

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  
JOANNE DICENZO, INDIVIDUALLY AND IN HER CAPACITY  
AS ADMINISTRATRIX OF THE ESTATE JOSEPH DICENZO AND  
JOSEPH DICENZO, III, 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-7 and A-10 to Waterfront Business.

Lots 542, 543 and 544 on Assessor’s Plat 376 as said plat appeared in the Tax Assessor’s office on December 31, 2018 is hereby changed from Residential A-7 and A-10 to Waterfront Business. The Lot is set forth in the legal description and on the map attached hereto as Exhibit A.

Subject to the following conditions and stipulations:

1. That the Property Owners/Petitioners shall record a subdivision, as per the City of Warwick's Development Review Regulations, merging the nine (9) existing, contiguous lots currently dedicated to the marina use designated as AP 376, Assessor’s Lots 82, 540, 541, 542, 543, 544, 557, 559, 562 into one (1) lot for the existing marina use. This subdivision plan shall include a Record Plat name and Record Lot designations. There are outstanding sewer assessments remaining on lots within the parcel which will need to be addressed as part of the subdivision process.
2. That there shall be no boat storage or marina uses conducted on Quonset Avenue or Ottawa Avenue.

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- 3. That there shall be no restrictions to public access to Quonset or Ottawa Avenue; signage shall be posted at the terminus of said streets indicating shoreline public access.
- 4. That, prior to recording of the subdivision, the Applicant shall remove or relocate the existing chain line fencing encroaching on Quonset Avenue and Ottawa Avenue. Removal of the encroachment shall be noted on the Final Plan.
- 5. That the Applicant shall maintain, in good condition, a solid fence along the abutting residentially zoned property lines, with the exception of the property line between Assessor's Plat 376, Assessor's lots 82 and 83, which are in common ownership.
- 6. That all exterior lighting and signage shall be contained on site and designed to minimize negative impacts on neighboring properties; the site lighting shall be Dark Sky compliant, to the extent practicable.
- 7. That all signage shall conform to the standards of the Warwick Zoning Ordinance, Section 800. LED advertising message boards are prohibited.

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 TRAVIS

COMMITTEE: LAND USE