



## CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

### MEMORANDUM

**TO:** Honorable Stephen P. McAllister, Council President  
Warwick City Council Members  
Lynn D'Abrosca, City Clerk

**FROM:** Warwick Planning Board  
Thomas Kravitz, Planning Director TK

**DATE:** September 26, 2022

**SUBJECT:** PCO - 4-22 Appendix A Zoning  
Short Term Rentals (attached)

At the regularly scheduled meeting of September 14, 2022, the Planning Board voted unanimously to authorize staff to forward a positive recommendation to the City Council regarding the above-referenced amendment to the zoning ordinance. Additionally, the Board suggested the Council compare these amendments to the recently-passed Accessory Dwelling Unit legislation S 2623 Sub A (attached) to be sure there are no inconsistencies with respect to ownership and rental of units. The following sections are proposed for amendment: Section 200 Definitions, Section 302 Table of Uses, and inclusion of new Section 510 Regulation of short term rental of dwelling units.

The local zoning amendments are generally consistent with Appendix A zoning section 103 purpose, and generally consistent with the City of Warwick Comprehensive Plan 2033, as amended, as follows:

Appendix A zoning section 103 purpose:

- 103.1. Promote the public health, safety, and general welfare of the city.
- 103.3. Provide for orderly growth and development which recognizes:
  - A The goals and patterns of land use contained in the comprehensive plan of the city adopted pursuant to G.L. 1956, § 45-22.2-1 et seq. (as amended);
  - B The availability and capacity of existing and planned public and/or private services and facilities;
  - C The use of innovative development regulations and techniques.
- 103.14. Provide for procedures for the administration of this ordinance.

City of Warwick Comprehensive Plan 2033, as amended:

Comprehensive Plan Chapter 8 Economic Development, Strategy C, Strengthen and expand the tourism industry. Action 1. Identify tourism market segments most likely to experience growth

and focus on their development. One could surmise the Airbnb platform is a new segment within the tourism industry that warrants examination with respect to local policy development.

Action 3. Develop partnerships with local businesses and civic groups that support and build on the area's natural assets, history and culture in order to provide a distinctive, genuine visitor experience.

Action 7. Promote the development of food and lodging facilities to increase the city's appeal to targeted markets.

GOAL 2 Preserve and strengthen neighborhood commercial districts that enhance the vitality and quality of life in the City's neighborhoods.

Policy - Incorporate neighborhood-based commercial development into the neighborhood planning process.

Policy - Support the development and sustainability of locally-owned businesses.