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THE CITY OF CRANSTON

**ORDINANCE OF THE CITY COUNCIL**

IN AMENDMENT OF CHAPTER 17 OF THE CODE OF THE CITY OF CRANSTON,  
2005, ENTITLED, "ZONING"

(20 Goddard Drive, Assessor's Plat 13, Lot 39)

No.

Passed:

\_\_\_\_\_  
*/s/ Jessica M. Marino, Council President*

Approved:

\_\_\_\_\_  
*/s/ Kenneth J. Hopkins, Mayor*

It is ordained by the City Council of the City of Cranston as follows:

**SECTION 1.** Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (the "Zoning Ordinance"), is hereby amended:

A. The Zoning Ordinance's designation of M-2 for that certain property located at 20 Goddard Drive, and more particularly described and designated as Lot 39 on Assessor's Plat 13, (hereinafter, the "Property") is hereby changed to M-2 with the following Conditions:

1. All uses as set out in Section 17.20.030 – Schedule of Uses, in the Zoning Ordinance, under the M-2 designation shall be permitted on the Property as well as the following:
  - a. Retail Sales Establishment, Large Scale, as that use is set out in Section 17.20.030 – Schedule of Uses, in the Zoning Ordinance, shall be permitted with the following accessory / ancillary uses:
    1. Motor Vehicle Repair and Service Establishment, Light, as that use is set out in Section 17.20.030 – Schedule of Uses, in the Zoning Ordinance, which may include tire retail sales and installation services;
    2. Fuel Station, Full-Service, "members only fueling facility" as that use is set out in Section 17.20.030 – Schedule of Uses, in the Zoning Ordinance;
    3. Outdoor Retail, as that use is set out in Section 17.20.030 – Schedule of Uses, in the Zoning Ordinance;

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4. Kiosk, Freestanding exterior, as that use is set out in Section 17.20.030 – Schedule of Uses, in the Zoning Ordinance; and,
- b. Motor and Recreational Vehicle and Watercraft Sale
- c. Commercial Recreation
- d. Motel, hotel
- e. Performance Standards
  - a. Parking
    - i. There shall be no minimum parking requirement for these proposed uses. Parking layout and circulation, which shall be designed in accordance with contemporary best management practices, (BMPs) and may include provisions for EV charging, compact vehicles, pedestrian safety, and multi-modal amenities shall be reviewed / peer reviewed, and approved by the Development Plan Review Committee and City Plan Commission.
  - b. Landscaping
    - i. There shall be no minimum landscaping requirements for the proposed uses. Landscaping requirements shall be installed on-site to the greatest extent practicable. Landscape Plans, prepared by a Registered Landscape Architect and designed in accordance with contemporary best management practices, (BMPs) shall be reviewed / peer reviewed (if deemed necessary), and approved by the Development Plan Review Committee and City Plan Commission.
  - c. Signs
    - i. Total on-site signage shall not exceed 1,300 sq. ft. Signage type, (wall, canopy, directional, etc.) may be utilized by the Applicant for maximum efficiency and design for the proposed uses.
    - ii. Pylon Sign: One (1) free-standing pylon shall be permitted at the Property, which shall not exceed seventy-five (75) feet in height, and no more than two-hundred sixty (260), square feet of area, (one-hundred thirty (130) square feet per face).
    - iii. Free-standing Sign: One (1) free-standing sign shall be designed in accordance with the dimensional standards and requirements of the C-5 zoning district.

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iv. Signage may utilize LED illumination in accordance with contemporary best management practices, (BMPs). Sign illumination during non-business hours shall be strictly prohibited.

v. Signage shall be reviewed and approved by the Development Plan Review Committee and City Plan Commission.

d. Building

i. Maximum building height shall not exceed fifty-five (55) feet. This shall not include non-habitable spaces and necessary HVAC/R equipment.

ii. Minimum distance of any driveway from any property line shall be five (5) feet.

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

Positive Endorsement

Negative Endorsement (attach reasons)

\_\_\_\_\_  
/s/ \_\_\_\_\_, Solicitor    Date

\_\_\_\_\_  
\_\_\_\_\_, Solicitor    Date

Petitioner: Owner and Applicant  
20 Goddard LLC  
10 Greene Street  
Providence, RI 02903

Referred to Ordinance Committee: