

**PUBLIC HEARING NOTICE
TOWN OF JAMESTOWN**

Notice is hereby given that the Town Council of the Town of Jamestown will conduct a public hearing on the 1st day of March, 2010 at 7:00 p.m. at the Jamestown Town Hall, 93 Narragansett Avenue on the following proposed amendment to the Code of Ordinances regarding Chapter 82-Zoning. Opportunity shall be given to all persons interested to be heard upon the matter at the public hearing. The following proposed ordinance amendment is under consideration and may be adopted and/or altered or amended 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. Any alteration or amendment must be presented for comment in the course of the public hearing. The proposed amendment is available for review and/or purchase at the Town Clerk's Office between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding Holidays.

NOTE: words set as ~~strike through~~ are to be deleted from the ordinance; words set in **bold** are to be added to the ordinance.

The Town Council of the Town of Jamestown hereby ordains:

Section 1. The Jamestown Code of Ordinances, Chapter 82-Zoning, as the same may have been heretofore amended, is hereby amended by changing the text of the Chapter, as follows:

103-Definitions

(51.1) Duplex. See Dwelling – Two Household.

(51.2) Dwelling – Two Household. A structure containing two households where each dwelling unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, and containing a separate means of ingress and egress.

82-302 District dimensional regulations.

Table 3-2

Table 3-2 for the Village Special Development District Zones R-8, R-20, CL and CD

ZONING DISTRICT	R-20	R-8	CL	CD
Lot Size:	20,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	5,000 sq. ft.
Duplex	40,000	15,000	8,000 sq. ft.	5,000 sq. ft.
Multifamily Dwelling (see Article 10)	200,000 sq. ft.	25,000 sq. ft.	25,000 sq. ft.	20,000 sq. ft.
Lot Occupation:				
Lot Width	100' min.	80' min	80' min. – 120' max.*	40' min, 96' max.*
Lot Coverage	25% max.	30% max.	35% max.	55% max.
Setbacks – Principal Building:				
Front Setback - Principal	30' min.	18' min.	12' min. – 24' max.	0' min. – 12' max. 18' max. for outdoor seating café with 3'

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				wall, fence or planting at frontage
Front Setback - Secondary	15' min.	9' min.	6' min. – 18' max.	0' min. – 12' max.
Side Setback	10' min.	7' min.	6' min.	0' min. – 24' max.
Rear Setback	30' min.	30' min.	12' min.	12' min.
Frontage buildout	N/A	N/A	40% min. at setback	60% min. at setback
Setback – outbuilding:				
Front setback	20' min. + bldg. setback	20' min. + bldg. setback	20' min. + bldg. setback	20' max. from rear prop. line
Side setback	10' min.	7' min.	10' min.	10' min.
Rear setback	10' min.	10' min.	10' min.	3' min.
Building Placement: See Table 11-2				
Edgeyard	Permitted	Permitted	Permitted	Not permitted
Sidyard	Not permitted	Not permitted	Permitted	Permitted
Rearyard	Not permitted	Not permitted	Permitted	Permitted
Courtyard	Not permitted	Not permitted	Not permitted	Permitted
Private Frontages: See Table 11-3				
Common yard	Permitted	Permitted	Not permitted	Not permitted
Porch and fence	Permitted	Permitted	Permitted	Permitted
Terrace or Dooryard	Not permitted	Not permitted	Permitted	Permitted
Forecourt	Not permitted	Not permitted	Permitted	Permitted
Stoop	Not permitted	Not permitted	Permitted	Permitted
Shopfront	Not permitted	Not permitted	Permitted	Permitted
Building Height:				
Principal building	2 stories max. – Max. 35'	2 stories max. - Max. 35'	2 stories max. – Max. 35'	2 stories max.– Max. 35'
Outbuilding	2 stories max. – Max. 25'	2 stories max. – Max. 25'	2 stories max. – Max. 25'	2 stories max. – Max. 25'

Sec. 82-1006.3. Density regulations--Multifamily dwelling projects.

The density of residential land uses which may be developed within any multifamily dwelling project shall be determined by table 10-1. This table prescribes the minimum developable land area required per bedroom **for in the multifamily dwelling building/projects in excess of 3 units**. No dwelling shall contain less than one bedroom.

For purposes of this article, a bedroom shall be defined as a room or portion of a room of at least 80 square feet floor area within a dwelling unit allocated to sleeping, dressing and personal care.

~~In RR 80 zoning districts, the maximum permissible number of multifamily dwelling units shall not exceed one dwelling per 80,000 square feet of developable land area, regardless of number of bedrooms or the availability of public water service or public sanitary sewer service.~~
For the purposes of this ordinance [chapter], the terms used in table 10-1 shall be as follows:

Table 10-1
Density Regulations

Multifamily Dwelling Projects

Zoning District	Services	Minimum Developable Area Per Bedroom (square feet) added to minimum lot size for multifamily in excess of 3 dwelling units
R-8	Water and sewer required	3,000
R-20	No water or sewer	40,000
R-20	Water only	9,000

R-20	Sewer only	8,000
R-20	Water and sewer <u>required</u>	7,000
R-40	No water or sewer	20 <u>14,000</u>
R-40	Water only	<u>116,000</u>
R-40	Sewer only	<u>113,000</u>
R-40	Water and sewer	10,000
<u>R-80</u>	<u>No water and sewer</u>	<u>27,000</u>

Sec. 82-1006.4. Same--Multifamily structures.

Not more than 12 dwelling units shall be permitted in a multifamily dwelling structure in any district where permitted. The zoning board may allow a structure to contain more than 12 dwelling units, provided the following conditions are met to the satisfaction of the zoning board:

1. That there is an existing a-need for the type of housing proposed, pursuant to G.L. 1956, § 45-53-1;

Sec. 82-1006.6. Landscaping and screening.

Fences, walls, or vegetative screening shall be provided along the perimeter of any multifamily dwelling where needed to provide a buffer to minimize incompatibility with surroundings. In particular, but not limited to, the following uses and area within a multifamily dwelling structure or project shall be screened from adjacent residential districts or public streets, except in CD zoning districts only:

- A. Off-street parking areas containing more than ten spaces. When nearest portions of noncontiguous parking areas are separated by less than 50 feet of landscaped space, as measured from their nearest points, they shall be considered as combined for computing number of spaces.

Section 2. The Town Clerk is hereby authorized to cause said text amendment to be made to the Zoning Ordinance of the Town of Jamestown.

Section 3. This Ordinance shall take effect upon its passage.

ALL NOTE: This meeting location is accessible to the physically challenged. Hearing or speech impaired individuals requiring the services of an interpreter should call the Town Clerk at 401-423-7200 or by facsimile at 401-423-7230 not less than 3 business days prior to the meeting.

Ad Date(s): _____

Publication Source: _____

Hearing Date: _____

Action: _____

Certified: _____