



- 45 a.
- 46 i. If there is a zoning district in which the subject lot conforms to the
- 47 minimum lot size requirements listed in Section 17.20.120, the lot
- 48 shall comply with the building setback, lot frontage, and lot width
- 49 requirements for said zoning district.
- 50 ii. If the subject lot is not conforming as to lot area in any zoning
- 51 district, the setback, frontage, and/or lot width requirements for a
- 52 structure subject to this section and Section 17.88.010 shall be
- 53 reduced by the same proportion as the lot area of the substandard lot
- 54 is to the minimum lot requirement of the zoning district in which the
- 55 lot is located.
- 56 b. Maximum lot building coverage for lots that are nonconforming in area
- 57 shall be increased by the inverse proportion that the area of such
- 58 substandard lot meets the minimum area requirements in the district in
- 59 which the lot is located.
- 60 *c. Two-family structures shall be permitted on substandard lots of record in*
- 61 *zoning districts where two-family structures are permitted and conform*
- 62 *with the requirements of subsection B.1 above and all other requirements*
- 63 *of this chapter.*
- 64 2. All proposals exceeding such reduced requirement shall proceed with a
- 65 modification request under Section 17.20.130, or a dimensional variance
- 66 request under Section 17.92.010, whichever is applicable.
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- 68 3. Accessory structures may be permitted on substandard lots of record, in
- 69 accordance with Chapter 17.60, Accessory Uses, and shall not require
- 70 conformance with minimum lot area and lot width and frontage.
- 71 4. Additions, expansions or renovations to existing structures on substandard
- 72 lots of record that do not result in a required increase of minimum lot area
- 73 per Sections 17.20.090, Specific requirements and 17.20.120, Schedule
- 74 of intensity regulations may be permitted and shall not require
- 75 conformance with minimum lot area and lot width and frontage.
- 76 Additions, expansions or renovations which result in a required increase
- 77 in the minimum lot area per Section 17.20.090, Specific requirements and
- 78 Section 17.20.120, Schedule of intensity regulations shall require
- 79 conformance with minimum lot area and lot width and frontage.
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81 **§ 17.20.090. Specific requirements.**

- 82 A. The minimum lot areas in Section 17.20.120 are for a single-family dwellings in districts
- 83 in which dwellings are permitted. For a two-family dwelling, the minimum lot area shall
- 84 be ~~eight~~ four thousand (~~8,000~~4,000) square feet. For multi-family dwellings the minimum
- 85 lot area shall be ~~six~~ four thousand (~~6,000~~4,000) square feet for the first two dwelling units,
- 86 plus four thousand (4,000) square feet for each of the next ~~nine~~ eight dwelling units, plus
- 87 three thousand five hundred (3,500) square feet for each dwelling unit in excess of ten
- 88 (10) dwelling units; provided, however, that for the multi-family structures designed for

- 89 the elderly, ninety (90) percent or more whose units are to be occupied by persons at least  
 90 sixty (60) years of age, the minimum lot area shall be eight thousand (8,000) square feet  
 91 for the first two dwelling units, plus one thousand (1,000) square feet for each dwelling  
 92 unit in excess of the two dwelling units.
- 93 B. Where a commercial use is mixed with a dwelling use, the minimum lot area shall be as  
 94 shown in Section 17.20.120 for the district in which the lot is located, plus two thousand  
 95 (2,000) square feet for each of the first ten (10) dwelling units, plus one thousand two  
 96 hundred (1,200) square feet for each dwelling unit in excess of ten (10) dwelling units.
- 97 C. Where corner lots have rounded corners with a radius of fifteen (15) feet or more, the area  
 98 otherwise required shall be reduced by one hundred (100) square feet for each such  
 99 rounded corner.
- 100 D. Where a corner lot directly abuts a lot in a residential district along the same side of a  
 101 street, all of the regulations of such residential district for front yards shall apply to such  
 102 corner lot along the street whose frontage it shares with such residential district.
- 103 E. Side lot lines shall be substantially at right angles to straight street lines or radial to curved  
 104 street lines for their full length from front to rear with the following exception:  
 105 Side lot lines may deviate from this requirement in areas where natural constraints such as  
 106 watercourses, wetlands, etc. or where prudent division practices necessitate special  
 107 consideration. In all such cases, the burden will be on the owner to justify such deviation  
 108 in design.
- 109 F. In Section 17.20.120 the "minimum side yard" requirement for a nonconforming lot (as  
 110 defined in subsection 17.88.010(B)) having a frontage of less than fifty (50) feet, shall be  
 111 five feet.
- 112 G. No railroad refrigerated freight car shall be left standing in operation within one hundred  
 113 (100) feet of a residential district.
- 114 H. All uses shall be carried on in such a manner as to produce no offensive noise, dirt, odor,  
 115 glare, heat or vibration perceptible or measurable outside the appropriate property lines.
- 116 I. Exterior lighting shall be shielded or reflected so that the light source is not visible from  
 117 any residential district. Exterior lighting, the source of which would be visible from any  
 118 public street, shall have its source reflected or refracted so as to direct and distribute the  
 119 light to minimize glare.  
 120 The department of inspections shall maintain a list of exterior lighting fixtures which it  
 121 will approve as meeting the requirements of this subsection.
- 122 J. All parking and outdoor storage areas or facilities for fuel, materials, incineration and  
 123 products shall be enclosed by a wall or fence of solid appearance or tight evergreen hedge  
 124 not less than five feet high to conceal such areas or facilities from any residential district  
 125 adjacent or across the street from the principal building or use. No such enclosure shall be  
 126 required in or adjacent to any front yard or corner side yard.
- 127 K. Property and buildings to be used for industrial purposes shall be designed and laid out as  
 128 to minimize disturbance to adjacent property by such features as buffer fences, planting,  
 129 suitably located points of traffic ingress and egress and areas for loading and parking.  
 130 They shall comply in addition to the requirements applicable to the district in which they  
 131 are located. All industrial operations shall be carried on in conformity with the  
 132 requirements of Section 17.36.010.
- 133 L. Additional Setbacks on Certain Streets. Additional setbacks shall be required on certain  
 134 collector and arterial streets in Cranston in anticipation of increased traffic generation  
 135 and/or projected highway improvements. Minimum front yard setbacks shall be as  
 136 follows:

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Location	Setback
Scituate Avenue (west of Elton Circle)	75 feet
Hope Road	75 feet
Phenix Avenue (west of Rt. 295)	60 feet
Natick Avenue	60 feet
Olney Arnold Road	60 feet
South Comstock Parkway	60 feet
Wildflower Drive	60 feet
Burlingame Road	60 feet

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§ 17.20.120. Schedule of intensity regulations.

District	Minimum Lot Area (sq. ft.)*	Minimum Lot Width and Frontage (ft.)	Minimum Yards (ft.) Front	Minimum Yards (ft.) Rear	Minimum Yards (ft.) Side	Maximum Lot Coverage	Maximum Building Height*
S-1, A-80	80,000	200	40	100	20	10	35
A-20	20,000	125	30	30	15	20	35
A-12	12,000	100	25	20	10	30	35
A-8	8,000	80	25	20	10	30	35
A-6	6,000	60	25	20	8	30	35
B-1 and B-2 (single- <i>and</i> two-family)	<del>6,000</del> <u>4,000</u>	<del>60</del> <u>40</u>	<del>25</del> <u>15</u>	<del>20</del> <u>15</u>	<del>8</del> <u>5</u>	<del>35</del> <u>50</u>	35
<del>B-1 and B-2 (two-family)</del>	<del>8,000</del>	<del>60</del>	<del>25</del>	<del>20</del>	<del>8</del>	<del>35</del>	<del>35</del>
B-2 (multi-family)	See formula in § 17.20.090	See formula in § 17.20.090	25	20	8	50	35
C-1	6,000	60	25	20	8	60	35
C-2	6,000	60	25	20	8	60	30
C-3	6,000	60	0	20	0	100	35
C-4	12,000	120	40	20	8	50	35
C-5	10,000	80	30	20	8	60	35
M-1	30,000	150	40	30	20	60	35
M-2	60,000	200	40	30	25	60	35
EI**	10,000	0	0	20***	20***	100%***	35****

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Notes:

\* Subject to performance standards described in Section 17.24.010.

\*\* Subject to requirements of Chapter 17.106 and major land development approval.

\*\*\* Zero feet if adjacent yard is also in an EI, M-1 or M-2 district. Maximum lot coverage is also subject to required yards.

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\*\*\*\* Seventy-five (75) feet if the adjacent lot is also in an EI, M-1 or M-2 district, or if the minimum yard setback from any other (non EI, M-1 or M-2) zoning district is increased 1.5 feet for every one foot in height over thirty-five (35) feet.

**SECTION 2.** This Ordinance shall take effect upon its final adoption.

Positive Endorsement:

Negative Endorsement: (Attach reasons)

\_\_\_\_\_  
Christopher T. Millea                      Date  
City Solicitor

\_\_\_\_\_  
Christopher T. Millea                      Date  
City Solicitor

Sponsored by Councilman Andujar

Referred to Ordinance Committee: June 3, 2026