

ARTICLE IV. - DIMENSIONAL REGULATIONS⁽⁵⁾

TABLE 2A. RESIDENTIAL DISTRICTS

Dimensional Requirements	RR/ R80(3)	PP(3)	NR/ R40(3)	VR/ R20(3)	MF(1),(3)	PV(2),(3)	VLDR/ 200(3)	LDR/ 120(3)
<i>Minimum Dimensions</i>								
Lot area (3):								
One-family dwelling	80,000 sf	5 acres	40,000 sf	20,000 sf			200,000 sf	120,000 sf
Two-family dwelling	—	—	—	40,000 sf			—	—
Lot depth:								
One-family dwelling	250'	300'	200'	140'			300'	250'
Two-family dwelling	—	—	—	160'			—	—
Other permitted and special use permit uses (3)	300'	300'	300'	160'			300'	300'
Lot frontage:								
One-family dwelling	200'	200'	180'	140'			300'	250'
Two-family dwelling	—	—	—	165'(4)			—	—
Lot width:								
One-family dwelling	200'	200'	180'	140'			300'	250'
Two-family dwelling	—	—	—	165'			—	—
Building setback:								
Front yard (5)							(5)	(5)

Side yard/rear yard	35'	35'	35'	15'			35'	35'
Accessory bldg. One-story side/rear	25'	35'	25'	10'			35'	35'
Accessory bldg. Two-story side/rear	35'	—	35'	15'			35'	35'
<i>Maximum Dimensions</i>								
Building stories	3	3	3	3			3	3
Building height	35'	35'	35'	35'			35'	35'

L = Local C = Collector A = Arterial

- (1) Refer to section 21-40.
- (2) Refer to section 21-61.
- (3) Unless otherwise stated in section 21-325, Development Standards for Certain Uses.
- (4) This provision is for frontage lots created after the effective date of the ordinance from which this chapter derives.
- (5) Refer to subsection 21-306(a).

Note: See section 21-216 for dimensional regulations for uses in conservation development. See section 21-221 for dimensional regulations for approved cluster developments.

(Ord. No. 95-3, § 1, 5-8-1995; Ord. No. 95-11, §§ 1, 2, 10-23-1995; Ord. No. 98-7, 5-11-1998; Ord. No. 03-8, § 4, 6-9-2003; Ord. No. 06-06, § 3, 4-10-2006; Ord. No. 07-02, § 9, 2-5-2007; Ord. No. 10-06, §§ 2, 3, 4-26-2010; Ord. No. 14-04, § 1, 2-10-2014)

TABLE 2B. BUSINESS DISTRICTS
STANDARD DIMENSIONAL REGULATIONS FOR BUSINESS DISTRICTS

	NB		GB		PB		PR		WJ		WB		HB		WVC		WVDGO	
	MI N	MA X	MIN	MA X	MI N	M AX	MIN	MA X	MIN	MA X	MIN	MA X	MIN	MA X	MI N	MA X	MI N	MA X
Lot area	4,000	—	20,000	—	5 acr	—	5,000 sf	—	5,000 sf	—	40,000	—	20,000	—	4,500	—	4,500	—

	sf		sf		es						sf		sf		sf		sf	
Lot width	40'	—	200'	—	40'0'	—	40'	—	40'	—	150'	—	200'	—	40'	—	40'	—
Lot frontage	40'	—	200'	—	40'0'	—	40'(12)	—	40'(12)	—	150'	—	200'	—	40'	—	40'	—
Building setbacks:																		
Front	(1)	—	25'	—	25'	—	10'(7)	20'(13)	10'(7)	60'	25'	—	50'	—	(1)	—	(1)	—
Side	(2)	—	15'	—	65'	—	0'	—	0'	—	25'	—	25'	—	(4)	—	(4)	—
Corner side	(1)	—	25'	—	25'	—	0'	—	0'	—	25'	—	50'	—	(1)	—	(1)	—
Rear	30'	—	25'	—	50'	—	0'	—	0'	—	25'	—	25'	—	30'	—	30'	—
From residential district	30'	—	50'	—	65'	—	20'(8)	—	20'(8)	—	30'(8)	—	40'	—	50'	—	50'	—
Building stories	1	3	1	3	1	4	1(9)	3(6)	1	3(6)	—	2	—	—	—	3	—	3
Building height	15'	35'	15'	35'	25'	50'	16'(9)	38'(6)	—	38'(6)	—	40'	—	35'	—	35'	—	27'(14)
Ground floor	—	10,000	—	50,000	—	(3)	—	20,000 sf	—	50,000 sf	—	50,000	—	50,000	—	7,000 sf	—	7,000 sf

area		sf		sf				(10)		(10)		sf		sf		(15)		(15)
Building width	—	2.5 × bldg . hgt.	—	—	—	—	—	2.5 × bldg . hgt.	—	—	—	—	—	—	—	2.5 × bldg . hgt.	—	2.5 × bldg . hgt.
Building depth	—	3.5 × bldg . hgt.	—	—	—	—	—	3.5 × bldg . hgt.	—	—	—	—	—	—	—	3.5 × bldg . hgt.	—	3.5 × bldg . hgt.
Impervious lot coverage	—	90%	—	90%	—	80%	—	90%	—	90%	—	90%	—	90%	—	90%	—	90%

NOTES:

- (1) See subsection 21-87(b).
- (2) Zero feet if attached; 15 feet if not attached.
- (3) For land parcels comprised of five to 15 acres, the maximum size of any one building footprint shall not exceed the lesser of 50,000 square feet or 25 percent of the area of land suitable for development. For land parcels comprised of in excess of 15 acres, the maximum size of any one building footprint shall not exceed the lesser of 85,000 square feet or ten percent of the area of land suitable for development, nor shall there be more than one building in excess of 50,000 square feet in any single master plan or site plan in a planned business district.
- (4) Zero feet if attached; ten feet if not attached.
- (5) Reserved.
- (6) Where density bonuses are allowed by the planning commission for the inclusion of affordable housing or the use of transfer of development rights, building stories may be increased to four and building height may be increased to 50 feet.
- (7) Where lots do not front Post Road, Ten Rod Road, Quaker Lane or another arterial road within the PR or Wickford Junction District as applicable, the minimum front yard setback may be zero

so long as pedestrian access remains uninterrupted across the front of commercial and mixed use building(s). However, it is the intent of the Wickford Junction District to preserve setbacks along Ten Rod Road that will allow for the contiguous travel of pedestrians and/or bicyclists across property frontage to the maximum extent practicable. It is also the intent of this district to create a consistent or near-consistent setback of buildings along Ten Rod Road in order to enhance the pedestrian experience. The planning commission shall consider these long-term objectives as part of its review of setbacks along this corridor.

- (8) Minimum of 20 feet or equal to the height of the building, whichever is greater.
- (9) Single story buildings may be allowed so long as no more than 5,000 square feet of floor space is contained within the single story area. The minimum height of the single story structure shall be 16 feet.
- (10) Ground floor area per commercial operation.
- (11) Any proposal that received master plan approval for a commercial operation that exceeds this maximum in advance of the adoption of this provision shall be considered "conforming" with regard to this standard.
- (12) As part of the master planning of an entire development project, the planning commission may reduce the frontage requirement for newly created lots within the district to zero in instances where this frontage reduction would promote better site design and buildings are sited in a manner that is consistent with the goals of the district.
- (13) Applicants will not be required to meet these maximum setback requirements on those lots impacted by easements. The planning commission, as part of their review process may increase the maximum setback for buildings on lots in the PR district that are impacted by an easement that otherwise cannot comply with the PR setback requirements.
- (14) See subsection 21-191(f).
- (15) Any use or structure in excess of 4,000 square feet gross floor area shall require a special use permit and no structure shall have a footprint exceeding 7,000 square feet.

(Ord. No. 95-3, § 1, 5-8-1995; Ord. No. 02-20, § 4, 11-18-2002; Ord. No. 08-18, § 4, 7-7-2008; Ord. No. 12-13, § 4, 10-22-2012; Ord. No. 13-19, § 4, 12-9-2013; Ord. No. 16-02, § 2, 1-11-2016; Ord. No. 18-30, § 1, 11-26-2018)

TABLE 2C. INDUSTRIAL DISTRICTS

DIMENSIONAL REGULATIONS FOR INDUSTRIAL DISTRICTS

Dimensional Requirements	I/O	LI(3)	GI	WI
<i>Minimum Dimensions</i>				
Lot area	40,000 sf	60,000 sf	80,000 sf	80,000 sf
Lot width	150'	150'	175'	125'
Lot frontage	150'	150'	175'	125'

<i>Building Setbacks:</i>				
Front yard	35'	35'	35'	35'
Side yard/corner side yard	30'	30'	30'	30'
Rear yard	30'	30'	30'	30'
From district boundary	50'	50'(1)	100'(1)	100'(1)
From residential boundary	200'	200'	200'	200'
<i>Maximum Dimensions</i>				
Building stories	3	3	—	3
Building height	35'	35'	(2)	35'
<i>Impervious Lot Coverage</i>	80%	80%	80%	80%

A = Arterial C = Collector L = Local

- (1) Does not pertain to boundaries between other industrial districts.
- (2) Building height shall not exceed the distance from the lot line.
- (3) The building setback for those portions of Lots 48, 51, 52, 53, 54, 56 and 57 on Assessor's Plat 79 that abut the residential zoning district created by lot 3 on Assessor's Plat 79 shall be 30 feet. This exemption shall apply to the specific lots listed above and shall only remain in effect for the period of time that Lot 3 on Assessor's Plat remains zoned residential.
- (4) Where a lot abuts a road and residential property lies directly opposite the industrial lot, the setback from residential district boundary shall be measured from the property line of the industrial lot.

(Ord. No. 98-7, 5-11-1998; Ord. No. 03-8, § 5, 6-9-2003; Ord. No. 11-01, § 3, 1-10-2011)

Footnotes:

--- (5) ---

Editor's note— See editor's note to article II of this chapter.