

Explanatory Memorandum

September 29, 2026

To: Beth Ashman, MCP, AICP, City Planning Director
City Planning Department
Cranston, RI

From: Juliet Walker, AICP, Principal Planner
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CC: Jonas Bruggeman, MSCRP, Assistant Director/Principal Planner
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RE: Draft Zoning for Mixed Use Centers and Corridors Overlay District

Introduction

Enclosed is the complete draft of the proposed zoning for the Mixed Use Center and Corridors Overlay Districts. The table below provides the other municipal zoning codes and ordinances that were referenced in the development of the proposed zoning.

Examples / References

Draft Zoning Section	Relevant Examples/Model Ordinances
1: Purpose	Pawtucket, RI Conant Thread District Mansfield, MA Mansfield Station Revitalization Overlay District
2: Relationship to Underlying Zoning Districts	
3: Location and Applicability	
4: Permitted Uses	Pawtucket, RI Conant Thread District , Table of Use Regulations Mansfield, MA Mansfield Station Revitalization Overlay District
5: Accessory Uses and Buildings	East Providence, RI reduced minimum lot size to 5,000 SF

Draft Zoning Section	Relevant Examples/Model Ordinances
6: Intensity Regulations	<u>Pawtucket, RI CT District Dimensional Controls</u> <u>Mansfield, MA MSROD Dimensional Standards</u> <u>Providence, RI TOD District, Dimensional Standards</u> <u>Portsmouth, NH Article 5B Gateway Neighborhood Mixed Use Districts, Building Stepback</u>
7: Parking and Loading	<u>Cranston, RI MPD District, exceptions for off-street parking and loading requirements</u> <u>Providence, RI TOD District, Parking Standards</u> <u>Providence, RI Off-Street Parking and Loading</u> <u>Mansfield, MA MSROD Shared Parking</u> <u>Portsmouth, NH Article 11 Location of Off-Street Parking and Shared Parking Occupancy Calculations</u>
8: Incentive Zoning	<u>Mansfield, MA MSROD Incentive Zoning</u> <u>Providence, RI Height Bonus provisions</u> <u>Portsmouth, NH, Article 5B Gateway Neighborhood Mixed Use Districts, Density Bonus Incentives</u>
9: Building Facades, Massing, and Scale	<u>Providence, RI Downtown District, Design standards for New Construction, Fenestration Design</u> <u>Portsmouth, NH Article 5B Gateway Neighborhood Mixed Use Districts, Façade Composition Standards</u>
10: Site Design	<u>Pawtucket, RI, VD Conant Thread District, Site Design</u> <u>Mansfield, MA MSROD Circulation</u> <u>Portsmouth, NH Article 5B Gateway Neighborhood Mixed Use Districts</u>
11: Landscaping and Stormwater Management	<u>Pawtucket, RI Conant Thread District, Site Design</u>
12: Access, Circulation, and Parking Area Design	<u>Providence, RI Driveway Design, Cross Section Easements</u> <u>Portsmouth, NH Article 5B Gateway Neighborhood Mixed Use Districts</u>