

THE CITY OF WARWICK
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER ARTICLE

APPENDIX A
ZONING

No..... Date.....

Approved.....Mayor

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF WARWICK
578, LLC, PETITIONER

Be it ordained by the City of Warwick:

Section I. The Zoning Map and the Record Book of Lot Classifications which are a part of the Zoning Ordinance of the City of Warwick are hereby amended by changing the classification of the following described premises from Residential A-7 and General Business to General Business.

Lot 1 on Assessor’s Plat 270 as said plat appeared in the Tax Assessor’s office on December 31, 2018 is hereby changed from Residential A-7 and General Business to General Business. The Lot is set forth in the legal description and on the map attached hereto as Exhibit A.

Subject to the following conditions, waivers and stipulations:

1. Relief from *Section 304.5 More than one nonresidential use or building on a lot* for more than one actual use on a lot as shown on the plan approved by the Warwick Planning Board;
2. Relief from *Section 701.3, Setbacks of parking spaces* for less than required front and corner side parking setback along Naples Avenue as shown on the plan approved by the Warwick Planning Board;
3. Relief from *Section 505.1 Minimum landscape buffer, subsection (A)* for less than required landscape buffer along frontage of Naples Avenue and a small portion of Greenwich Avenue as shown on the plan approved by the Warwick Planning Board;
4. Relief from *Section 505.1, subsection (B)*, for less than required landscape buffer from an abutting residential zone as shown on the plan approved by the Warwick Planning Board;

- 1 5. Relief from *Section 505.6 (A) Parking lot buffers*, for less than required parking
2 area setback as shown on the plan approved by the Warwick Planning Board;
- 3 6. Relief from *Table 2B. Dimensional Regulations, footnote (2)*, for less than required
4 commercial building or use setback from abutting residential zone as shown on the
5 plan approved by the Warwick Planning Board;
- 6 7. Relief from *Section 701.7 Off-street parking space requirements* for less than
7 required parking spaces as shown on the plan approved by the Warwick
8 Planning Board;
- 9 8. Relief from *Section 702.2 Number of required loading spaces* for less than required
10 loading space width as shown on the plan approved by the Warwick Planning
11 Board;
- 12 9. Relief from *Section 806.3 Sign area* to increase the freestanding sign area from the
13 maximum of 80 square feet per side (160 square feet total), to 100 square feet per side
14 (200 square feet total) as shown on the plan approved by the Warwick Planning Board;
- 15 10. That all exterior lighting and signage shall be designed and installed to minimize
16 negative impacts on the neighboring residential properties. The lighting design
17 shall be Dark Sky compliant, to the extent practicable. Glare from outdoor lights,
18 signs, and from the movement of vehicles on site shall be shielded from the view
19 of adjacent properties.
- 20 11. That all truck delivery routes shall be limited to the major arterial roadway, Greenwich
21 Avenue, with Naples Avenue used to access the site driveway, only.
- 22 12. That there shall be no drive-thru over-flow queuing on Naples Avenue.
- 23 13. That there shall be no temporary parking of passenger vehicles, commercial vehicles,
24 or trailers on Naples Avenue for people accessing the commercial uses on the
25 parcel.
- 26 14. That the site development shall include a Landscape Plan, prepared and stamped by a
27 registered Rhode Island Landscape Architect. This plan shall include screening and
28 fencing for the abutting residential properties and a planting and maintenance plan for
29 the area to be rezoned.
- 30 15. That signage shall be installed at the Naples Avenue driveway regarding limited
31 neighborhood access.
- 32 16. That the dumpster(s) shall be located to mitigate potential negative effects on the
33 abutting residential properties. The dumpster shall be screened with a tight
34 evergreen hedge and/or fencing and the dumpster shall remain closed when not in
35 use.
- 36 17. That the Applicant shall work with the City's Department of Public Works to identify
37 the causes of the existing flooding on Naples Avenue and work with the City
38 DPW to rectify the issues, as necessary.

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40 Section II. The Clerk of the Zoning Board of Review is hereby authorized and directed to cause said
41 changes to be made on the Zoning Map and the Record Book of Lot Classifications.

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43 Section III. This Ordinance shall take effect upon passage and publication as prescribed by law.

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45 SPONSORED BY: COUNCILMAN SINAPI
46 COMMITTEE: LAND USE