

**TOWN OF GLOCESTER, RI
TOWN COUNCIL PUBLIC HEARING
GLOCESTER CODE OF ORDINANCE PROPOSED ZONING AMENDMENT**

Notice is hereby given pursuant to Rhode Island General Laws 45-24-53, and in accordance with the Gloucester Home Rule Charter, that a Public Hearing will be held at the Town Council meeting of **May 6, 2021** at 7:30 PM. The purpose of this meeting is to consider a proposed amendment to the Code of Ordinance as summarized below:

Please note that this hearing will be a virtual hearing where you will have access by telephone or computer only. Please check meeting posted 48 hours prior to meeting at the Secretary of State's Public Meeting look up or on the Town's website at www.glocesterri.org for more information.

Proposed Ordinance:

Chapter 350 Attachment 2, Table of Dimensional Regulations

The proposed amendment represents changes to sections relating to A4, A3,
and R2 Zoning regarding lot coverage

Availability of Information

The proposed amendments are available for public inspection and reproduction in the office of the Gloucester Town Clerk, Monday through Friday, 8:00AM to 4:30PM and on the Town's website, <http://www.glocesterri.org>.

The proposed amendment may be altered prior to the close of the Public Hearing without further advertising, as a result of further study or because of the views expressed at the Public Hearing.

Per Order of the Gloucester Town Council

Jean M. Fecteau, CMC, Town Clerk




TOWN OF GLOUCESTER

BUILDING/ZONING OFFICE

1145 Putnam Pike, P.O. Box B
Chepachet, Rhode Island 02814-0702
(401) 568-6206 Extension 1
FAX (401) 568-5850
RI RELAY 1-800-745-5555

March 16, 2021

TO : Town Council Members

FROM : Ken Johnson, Building/Zoning Official 

RE : Proposal for Amended Lot Coverage Ordinance

At the last Planning Board meeting lot coverage on undersized properties was discussed. I was asked if I could come up with possible alternatives for discussion.

My suggestions for proposed lot coverage %

Conforming Lots of Record

R-2 - 2 Acre
A-3 - 3 Acre
A-4 - 4 Acre

Set Back Regulations

75' Front, 50' sides & 100' Rear
lot coverage - unrestricted
must meet set back requirements

Non Conforming Lots

1 acre = 43,560 sq. ft
3/4 acre = 32,670 sq. ft

Set Backs no less than

30' Front, 10' Sides & 10' Rear
10 % lot coverage = 4,356 sq. ft.
10% lot coverage = 3,267 sq. ft.
must meet set back requirements

Non Conforming Lots

1/2 acre = 21,780 sq. ft
1/4 acre = 10,890 sq. ft or less

Set Backs no less than

30' Front, 10' Sides & 10' Rear
15 % lot coverage = 3,267 sq. ft.
15% lot coverage = 1,633 sq. ft.
must meet set back requirements

ZONING

350 Attachment 2

Table of Dimensional Regulations
[Amended 3-15-2007, effective 3-15-2007]

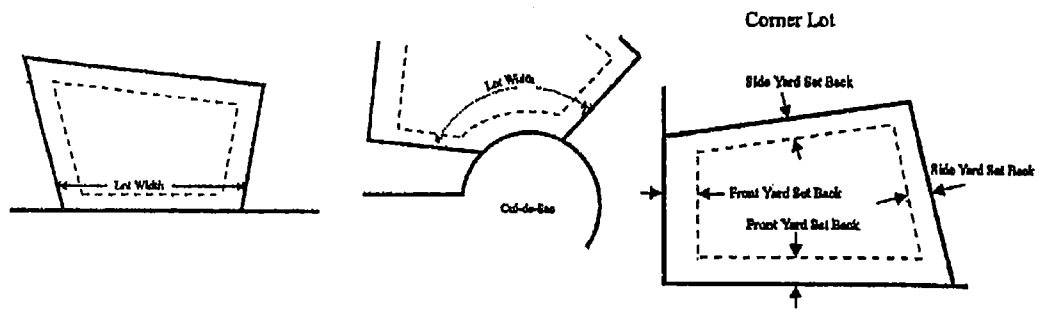
DISTRICTS	MINIMUM SETBACKS					MAXIMUM LIMITS		
	Lot Size Area (acres)	Lot Width ¹ (feet)	Front Yard Depth ² (feet)	Rear Yard Depth (feet)	Side Yard Width (feet)	Building Coverage	Main Structure Height (feet)	Access Structure Height (feet)
A-4 Agricultural Single-family dwelling	4	350	75	100	50	4% NA 10% 10% 15% 15%	35	25
	1 acre		30	10	10			
	3/4 acre		30	10	10			
	1/2 acre		30	10	10			
1/4 acre	30	10	10	10				
Commercial animal or crop farm	5	350	75	100	30	4%	35	35
Two-family duplex	6	350	75	100	50	4%	35	25
Other permitted uses	5	350	75	100	50	4%	35	35
A-3 Agricultural Single-family dwelling	3	300	75	100	50	4% NA 10% 10% 15% 15%	35	25
	1 acre		30	10	10			
	3/4 acre		30	10	10			
	1/2 acre		30	10	10			
1/4 acre	30	10	10	10				
Commercial animal or crop farm	5	350	75	100	50	4%	35	35
Two-family duplex	6	350	75	100	50	4%	35	25
Other permitted uses	4	350	75	100	50	4%	35	35
R-2 Residential Single-family dwelling	2	250	75	100	50	5% NA 10% 10% 15% 15%	35	25
	1 acre		30	10	10			
	3/4 acre		30	10	10			
	1/2 acre		30	10	10			
1/4 acre	30	10	10	10				
Two-family duplex	5	300	75	100	50	5%	35	25
Multifamily structure or apartment		300	75	100	50	15%	40	15
Other permitted uses	4 acres per unit ³ 3	250	75	100	50	5%	35	35
B-1 Neighborhood Commercial Any permitted uses	.5	120	60	30	20	25%	NA	30
B-2 Highway Commercial Any permitted uses	.5	120	60	30	20	25%	NA	30
I Industrial Any permitted uses	2	200	60	100	35	30%	NA	40

Notes:

¹ Lot width may be measured at the minimum required front yard setback line. The lot width at the street line shall not be less than 90% of the required width; except in the instance of a cul-de-sac where such lot width at the street line shall not be less than 1/2 of the required lot width at the minimum setback line. In no instance shall the distance between side lot lines be less than 100 feet.

² Corner lots shall be required to provide the minimum front depth yard along all streets. In no case shall front yard depth be less than 100 feet from the center line of a road.

³ In an R-2 District, no multifamily or apartment house of more than six units shall be located or clustered on any 25-acre parcel.



ZONING

350 Attachment 2

Table of Dimensional Regulations
[Amended 3-15-2007, effective 3-15-2007]

DISTRICTS	MINIMUM SETBACKS					MAXIMUM LIMITS		
	Lot Size Area (acres)	Lot Width ¹ (feet)	Front Yard Depth ² (feet)	Rear Yard Depth (feet)	Side Yard Width (feet)	Building Coverage	Main Structure Height (feet)	Access Structure Height (feet)
A-4 Agricultural Single-family dwelling	4	350	75	100	50	4% NA 10% 10% 15% 15%	35	25
	1 acre		30	10	10			
	3/4 acre		30	10	10			
	1/2 acre		30	10	10			
1/4 acre	30	10	10	10				
Commercial animal or crop farm	5	350	75	100	30	4%	35	35
Two-family duplex	6	350	75	100	50	4%	35	25
Other permitted uses	5	350	75	100	50	4%	35	35
A-3 Agricultural Single-family dwelling	3	300	75	100	50	4% NA 10% 10% 15% 15%	35	25
	1 acre		30	10	10			
	3/4 acre		30	10	10			
	1/2 acre		30	10	10			
1/4 acre	30	10	10	10				
Commercial animal or crop farm	5	350	75	100	50	4%	35	35
Two-family duplex	6	350	75	100	50	4%	35	25
Other permitted uses	4	350	75	100	50	4%	35	35
R-2 Residential Single-family dwelling	2	250	75	100	50	5% NA 10% 10% 15% 15%	35	25
	1 acre		30	10	10			
	3/4 acre		30	10	10			
	1/2 acre		30	10	10			
	1/4 acre		30	10	10			
Two-family duplex	5	300	75	100	50	5%	35	25
Multifamily structure or apartment		300	75	100	50	15%	40	15
Other permitted uses	4 acres per unit ³	250	75	100	50	5%	35	35
3								
B-1 Neighborhood Commercial Any permitted uses	.5	120	60	30	20	25%	NA	30
B-2 Highway Commercial Any permitted uses	.5	120	60	30	20	25%	NA	30
I Industrial Any permitted uses	2	200	60	100	35	30%	NA	40

Notes:

- ¹ Lot width may be measured at the minimum required front yard setback line. The lot width at the street line shall not be less than 90% of the required width; except in the instance of a cul-de-sac where such lot width at the street line shall not be less than 1/2 of the required lot width at the minimum setback line. In no instance shall the distance between side lot lines be less than 100 feet.
- ² Corner lots shall be required to provide the minimum front depth yard along all streets. In no case shall front yard depth be less than 100 feet from the center line of a road.
- ³ In an R-2 District, no multifamily or apartment house of more than six units shall be located or clustered on any 25-acre parcel.

