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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2015

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A N A C T

RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES

Introduced By: Representatives Kennedy, Azzinaro, Filippi, Nardolillo, and Roberts

Date Introduced: February 26, 2015

Referred To: House Municipal Government

It is enacted by the General Assembly as follows:

1 SECTION 1. Section 45-24-33 of the General Laws in Chapter 45-24 entitled "Zoning
2 Ordinances" is hereby amended to read as follows:

3 **45-24-33. Standard provisions.** -- (a) A zoning ordinance addresses each of the purposes
4 stated in § 45-24-30 and addresses, through reasonable objective standards and criteria, the
5 following general provisions which are numbered for reference purposes only:

6 (1) Permitting, prohibiting, limiting, and restricting the development of land and
7 structures in zoning districts, and regulating those land and structures according to their type, and
8 the nature and extent of their use;

9 (2) Regulating the nature and extent of the use of land for residential, commercial,
10 industrial, institutional, recreational, agricultural, open space, or other use or combination of uses,
11 as the need for land for those purposes is determined by the city or town's comprehensive plan;

12 (3) Permitting, prohibiting, limiting, and restricting buildings, structures, land uses, and
13 other development by performance standards, or other requirements, related to air and water and
14 groundwater quality, noise and glare, energy consumption, soil erosion and sedimentation, and/or
15 the availability and capacity of existing and planned public or private services;

16 (4) Regulating within each district and designating requirements for:

17 (i) The height, number of stories, and size of buildings;

18 (ii) The dimensions, size, lot coverage, floor area ratios, and layout of lots or
19 development areas;

- 1 (iii) The density and intensity of use;
- 2 (iv) Access to air and light, views, and solar access;
- 3 (v) Open space, yards, courts, and buffers;
- 4 (vi) Parking areas, road design, and, where appropriate, pedestrian, bicycle, and other
- 5 circulator systems;
- 6 (vii) Landscaping, fencing, and lighting;
- 7 (viii) Appropriate drainage requirements and methods to manage stormwater runoff;
- 8 (ix) Public access to waterbodies, rivers, and streams; and
- 9 (x) Other requirements in connection with any use of land or structure;
- 10 (5) Permitting, prohibiting, limiting, and restricting development in flood plains or flood
- 11 hazard areas and designated significant natural areas;
- 12 (6) Promoting the conservation of energy and promoting energy-efficient patterns of
- 13 development;
- 14 (7) Providing for the protection of existing and planned public drinking water supplies,
- 15 their tributaries and watersheds, and the protection of Narragansett Bay, its tributaries and
- 16 watershed;
- 17 (8) Providing for adequate, safe, and efficient transportation systems; and avoiding
- 18 congestion by relating types and levels of development to the capacity of the circulation system,
- 19 and maintaining a safe level of service of the system;
- 20 (9) Providing for the preservation and enhancement of the recreational resources of the
- 21 city or town;
- 22 (10) Promoting an economic climate which increases quality job opportunities and the
- 23 overall economic well-being of the city or town and the state;
- 24 (11) Providing for pedestrian access to and between public and private facilities,
- 25 including, but not limited to schools, employment centers, shopping areas, recreation areas, and
- 26 residences;
- 27 (12) Providing standards for and requiring the provision of adequate and properly
- 28 designed physical improvements, including plantings, and the proper maintenance of property;
- 29 (13) Permitting, prohibiting, limiting, and restricting land use in areas where
- 30 development is deemed to create a hazard to the public health or safety;
- 31 (14) Permitting, prohibiting, limiting, and restricting extractive industries and earth
- 32 removal and requiring restoration of land after these activities, [except that within one thousand](#)
- 33 [five hundred feet \(1500'\) of any structure from the property line of an extractive industry the](#)
- 34 [height of stone dust piles shall not exceed ten feet \(10'\) below the lowest elevation at the property](#)

1 [line of the extractive industry. For the purposes of this subsection, stone dust is a material that is](#)
2 [defined as silt or clay under the standard practice for classification of soils for engineering](#)
3 [purposes \(unified soil classification system\);](#)

4 (15) Regulating sanitary landfill, except as otherwise provided by state statute;

5 (16) Permitting, prohibiting, limiting, and restricting signs and billboards, and other
6 outdoor advertising devices;

7 (17) Designating airport hazard areas under the provisions of chapter 3 of title 1, and
8 enforcement of airport hazard area zoning regulations under the provisions established in that
9 chapter;

10 (18) Designating areas of historic, cultural, and/or archaeological value and regulating
11 development in those areas under the provisions of chapter 24.1 of this title;

12 (19) Providing standards and requirements for the regulation, review, and approval of
13 any proposed development in connection with those uses of land, buildings, or structures
14 specifically designated as subject to development plan review in a zoning ordinance;

15 (20) Designating special protection areas for water supply and limiting or prohibiting
16 development in these areas, except as otherwise provided by state statute;

17 (21) Specifying requirements for safe road access to developments from existing streets,
18 including limiting the number, design, and location of curb cuts, and provisions for internal
19 circulation systems for new developments, and provisions for pedestrian and bicycle ways; and

20 (22) Reducing unnecessary delay in approving or disapproving development
21 applications, through provisions for preapplication conferences and other means.

22 (23) Providing for the application of the Rhode Island Fair Housing Practices Act,
23 chapter 37 of title 34, the United States Fair Housing Amendments Act of 1988 (FHAA), the
24 Rhode Island Civil Rights People with Disabilities Act, chapter 37 of title 42, and the Americans
25 with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.

26 (24) Regulating drive-through windows of varied intensity of use when associated with
27 land use activities and providing standards and requirements for the regulation, review and
28 approval of the drive-through windows, including, but not limited to:

29 (i) Identifying within which zoning districts drive-through windows may be permitted,
30 prohibited, or permitted by special use permit;

31 (ii) Specifying requirements for adequate traffic circulation; and

32 (iii) Providing for adequate pedestrian safety and access, including issues concerning
33 safety and access for those with disabilities.

34 (b) A zoning ordinance may include special provisions for any or all of the following:

1 (1) Authorizing development incentives, including, but not limited to, additional
2 permitted uses, increased development and density or additional design or dimensional flexibility
3 in exchange for:

- 4 (i) Increased open space;
- 5 (ii) Increased housing choices;
- 6 (iii) Traffic and pedestrian improvements;
- 7 (iv) Public and/or private facilities; and/or
- 8 (v) Other amenities as desired by the city or town and consistent with its comprehensive
9 plan. The provisions in the ordinance shall include maximum allowable densities of population
10 and/or intensities of use and shall indicate the type of improvements, amenities, and/or
11 conditions. Conditions may be made for donation in lieu of direct provisions for improvements or
12 amenities;

13 (2) Establishing a system for transfer of development rights within or between zoning
14 districts designated in the zoning ordinance; and

15 (3) Regulating the development adjacent to designated scenic highways, scenic
16 waterways, major thoroughfares, public greenspaces, or other areas of special public investment
17 or valuable natural resources.

18 (c) Slope of land shall not be excluded from the calculation of the buildable lot area or
19 the minimum lot size, or in the calculation of the number of buildable lots or units.

20 (d) Nothing in this section shall be construed to restrict a municipality's right, within
21 state and local regulations, to establish its own minimum lot size per zoning district in its town or
22 city.

23 SECTION 2. This act shall take effect upon passage.

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
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- 1 This act would regulate the blasting, creation, and storage of stone dust.
- 2 This act would take effect upon passage.

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