

Amendments to Subdivision Regulations Guide 2026

Section	Page	Required (R) Discretionary (D)	Action	Reason
II	6, 13	R	Amended definitions of "buildable lot" and "minor subdivision"	H8004A
II	6, 8	D	Added DPRC as entity that can do Concept Plan Review. Added definitions from RI Building Code for Gross Floor Area and Net Floor Area.	Clarifies that Concept Plan Review can be done with the DPRC. Adding Gross Floor Area definition improves ease of use, especially given that it is used to calculate fees for commercial and industrial developments. Addition of Net Floor Area is to provide a contrast to Gross Floor Area.
II	9	D	Removed 3 categories from Minor Land Development	Amended for clarification purposes as the three categories cross over with the categories for Development Plan Review. State law has these categories in both DPR and minor land development. As we have DPR enabled in our ordinance and we can only send projects through one process. Removing the categories from minor land development is there to clarify that these types of projects require DPR.
II	18-20	R	updated tables to reflect state law changes	H8004A
II	21	D	Updated filing fees to reflect Administrative Subdivisions that can now be reviewed by the City Plan Commission	Intended to reflect the changes made to Minor Subdivisions where the fees for administratively reviewed projects and plan commission reviewed projects receive different fees. Processing administrative subdivisions is typically a straightforward task. Sending such an application to a public hearing for plan commission review requires additional staff time for processing and review.

III.M	29-30	R	Integrated changes from H8004A and edited section for clarity regarding how certain review categories apply to different types of subdivisions. Added new findings of fact for administrative subdivisions	H8004A
IV	32-35	R	Updated section to reflect new state law. Section follows same format as sections V and VI.	H8004A
V	36-38	R	Updated oversized lot subdivisions section to follow new state law. Removed "reassignment to major review" section.	H8004A
V, VI	40, 45, 51, 55, 60	D	Amended language on municipal lien certificate submission requirement	clarification to reflect current procedures. Once an application is submitted, the administrative officer must certify it as complete or incomplete. No action will automatically certify the application as complete.
V, VI	41, 48	R	small language adjustment regarding modifications	H8004A
V, VI	45, 60	D	Added “but not limited to” referring to proof of conformance to permits	The new language accounts for relevant permits that may not be listed in the checklist
V	46	D	added "significant changes from the preliminary plan approval" to project narrative requirement	reflects current checklist
VI	60	R	added that a letter evidencing issuance of a RIDOT PAP upon submission of a bond and insurance can be used instead of an actual RIDOT PAP	H8004A
VII.C	79	R	added administrative subdivisions to applications where unified development review can be used	H8004A

X.M	113	D	added requirement that subdivisions and land developments should also conform to the requirements of our special flood hazard ordinance	Primarily clarification as all subdivisions and land developments need to conform to the zoning ordinance to get approval.
XV	123	R	added administrative subdivisions to applications that can be appealed to Superior Court	H8004A. Denials of administrative subdivisions were previously not appealable but instead needed to be resubmitted as a minor subdivision. Now the applicant can choose to resubmit as a minor subdivision <u>or</u> appeal to superior court.
Admin Sub Checklist	1-2, 4	R/D	Adjusted administrative subdivision checklist items to accommodate projects requiring unified development review.	H8004A. Optional items such as change in fee schedule are consistent with proposed changes to the Subdivision Regulations
Minor Subdivision & LDP Checklist	1, 7	D	- Added checkboxes on first page to account for waivers. - Added submission requirements for applications requesting neighborhood character-based modifications	-Most waivers can only be approved by the Plan Commission. The checkbox helps to determine which checklist items will be needed. - Response to H8004A which requires integration of NCBMs
Major Subdivision & LDP Checklist	7, 8	D	- Added submission requirements for applications requesting neighborhood character-based modifications -Added that a letter evidencing that a bond and insurance for a RIDOT permit was issued in lieu of an actual RIDOT permit	Response to H8004A