

1 THE CITY OF CRANSTON

2
3 **ORDINANCE OF THE CITY COUNCIL**

4 IN AMENDMENT OF CHAPTER 17 OF THE CODE OF THE CITY OF CRANSTON,
5 2005, ENTITLED ‘ZONING’

6 (CHANGE OF ZONE – 35 Carlsbad Street Plat 7 Lot 3141 & 0 Carlsbad Street Plat 7 Lot
7 3744)

8
9 No.

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11 *Passed:*

12 _____
13 *Jessica M. Marino, Council President*

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15 *Approved:*

16 _____
17 *Kenneth J. Hopkins, Mayor*

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

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21 **Section 1.** That the Zoning Map accompanying and made a part of Chapter 17 of the Code
22 of the City of Cranston, Rhode Island, 2005, entitled “Zoning”, as adopted December 1, 2016, as
23 amended, is hereby further amended, as follows:

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25 By deleting therefrom the following:

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27 The M-2 Zoning District from Lot 3744 of Plat 7 (0 Carlsbad Street); and
28 The M-2 and C-4 Zoning District from Lot 3741 of Plat 7 (35 Carlsbad Street).

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30 And by adding thereto the following:

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32 The M-2 Zoning District with Conditions on Lot 3744 of Plat 7 (0 Carlsbad Street) and Lot
33 3741 of Plat 7 (35 Carlsbad Street).

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35 Referenced “Conditions” are as follows:

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37 1. **Permitted Uses:** The following uses shall be allowed at the Property. Any use not listed
38 below shall be deemed as not allowed.

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40 INDUSTRIAL
41 Manufacture light
42 Warehousing, commercial

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44 2. **Parking & Loading:** Parking and loading requirements shall be as set forth in the
45 Ordinance, provided that the following requirements shall not apply to the Property:
46 17.84.150.A.7 (curb or Cape Code berm required around parking perimeter); and
47 17.84.150.A.3 (requirement for parking aisles and cross drive aisles).
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3. **Dimensional Regulations:** The following schedule of intensity regulations shall apply to the Property:

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
M-2	60,000	200	0	0	0	60%	45-65 ft

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4. **Development & Landscaping Design Standards:** Development and landscaping design standards shall be as set forth in the Ordinance, provided that the following requirements shall not apply to the Property: 17.84.140.C.7 (requirement for landscaping within parking areas); 17.84.140.C.6 (requirement for buffer strip at rear lot line and minimum buffer width); 17.84.140.C.4 (requirement of 1 tree for every 35 feet); and 17.84.140.C.1b (requirement for minimum percentage of lot to be landscaped). Landscaping shall be approved by the Development Plan Review Committee (DPRC). Existing or proposed landscaping on City-owned rights of way shall be credited to the Property for purposes of development review.

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5. **Time Limit on Development Plan Approval:** Notwithstanding the provisions of Sec. 17.84.090, development plan approval shall lapse after one year if construction has not begun. The one year period shall start on the date an approval is filed with the city clerk and shall not include such time required to pursue or await an appeal. Upon written request, the DPRC may extend an approval for good cause shown.

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Section 2. This ordinance shall take effect upon its final adoption.

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Positive Endorsement:

Negative Endorsement: (Attach reasons)

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City Solicitor

Date

City Solicitor

Date

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79

Referred to:

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Petition filed by:

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