Mixed Use Centers & Corridors Overlay District

DRAFT ZONING REVISIONS

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1. PURPOSE

The purpose of the Mixed-Use Centers and Corridors Overlay District (MUCCOD) is to:

1) Connect various housing types, commercial, and transit opportunities through land use designation
2) Provide standards for high-quality development, adaptive reuse, and rehabilitation
3) Create a pedestrian-friendly environment to encourage walking, bicycling, and transit use
4) Increase housing supply and options, including but not limited to multifamily, mixed-use, and live/workspace
5) Reflect the community context and enhance the livability of the district

2. RELATIONSHIP TO UNDERLYING ZONING DISTRICTS

Overlay districts apply special rules to manage land use in specific areas that may be portions of a single zoning district or that may overlap two or more zoning districts. The rules for overlay districts supplement the regulations contained in other sections of this Ordinance. Except as specifically provided otherwise in the regulations for an overlay district, all regulations of the underlying zoning district shall apply. Where there is a conflict between the regulations of an overlay district and those of the underlying district, the overlay district regulations control.

3. LOCATION AND APPLICABILITY.

A. Applicability

The MUCCOD shall apply to areas indicated on the city's Zoning Map for the following types of development:

1) All newly constructed buildings in the MUCCOD.
2) Expansion of existing buildings results in an addition or expansion of 30% or more of the square footage of the existing building.
3) Change of use for applicability

B. Location

The MUCCOD shall apply to three sub-districts:

1) Rolfe Square: Includes properties along Pontiac Avenue between Daris Avenue and Brewster Road and between Branch Avenue and Eldridge Street; along Rolfe Square between Laurens Street and Park Avenue; along Hayward Street between Auburn Street and Park Avenue; and along Park Avenue, between Hayward Street and Doric Avenue.
2) Broad Street: Includes properties along Broad Street between Park Avenue and Montgomery Avenue and along Route 1A between Edgewood Avenue and Norwood Avenue.
3) Elmwood Avenue: Includes properties within the area bounded by Interstate 95 to the west, State Route 10 to the north, Holly Street and Amber Street to the east, and Wellington Avenue to the south.

4. PERMITTED USES

A. Table of Principal Uses

	Proposed	Current Zoning									
	Overlay	A-8	A-6	B-1	B-2	C-1	C-2	C-3	C-4	C-5	M-2
RESIDENTIAL** +++											
Attached single-family dwelling	Y	N	N	Y	Y	Y	Y	N	N	N	N
Co-living housing	Y	N	N	N	N	N	N	N	N	N	N
Community residence	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
Dormitory	N	N	N	N	N	N	N	N	N	N	N
Family day care home	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
Fraternity/sorority house	N	N	N	N	N	N	N	N	N	N	N
Manufactured homes	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
Manufactured home park/manufactured home subdivision	N	N	N	N	N	N	N	N	N	N	N
Multi-family dwelling	Y	N	N	N	Y	Y	Y	N	N	N	N
Residence above first story business use	Y	N	N	N	N	Y	Y	Y	N	N	N
Rooming, boarding house	Y	N	N	N	Y	Y	Y	N	N	N	N
Single-family dwelling	-	Y	Y	Y	Y	Y	Y	N	N	N	N
Tourist home, bed and breakfast	-	N	N	N	Y	Y	Y	N	N	N	N
Two-family dwelling	-	N	N	Y	Y	Y	Y	N	N	N	N
INSTITUTIONAL** +++											
Assisted Living facility	Y	N	N	Y	Y	Y	Y	N	N	N	N
Cemetery	N	N	N	N	N	N	N	N	N	N	N
Cultural use	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N
Educational institution-preschool, primary, secondary, charter	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Higher education institution	N	N	N	N	N	N	N	N	N	N	N
Hospital	-	N	N	N	N	N	N	N	N	Y	N
Lodge/fraternal organization	-	N	N	N	N	Y	Y	Y	N	N	N
Municipal services other than those listed elsewhere	Y	N	N	Y	Y	Y	Y	Y	Y	Y	Y
Nursing home	Y	N	N	Y	Y	Y	Y	Y	Y	Y	N
Public safety facility	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Religious worship (place of)	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N
State agency	-	N	N	N	N	N	N	N	N	N	N
OPEN SPACE/RECREATIONAL** +++											
Golf club and course	N	N	N	N	N	N	N	N	N	N	N
Marina	N	N	N	N	N	N	N	Y	N	N	Y

	Proposed	Current Zoning									
	Overlay	A-8	A-6	B-1	B-2	C-1	C-2	C-3	C-4	C-5	M-2
Open space area	Y	Y	Y	Y	Y	N	N	N	N	N	N
Municipal park, playground, and outdoor sports field	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
Recreational membership club	-	N	N	N	N	N	N	Y	Y	Y	N
Yacht club	N	N	N	N	N	N	N	N	N	N	Y
AGRICULTURAL** +++											
Agricultural operations	N	N	N	N	N	N	N	N	N	N	N
BUSINESS** +++											
Adult day care	-	N	N	N	N	Y	Y	Y	Y	Y	N
Adult entertainment (see Section **17.80.010**)	N	N	N	N	N	N	N	N	N	N	S
Animal Day Care	-	N	N	N	N	N	N	N	Y	N	N
Animal Grooming Services	-	N	N	N	N	Y	Y	Y	N	N	N
Antiques, secondhand shop, consignment shop	-	N	N	N	N	Y	Y	Y	Y	Y	N
Artisan's workshop (studio)	Y	N	N	N	N	Y	Y	Y	Y	Y	N
Bakery, retail	Y	N	N	N	N	Y	Y	Y	Y	N	N
Bakery, wholesale	-	N	N	N	N	N	N	N	N	Y	Y
Bank, financial institution	Y	N	N	N	N	Y	Y	Y	Y	Y	N
Banquet facility	-	N	N	N	N	N	N	N	Y	Y	N
Barber shop, beauty salon	Y	N	N	N	N	Y	Y	Y	Y	N	N
Body art establishment	Y	N	N	N	N	N	Y	Y	Y	Y	N
Book, stationery, gift shop	Y	N	N	N	N	Y	Y	Y	Y	N	N
Brew pub	Y	N	N	N	N	N	Y	Y	Y	Y	N
Business, professional office	Y	N	N	N	N	Y	Y	Y	Y	Y	Y
Business/trade school	Y	N	N	N	N	Y	Y	Y	Y	Y	Y
Car wash/detailing	N	N	N	N	N	N	N	Y	Y	Y	N
Catering service	Y	N	N	N	N	N	N	Y	Y	Y	Y
Check cashing facility	-	N	N	N	N	Y	Y	Y	Y	Y	N
Commercial day care	Y	N	N	N	N	N	N	Y	Y	Y	Y
Commercial off-street parking	N	N	N	N	N	N	Y	Y	Y	Y	N
Commercial recreation	Y	N	N	N	N	N	N	Y	Y	Y	N
Communication service and broadcast studio	-	N	N	N	N	N	Y	Y	Y	Y	Y
Convenience store	Y	N	N	N	N	N	Y	Y	Y	Y	N
Crematory	N	N	N	N	N	N	N	N	Y	Y	Y
Day Spa	Y	N	N	N	N	Y	Y	Y	Y	Y	N
*Drive-in restaurant	N	N	N	N	N	N	N	N	Y	Y	N
Drug store	Y	N	N	N	N	N	Y	Y	Y	Y	N

	Proposed	Current Zoning									
	Overlay	A-8	A-6	B-1	B-2	C-1	C-2	C-3	C-4	C-5	M-2
Florist shop	Y	N	N	N	N	Y	Y	Y	Y	N	N
Fuel station full service	N	N	N	N	N	N	S	S	Y	Y	S
Fuel station minimart	N	N	N	N	N	N	N	N	Y	Y	N
Funeral home	-	N	N	N	N	Y	Y	Y	Y	Y	N
Garden center	-	N	N	N	N	N	N	Y	Y	Y	N
Hardware store	Y	N	N	N	N	N	Y	Y	Y	Y	N
Health, fitness club	Y	N	N	N	N	Y	Y	Y	Y	Y	N
Home improvement center	N	N	N	N	N	N	N	N	Y	Y	N
Kennel	N	N	N	N	N	N	N	N	N	N	N
Kiosk, freestanding exterior	N	N	N	N	N	N	N	N	N	N	N
Landscape and tree services	N	N	N	N	N	N	N	N	N	Y	N
Laundromat	-	N	N	N	N	Y	Y	Y	Y	Y	N
Loft space (live/work)	Y	N	N	N	N	N	N	N	N	N	N
Medical or dental clinic	Y	N	N	N	N	Y	Y	Y	Y	Y	Y
Medical/diagnostic laboratory	Y	N	N	N	N	Y	Y	Y	Y	Y	N
Motel, hotel	Y	N	N	N	N	N	N	Y	Y	Y	N
Motor and recreational vehicle and watercraft sale	N	N	N	N	N	N	N	N	Y	Y	N
Motor vehicle repair and service establishment light	N	N	N	N	N	N	N	N	Y	Y	N
Music and dance studio	Y	N	N	N	N	Y	Y	Y	Y	Y	N
Night club	-	N	N	N	N	N	N	Y	Y	Y	N
Nursery	N	N	N	N	N	N	N	N	Y	Y	N
Outdoor retail	N	N	N	N	N	N	N	N	N	N	N
Passenger transportation terminal	Y	N	N	N	N	N	N	N	Y	Y	Y
Pawn shop	-	N	N	N	N	Y	Y	Y	Y	Y	N
Personal services establishment	Y	N	N	N	N	Y	Y	Y	Y	N	N
Print shop	-	N	N	N	N	Y	Y	Y	Y	Y	N
Restaurant without drive-in facility	Y	N	N	N	N	Y	Y	Y	Y	Y	N
Retail laundromat and drycleaning establishment	-	N	N	N	N	Y	Y	Y	Y	Y	N
Retail sale large scale	N	N	N	N	N	N	N	Y	Y	Y	N
Retail sale small scale	Y	N	N	N	N	Y	Y	Y	Y	Y	N
Supermarket	Y	N	N	N	N	N	N	Y	Y	Y	N
Tavern/pub/neighborhood bar	Y	N	N	N	N	Y	Y	Y	Y	Y	N
Theater, movie cinema	Y	N	N	N	N	N	Y	Y	Y	Y	N
Towing operations w/storage	N	N	N	N	N	N	N	N	N	N	N
Urgent care facility	Y	N	N	N	N	N	N	Y	Y	Y	N

	Proposed	Current Zoning									
	Overlay	A-8	A-6	B-1	B-2	C-1	C-2	C-3	C-4	C-5	M-2
Veterinarian hospital or clinic	-	N	N	N	N	N	N	N	Y	Y	N
Wholesale sales	-	N	N	N	N	N	N	N	N	Y	Y
INDUSTRIAL** +++											
Alternative energy generation	N	N	N	N	N	N	N	N	N	N	N
Arts and crafts manufacturing	-	N	N	N	N	N	N	N	N	Y	Y
Asphalt, cement or concrete plant	N	N	N	N	N	N	N	N	N	N	N
Automobile body repair shop and paint shop	N	N	N	N	N	N	N	N	N	Y	N
Brewery or distillery	-	N	N	N	N	N	N	N	N	N	Y
Commercial laundry, dry cleaning service	N	N	N	N	N	N	N	N	N	N	Y
Container storage	N	N	N	N	N	N	N	N	N	N	N
Contractor yard	N	N	N	N	N	N	N	N	N	Y	Y
Data processing facility	N	N	N	N	N	N	N	Y	Y	Y	Y
Distribution Center	-	N	N	N	N	N	N	N	N	N	Y
Electronic and computer component recycling	N	N	N	N	N	N	N	N	N	N	N
Extractive industries	N	N	N	N	N	N	N	N	N	N	N
Food/beverage processing establishment	-	N	N	N	N	N	N	N	N	N	Y
Foundry	N	N	N	N	N	N	N	N	N	N	N
Hazardous waste landfill and hazardous waste injection well	N	N	N	N	N	N	N	N	N	N	N
Hazardous processing facility	N	N	N	N	N	N	N	N	N	N	N
Hazardous waste transfer station, incinerator	N	N	N	N	N	N	N	N	N	N	N
Industrial equipment rental	N	N	N	N	N	N	N	N	N	Y	Y
Manufacture heavy	N	N	N	N	N	N	N	N	N	N	N
Manufacture light	-	N	N	N	N	N	N	N	N	N	Y
Manufacture of rubber and plastics	N	N	N	N	N	N	N	N	N	N	Y
Metal plating	N	N	N	N	N	N	N	N	N	N	Y
Motor vehicle repair and service establishment heavy	N	N	N	N	N	N	N	N	N	N	N
Motor vehicle storage	N	N	N	N	N	N	N	N	N	N	N
Outdoor advertising, billboards	N	N	N	N	N	N	N	N	N	N	N
Paint production	N	N	N	N	N	N	N	N	N	N	Y
Printing and publishing	N	N	N	N	N	N	N	N	N	N	Y
Recycling facility	N	N	N	N	N	N	N	N	N	N	N
Research/development facility	-	N	N	N	N	N	N	N	N	N	Y

	Proposed	Current Zoning									
	Overlay	A-8	A-6	B-1	B-2	C-1	C-2	C-3	C-4	C-5	M-2
Retail heating fuel supplier	N	N	N	N	N	N	N	N	N	N	Y
Sanitation services	N	N	N	N	N	N	N	N	N	N	Y
Self storage, mini-storage	N	N	N	N	N	N	N	N	N	N	Y
Solar power	-	N	N	N	N	N	N	N	N	N	Y
!Minor accessory solar energy system	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Major accessory solar energy system	-	N	N	N	N	N	N	N	Y	Y	Y
Principal solar energy system	N	N	N	N	N	N	N	N	N	N	Y
Solid waste transfer facility	N	N	N	N	N	N	N	N	N	N	N
Telecommunications antenna	N	N	N	N	N	N	N	N	Y	Y	Y
Telecommunications tower	N	N	N	N	N	N	N	N	S	S	S
Upholstering shop	-	N	N	N	N	N	N	N	N	Y	Y
Trucking terminal	-	N	N	N	N	N	N	N	N	N	Y
Warehousing, commercial	-	N	N	N	N	N	N	N	N	N	Y
Welding shop, metal fabrication	N	N	N	N	N	N	N	N	N	N	Y

1. "-" the use regulations for the underlying zoning apply

B. Ground Floor Uses in Rolfe Square

In the Rolfe Square MUCCOD, at least 70% of the ground floor of any building shall consist entirely of the following:

1) Permitted nonresidential uses.
2) Entries, lobbies, stairs, and elevators providing pedestrian access to permitted upper-floor residential uses, not exceeding 20 percent of the ground floor area.

5. ACCESSORY USES AND BUILDINGS

A. Accessory Dwelling Unit

In addition to the circumstances set out in 17.24.010 F, one accessory dwelling unit (ADU) per lot shall be allowed by right under the following circumstance:

1) On a lot with a total area of 5,000 square feet or more for which the primary use is residential.

NOTE: All other requirements of section 17.24.010 (F) shall apply.

6. INTENSITY REGULATIONS

A. Schedule of Intensity Regulations

Sub-District	Minimum Lot Area (sq. ft.)	Minimum Lot Width and Frontage (ft.)	Minimum Front Setback (ft.)	Minimum Rear Setback[1] (ft.)	Minimum Side Setback[1] (ft.)	Maximum Lot Coverage	Maximum Building Height
Rolfe Square	5,000	60'	0'	5'	5'	85%	35'
Broad Street	5,000	60'	0'	5'	5'	85%	35'
Elmwood Ave	5,000	60'	0'	5'	5'	85%	48'

1. Where the property is adjacent to a residential district or existing single family residential use, the maximum rear yard shall be 10' and the maximum side yard shall be 8'.

B. Building Stepback

Buildings taller than 35 feet shall be required to step back from the lot line in accordance with the following requirements.

Distance from Lot Line	Maximum Building Height
0' to 24'	35'
25' to 49'	48'
50' or more	72'[1]

1. Only allowed with density bonus (see Incentive Zoning section).

7. PARKING AND LOADING

A. Off-Street Parking Space Requirements

1) The first 5,000 square feet of gross floor area of non-residential uses are exempt from minimum parking requirements.
2) The following minimum numbers of off-street parking spaces shall be required by use:

Use	Proposed	Current
Multifamily dwelling	1.5 spaces per dwelling unit	For residential structures or groups of structures with three or more dwelling units, 2 per dwelling unit *Except that for multi-family structures designed for the elderly, the number of parking spaces shall be 1 per dwelling unit

Use	Proposed	Current
Two-Family Dwelling	No change	1 per dwelling unit
Single-Family Dwelling	No change	1 per dwelling unit
Mixed-use	Shared Parking Calculation (see Section 7C below)	Sum of the individual parking requirements for each land use
Accessory dwelling unit	No change	1 additional parking space
Non-residential uses	1 per 500sf Gross Floor Area (GFA)	Specified by use

B. Location of Off-Street Parking.

Required off-street parking spaces shall not be located in any required front yard, or between a principal building and a street (including on a corner lot). This restriction shall not apply to required off-street parking for a single-family dwelling (including the combination of a single-family dwelling and an accessory dwelling unit) or two-family dwelling.

C. Shared Parking.

Developments that contain a mix of uses on the same parcel shall reduce the number of off-street parking spaces in accordance with the following methodology:

1) Determine the minimum number of off-street parking spaces for each land use within the development in accordance with the Off-Street Parking Space Requirements in Section 7(A).
2) Multiply the minimum parking requirement for each land use by the corresponding parking occupancy rates for each of the five time periods set forth in Columns (B) through (F) of the Parking Occupancy Rates table below.
3) Add the resulting shared parking requirements for each time period to determine the minimum parking requirement for that period.
4) The required minimum number of parking spaces for the development shall be the highest of the five time-period totals.

Parking Occupancy Rates Table

(A) Land Use	Weekday		Weekend		
	(B) Daytime (8 a.m. – 5 p.m.)	(C) Evening (6 p.m. – 12 a.m.)	(D) Daytime (8 a.m. – 5 p.m.)	(E) Evening (6 p.m. – 12 a.m.)	(F) Nighttime (12 a.m. – 6 a.m.)
Residential	60%	100%	80%	100%	100%
Office/ Industrial	100%	20%	10%	5%	5%
Retail/Service	60%	90%	100%	70%	5%
Hotel/Motel	70%	100%	75%	100%	100%
Restaurant	70%	100%	80%	100%	10%
Entertainment	40%	100%	80%	100%	10%
Conference/ Convention	100%	100%	100%	100%	5%
Place of Worship*	10%	5%	100%	50%	5%
Other Institutional	100%	20%	10%	10%	5%

*For a religious use that holds its principal services on a weekday, the weekday and weekend ratios shall be reversed.

D. Off-Street Loading Requirements

Use	Gross Floor Area (GFA)	Number of Off-Street Loading Spaces Required	Current
Principal Non-Residential Uses in which commodities are sold, displayed, serviced, repaired, altered or fabricated	10,000 SF or less	No requirement	For each nonresidential use or structure in which commodities are sold, displayed, serviced, repaired, altered or fabricated as the principal use of the parcel or lot, 1 off-street loading space of at least 300 square feet. For each nonresidential use or structure of over one thousand (1,000) square feet of gross floor or ground area, 1 off-street loading space of at least four hundred fifty (450) square feet in area and having a minimum overhead clearance of at least fourteen (14) feet
	Over 10,000 SF	1 off-street loading space of at least four hundred fifty (450) square feet in area and having a minimum overhead clearance of at least fourteen (14) feet	

1) Projects may request to an exemption to the off-street loading requirements if there is an existing loading zone along the street frontage adjacent to the location of the non-residential use or provide an on-street loading space in the public right-of-way in place of an off-street loading space if the off-street facilities are not available or sufficient to serve the loading needs. Approval of on-street loading zone shall be subject to the existing approval process of the City of Cranston.

8. INCENTIVE ZONING

A Special Use Permit may be granted by the Planning Commission for increased building height and building coverage and a reduction in minimum lot area as described in this section.

A. Incentive Bonuses

The Planning Commission may, by Special Use Permit, allow one or more of the following:

1) *Building Height*

An increase in the maximum building height by 10′.

2) *Building Coverage*

An increase in building coverage by 5%.

Such Special Use Permit shall be contingent upon satisfying the requirements of Section 8(B). See Section 6(B) for building stepback requirements.

B. Incentive Requirements

In order to be eligible for one or more of the incentives outlined in Section 8(A), a development shall include public realm and streetscape amenities as well as affordable housing or publicly accessible open space according to the following requirements.

1) *Public Realm and Streetscape Amenities*

To be eligible for any bonus incentives, all projects shall provide at least two of the following public realm or streetscape amenities:

a) Street furniture (at least one seating area per 20′ of linear street frontage) along the public street.
b) Wide sidewalks (10 feet or greater) along the entirety of the development's principal public street frontage. This shall be in addition to the required minimum width as indicated in Section 10A (2). The additional sidewalk width shall be provided on the development property not in the public right-of-way.
c) Transit shelter with seating at a public transit stop along the frontage of the site that is connected to main building entrances by an accessible pedestrian path.

2) *Affordable Housing*

a) One of the bonus incentives may be applied if at least 30% of the dwelling units in the development, but no less than three units, are affordable housing units for sale or rent complying with the following criteria:
    i. For sale units shall be at least the average gross floor area of the proposed units in the building or 1,000 sq. ft., whichever is greater.
    ii. Rental units shall be at least the average gross floor area of the proposed units in the building or 800 sq. ft., whichever is greater.
    iii. The affordable housing units shall be distributed throughout the building wherever dwelling units are located.
b) Two of the bonus incentives may be applied if at least 40% of the dwelling units in the development, but not less than four units, are affordable housing units for sale or rent complying with the criteria listed above.

3) *Publicly Accessible Open Space and Public Realm Improvements*

a) One of the bonus incentives may be applied if at least one of the following publicly accessible open space or public realm improvements is provided.

i. Design and construction of a public park, open space, or other public realm improvement that is designed for active or passive recreation equal to at least 20% of the project's gross floor area that is located on or adjacent to the project's building lot. Types of spaces meeting this requirement are described below.
ii. The Planning Commission may allow a proposed public open space or other public realm improvement to be located on or adjacent to a different lot than the development if it finds that an appropriate public realm improvement cannot feasibly be provided on the same lot as the development and the proposed public realm improvement is within the MUCCOD.

b) Eligible Publicly Accessible Open Space and Public Realm Improvements
   i. Park -- An area of natural, semi-natural, or planted space set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats. A park may consist of grassy areas, trees and other natural or planted landscape features, and may also contain walking paths and trails, monuments, fountains, playground equipment, benches, picnic tables and similar amenities.
   ii. Square or Plaza -- A community space available for unstructured recreation and community purposes. A square is spatially defined by buildings. Its landscape shall consist of paths, ground cover and trees, formally disposed.
   iii. Playground -- A community space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens.
   iv. Recreational Field -- A publicly accessible open space designed and equipped for active recreation and organized sports. Playing fields and courts may include grass, artificial turf, clay, dirt, stone dust, concrete, asphalt, ice or other pervious or impervious materials to support various sporting events.

4) Multiple Incentive Bonuses

A project meeting the requirements for both affordable housing and publicly accessible open space / public realm improvements may apply up to two bonus incentives by providing a combination of (2) and (3).

5) Approval of Incentive Bonuses

In order to be eligible for bonus incentives, the following submissions must be included with an application for approval:

a) Affordable Housing
   i. A description of the affordable housing units, identifying quantity, location, and type;
   ii. Documentation that the proposed units qualify as affordable housing units as defined by this Zoning Code;

iii. Proposed covenant or other legally binding documents that provide enforceable restrictions as to price and occupancy to ensure long-term availability and affordability of the units.

b) Publicly Accessible Open Space and Public Realm Improvements
   i. A written description of the intended improvement, the public benefit provided, provision for design, construction, management and maintenance if required, and plans showing the location and type, size and extent of each of the eligible improvements.
   ii. A specific time frame for the completion of all required on-site and off-site improvements shall be incorporated as a condition of approval.
   iii. A list of all permits and approvals required in connection with any proposed public realm improvements with the application. These approvals shall be obtained prior to approval of the development.

9. BUILDING FACADES, MASSING, AND SCALE

A. Building Facades

1) Guidelines and Principles

a) The front facade of new construction should orient towards the street by having the building's main entrance, primary windows, and facade details facing the street. For corner lots, entrances may be oriented at a 45-degree angle to emphasize the corner and encourage pedestrian access from both streets.
b) Building façades shall be horizontally articulated with a clearly defined base, middle, and top.

2) Requirements

a) Ground-floor facades facing a public street shall have windows and doors with highly transparent, low reflectivity glass for 50% of the total area of a façade. Transparency should be evenly distributed to avoid long stretches of blank wall. Transparency for the ground story façade is measured between two (2) feet and twelve (12) feet above the abutting street or sidewalk. This requirement does not apply to residential units on the first floor.
b) Each non-residential property is permitted to have one primary and one secondary permanent sign.

	WALL SIGN[i]	*PROJECTING SIGN*	WINDOW SIGN[ii, iii]	
PRIMARY SIGN	25 sf, max height below first story or 20 ft, min height of 10 ft	12 sf, max height 20 ft, min height 8ft, max projection 4ft	n/a	
SECONDARY SIGN	15 sf, max height below first story or 20 ft, min height of 10 ft	6 sf, max height 20 ft, min height 8ft, max projection 3ft	Max 25% window coverage	

i. *Internally lit (or backlit) signs are not allowed.*
ii. *This includes horizontal bands, hand-painted or made up of vinyl lettering and logos applied directly to the storefront window in addition to interior signs hung inside the window. Light colors encouraged for night-time visibility on text.*
iii. *No flashing or blinking allowed on interior neon signs.*

B. Building Placement and Orientation

1) Guidelines and Principles

a) The orientation and placement of buildings should contribute to a sense of enclosure and defined space by maintaining consistent building frontage along a primary street.
b) The location of entrances should allow for convenient, safe, comfortable, and accessible pedestrian access from transit stops to the site.

2) Requirements

a) All buildings and structures must be located outside of any required front, side, or rear yards except as otherwise permitted by this Code.

C. Massing and Scale

1) Guidelines and Principles

a) The massing and scale of new construction should consider its surrounding context. Where larger scaled buildings are located next to smaller ones, steps should be taken to visually transition down, which can be achieved using any of the following techniques:

i. Including additional buffer space between larger massed buildings and smaller massed buildings. This buffer space is an appropriate area for driveways, landscaping, and open space.
ii. Including horizontal architectural details such as cornices and window frames on larger massed buildings that align with the roofline of the adjacent smaller massed buildings.

b) Large-scale commercial and mixed-use buildings should include architectural or material-based articulation to reduce the perceived mass of the building while still aligning with the built context of the block, which can be achieved using any of the following techniques:
i. For larger buildings, particularly buildings that fill an entire block, using engaging ground-level design and providing multiple pedestrian entry points along the frontage.
ii. Avoiding large, monolithic buildings by breaking the facade down to appear as multiple smaller buildings with varied architectural design and façade glazing patterns or include a change in vertical plane of the façade.
iii. Incorporating architectural elements such as recessed or protruding entrances, vertical or horizontal building wall projection or recessions, balconies, bay windows, brick patterns, etc.
iv. Ensuring the pattern or repetition of any chosen architectural feature, recess, projection, or break is regular, intentional, and predictable.

c) New architectural design should be compatible with the character of the neighboring area. Design compatibility includes complementary building style, form, size, color, and materials.

10. SITE DESIGN

A. Pedestrian Access and Amenities

1) Guidelines and Principles

a) Incorporate pedestrian amenities along the street frontage and throughout the interior of site, including:
i. Amenities that allow for passing pedestrians to gather, rest, sit, or observe public art or entertainment
ii. Outdoor dining seating areas for restaurants or similar uses

2) Requirements

a) Overhead weather protection such as awnings, overhangs, and arcades shall be provided along pedestrian ways that are locate adjacent to buildings and should be appropriately located to clearly define building entries and orient towards pedestrian areas.
b) A minimum eight-foot-wide sidewalk shall run the length of the principal property frontage between the building facade and the edge of the public street. The constructed sidewalk may be located within the public right-of-way, on private

property, or may include both public and private property depending on preexisting conditions and other opportunities or constraints associated with roadway geometry, location of utilities, and other elements of the built environment.

c) All sidewalks must maintain a four-foot unobstructed path clear of all street furniture, trees, poles, signs, or other installations.
d) All sidewalks that front on a public street shall have a distinct furnishing zone along the street where street trees, lighting, and/or other furnishings are offered as both an amenity and a buffer between automobiles and pedestrians.
e) Pedestrian walkways shall provide connections through the lot/site to the public street right-of-way, and between the lot/site and adjacent land uses.
f) Pedestrian areas shall be clearly distinguished from vehicular and bicycle traffic areas through the use of paving materials, landscaping, or other means.
g) A lot/site with more than one principal building or off-street parking area shall include an internal pedestrian network that provides logical and direct routes for pedestrians throughout site.
h) A minimum six-foot-wide sidewalk or internal pedestrian path, physically separated from traffic, shall be provided to connect all areas of parking areas to convenient pedestrian-oriented building entrances on the site and to any existing adjacent sidewalk networks and transit stops.

B. Transit

1) Guidelines and Principles

a) Existing and future transit stops should be considered in the layout of new developments to ensure convenient transit access and use.
b) Where possible, overhead weather protection should be located to provide shelter to waiting transit users. Coordination with RIPTA is encouraged.

C. Lighting

1) Guidelines and Principles

a) Lighting shall be designed to provide safe and comfortable pedestrian environments while minimizing glare, light trespass, and light pollution.
b) Pedestrian-scale lighting shall be provided along sidewalks, building entrances, public plazas, and transit stops where applicable.

2) Requirements

a) Outdoor lighting shall be designed to be dark sky friendly through us of full-cutoff or fully shielded luminaires.
b) Lighting shall be directed toward the sidewalk and road and shall not create glare for adjacent properties or road users.
c) Illuminated signage for non-residential uses shall be turned off outside of business hours.

11. LANDSCAPING AND STORMWATER MANAGEMENT

A. Landscaping

1) Guidelines and Principles

a) Large trees, which have a mature height of 50' or taller, are recommended for maximum benefits, including canopy spread, shade coverage, stormwater interception, heat island mitigation, and maintenance requirements.
b) A mix of deciduous and coniferous tree species is encouraged, as deciduous trees provide summer shade while coniferous trees provide year-round color and screening.
c) Plant varieties shall be selected for resistance to drought, moisture, salt, urban conditions, or insects and other pests depending on the location of landscaping and the specific stressors anticipated for different areas of the site. Plants shall be selected so that landscaping can be maintained with minimal care and the need for watering, pesticides or fertilizers can be minimized or eliminated.

2) Requirements

a) A minimum of fifteen (15) percent of the development's total land area shall be landscaped.
b) Topsoil Preservation:
    i. To the extent practicable, the areas of a parcel to be disturbed shall be minimized.
    ii. Disturbed areas shall be stabilized in a timely manner by seeding or planting landscaping materials.
    iii. Topsoil moved during site work shall be stockpiled on site in designated areas that are stabilized to prevent erosion and reused in accordance with a landscape plan.
c) Removal of Debris: Organic material (including roots, stumps, brush, cleared or grubbed materials), rubbish and debris shall be disposed of off site in a timely manner. The reuse of organic materials may be allowed if said materials will not adversely affect plantings, natural areas or buildings.
d) Protection of Existing Plantings:
    i. Maximum effort shall be made to preserve existing vegetation on site (especially specimen trees).
    ii. If specimen trees are removed, they shall be replaced in kind in accordance with an approved landscape plan.
    iii. No materials or temporary soil deposits shall be placed within the drip line of trees being retained.
    iv. A physical barrier shall be installed around each plant or group of plants that are to remain. Said barrier shall be a minimum of four feet high, maintained until construction is completed and shall not be supported by the plants they are protecting.

e) Slopes: All cuts and fills, terraces and right-of-way embankments with slopes greater than 1:3 shall be landscaped so as to prevent erosion.
f) Additional Landscaping: All areas of the site not occupied by buildings or improvements shall be landscaped in accordance with an approved landscape plan.
g) General Planting Requirements:
    i. Only nursery-grown or suitable existing vegetation shall be used.
    ii. No vegetation shall be proposed that has been identified as an invasive species by the Rhode Island Invasive Species Council or other reputable scientific publication.
    iii. Vegetation shall be planted according to established horticultural standards.
    iv. Vegetation shall be hardy for climatic zones 6/7 and appropriate in terms of function and size.
    v. Plant species which are native and require minimal watering and fertilization are recommended.
h) Trees.
    i. Species of trees may vary depending on overall effect desired as shown on a landscape plan.
    ii. One street tree shall be planted for every thirty-five (35) feet of frontage. Generally, street trees shall be of the same species except to achieve special effects. Trees may be spaced along the street at every thirty-five (35) feet at the rear of sidewalk or may be grouped in accordance with a landscape plan.
    iii. With the exception of ornamental trees, deciduous trees shall have at least a two and one-half-inch caliper at planting and a caliper of at least twelve (12) inches when fully mature.
    iv. Size of evergreens and shrubs may vary depending on setting and type of plant material.
    v. Provision must be made for tree roots to expand and grow either through soil cells or other approved structural tree-rooting systems.
i) Maintenance.
    i. The applicant shall be responsible for maintaining landscaped areas in a neat and attractive manner. Said areas shall be kept free of all debris, rubbish, weeds and tall grass.
    ii. The applicant shall be responsible for watering plantings on a regular basis. (The use of underground sprinkler or drip irrigation systems for landscaped areas is encouraged.)
    iii. The applicant shall remove and replace all dead or diseased plantings annually.
j) Parking Area Landscaping Requirements.
    i. In addition to any required buffer strip, a minimum of ten (10) square feet of landscaped area shall be provided within a parking area for each parking space in said area.
    ii. A minimum of twenty (20) percent of a parking area shall be shaded by deciduous trees that shall have a crown (canopy) of thirty (30) feet at

maturity. Said trees shall be surrounded by at least one hundred (100) square feet of unpaved area to provide for growth and protection from vehicles.

iii. Each row of parking spaces shall be terminated by a landscaped island not less than six feet wide and twelve (12) feet long.

iv. A continuous landscaped island not less than eight feet wide shall be provided between every four rows of parking spaces.

v. Landscaped areas shall be provided at appropriate locations in order to prevent long, uninterrupted rows of parking.

vi. Landscaped islands shall be protected from encroachment by motor vehicles by a continuous raised curb. (Vehicles shall be presumed to have an overhang of three and one-half feet.) Pedestrian paths may be incorporated within the landscaped islands provided a minimum dimension of four feet, exclusive of paved areas, is maintained.

B. Stormwater Management

1) Guidelines and Principles

a) The use of stormwater management techniques such as rain gardens, flow-through planters, and bioswales is encouraged.

b) Impervious surfaces shall be limited to parking lots, walking paths, sidewalks, plazas, patios, or other areas deemed appropriate on a case-by-case basis.

12. ACCESS, CIRCULATION, AND PARKING AREA DESIGN

A. Parking Area Design

1) Guidelines and Principles

a) Parking garages and surface parking areas that are visible from a public street should be screened using landscaping or public art, or should incorporate architectural design that complements the primary structure through the use of facade articulation, architectural elements, color, and elements that break up the mass of the garage. Blank walls and/or fabric screening of parking garages is discouraged.

b) Parking garage openings should be placed where they will have the least disruption to pedestrian walkways and limit potential conflict points between vehicles and pedestrians.

2) Requirements

a) New off-street parking spaces and lots shall not be located between a principal building and a street.

b) Parking lots and loading areas shall be screened from the street by a building, landscaping, or fencing except for any driveway.

c) Except for single or two-family uses, all off-street parking areas shall be designed so that:

i. Vehicles can enter and leave each parking space without passing over any other parking space or requiring the moving of any other vehicle, and

ii. Vehicles can enter and leave the parking area without backing into or from a public street or way.

d) Parking Area Design Standards

Parking Angle	***Parking Space Width (Max)***	***Parking Space Depth (Max)***	***Width of Parking aisle for one-way traffic (Min)***	***Width of parking aisle for two-way traffic (Min)***
0°	8′	20′	14′	24′
30°	8.5′	19′	14′	24′
45°	8.5′	19′	16′	20′
60°	8.5′	19′	18′	20′
90°	8.5′	19′	24′	24′

B. Bike Parking Spaces and Design

1) Guidelines and Principles

a) Bicycle Parking Spaces

Land Use	**Recommended Number of Bicycle Parking Spaces**	
	Short-Term	Long-Term
Residential (1- to 4-Unit)	–	1 per unit
Residential (5+ Units)	1 per 5 units (4 minimum)	1 per unit
Office/Industrial	1 per 20,000 sf (6 minimum)	1 per 2,500 sf
Retail/Service	1 per 5,000 sf	1 per 3,000 sf
Mixed Use	Calculate individually for each use	
Hotel/Motel	1 per 20,000 sf (6 minimum)	1 per 5,000 sf
Healthcare	1 per 2,500 sf	1 per 2,500 sf
Industrial and Storage	1 per 40,000 sf (6 minimum)	1 per 12,000 sf (6 minimum)
Elementary, middle, and high schools	1 per 4 students	–

b) Bike Parking Design Guidelines

i. Bike racks should be one of the acceptable on-ground styles, such as inverted-U or post-and-ring racks, or elevated styles, such as vertical or two-tier racks.

ii. Racks should have at least 2 feet of clearance from nearby obstacles and 2.5 feet of clearance from adjacent racks. Aisles between racks should be at least 6 feet wide.

iii. Bike parking should be located within 100 feet of the entrance to the building being served.

iv. Where long-term/enclosed bike parking is provided, at least 5% of long-term bike parking spaces should have 5 feet of clearance from adjacent racks to accommodate wider bikes.

v. Long-term/enclosed bike parking should be:

- Located in a secure, dedicated room or covered shelter within 100 feet of the building it is intended to serve;

- Located on the ground floor or within one story above or below the ground floor and accessible by a ramp, or accessible by an elevator measuring at least 7 feet 8 inches deep and 5 feet 3 inches wide;
- Accessible by routes at least 5 feet wide, with no more than two doors or other points of constriction. Points of constriction shall be at least 3 feet 5 inches wide and shall extend for no more than 1 foot;
- Identified with adequate signage.

C. Curb Opening Location and Spacing

1) Guidelines and Principles

a) Wherever possible, parking areas on adjacent properties shall be designed to allow for shared driveway access and internal circulation between the parking areas so as to reduce the number of driveways along the street. The design of any new parking lot shall anticipate and not preclude future inter-parcel connections from adjoining lots, if at all possible.

2) Requirements

a) Single-family and two-family dwellings are limited to one curb opening per lot.
b) All other uses are limited to one curb opening per street frontage. Additional curb openings are permitted on a street frontage as long as there is at least 100 feet of street frontage for each curb opening.
c) Curb openings along a street frontage shall be spaced according to the following table:

Curb Opening Distances to Nearby Elements

Condition	*Min. Distance*
Distance from another curb opening, unsignalized intersection, crosswalk, or transit stop	25’
Distance from a signalized intersection	40’
For a corner lot, distance from the end of the radius curb	25’

d) Distances between curb openings shall be measured along the right-of-way line from the center line of the curb opening at the right-of-way to the center line at the right-of way of any other proposed or existing curb opening.