assessor’s office on December 31, 2019 is hereby changed from Residential A-7 to Residential A-7 Planned District Residential-Limited Overlay (PDR-L). 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. *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 any deviation to the Approved Parking configuration showing a 24’ wide driveway to accommodate a minimum of two (2) cars, side-by-side parking for each unit shall be reviewed by the Administrative Officer to the Planning Board.
2. That any deviation to the Approved Landscape plan shall be reviewed 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

DRAFT