

City of Cranston

City Plan Commission

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January 20, 2021

**17.20.040 Conformance to District Regulations Required &
17.88.010 Substandard Lots of Record
Ordinance Workshop**

The Planning Department proposes zoning amendments to fix problematic language concerning the development of substandard lots of record.

Staff has been working collaboratively with the Assistant City Solicitor, the Building & Inspections Department, and the Administration.

Problems Identified

- Existing language in the Code regarding lot mergers of substandard lots of record is unclear;
- Existing provisions requiring compliance with minimum lot requirements is burdensome and does not allow reasonable accommodation for the hardship caused by the City imposing lot minimums greater than pre-existing conditions.

Solutions Proposed:

- Clarify lot merger language & existing exemption clause;
- Provide reasonable provisions for existing substandard lots of record to be developed.

Benefits:

- Pro-business;
- Effective & lean government;
- Reasonable accommodations for development.

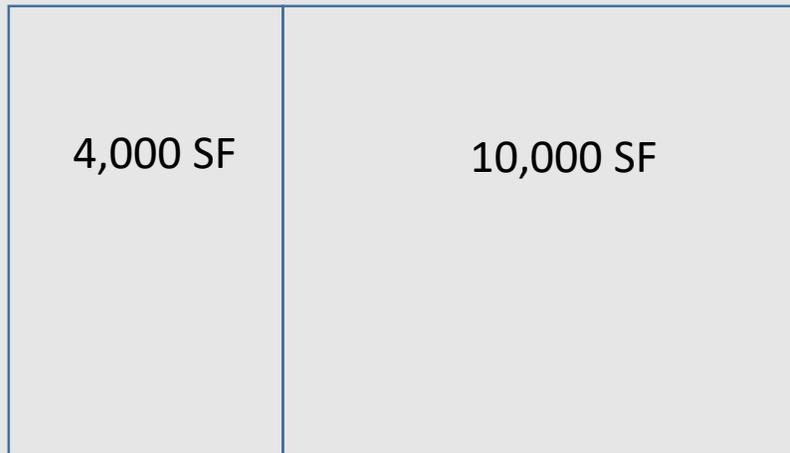
Subdivision of Land

ALL new buildable lots MUST meet the minimum lot requirements.

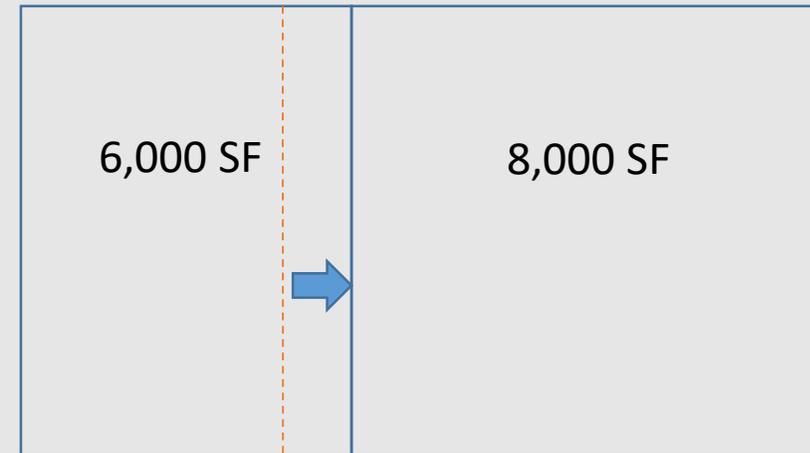
Administrative Subdivisions which reduce existing nonconformities without creating or enhancing other nonconformities may be approved.

Example: A-8 ZONE

Existing Lots



Proposed Lots



Development Proposals

Primary Structures may be built on substandard lots of record with a min of $2/3^{\text{rds}}$ the lot area required and adequate frontage for vehicular access. *(does not apply to 2-fam or multifam)*

Accessory structures, additions, expansions or renovations are **not** subject to lot area & frontage.



5,000 SF

A6

A6

Changes of Use

Must conform to lot area & frontage only if the change requires an increase in minimum lot area.

Anticipated Result:

Relief for area or frontage would not be required on a substandard lot of record if a use requiring a special use permit is proposed, or if by-right uses are exchanged, given these uses don't have specific requirements for lot area (e.g. drive-in uses).

Merger Clause

Any lot less than 4,000 SF abutting another lot under common ownership is merged, even if the abutting lot is conforming.

How the merger clause is interpreted is clarified

- Zoning Official via Zoning Certificate

- Establishes base criteria for consistency

Existing exemption clause is clarified

- Calculation excludes lots of different zone & non-buildable lots

- Side-corner lots addressed

Example

A:6 Zone

4,000 SF	4,000 SF	4,000 SF
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Example

A:6 Zone

