STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CITY OF EAST PROVIDENCE

CHAPTER

AN ORDINANCE IN AMENDMENT OF THE CITY OF EAST PROVIDENCE 2010-2015 COMPREHENSIVE PLAN UPDATE

THE COUNCIL OF THE CITY OF EAST PROVIDENCE HEREBY ORDAINS:

SECTION I. Map 1 of the City of East Providence 2010-2015 Comprehensive Plan Update entitled "City of East Providence Generalized Land Use" is hereby amended to identify the property designated as Assessors Map 107, Block 15, Parcel 1 as a new sub-district of the East Providence Waterfront Special Development District to be designated as the "Metacomet sub-district".

The City of East Providence Generalized Land Use Map (Map 1) of the City of East Providence 2010-2015 Comprehensive Plan shall be amended accordingly.

SECTION II. Map 3 of the City of East Providence 2010-2015 Comprehensive Plan Update entitled "Central East Providence Generalized Land Use" is hereby amended to identify the property designated as Assessors Map 107, Block 15, Parcel 1 as a new sub-district of the East Providence Waterfront Special Development District to be designated as the "Metacomet sub-district".

The City of East Providence Central East Providence Generalized Land Use Map (Map 3) of the City of East Providence 2010-2015 Comprehensive Plan shall be amended accordingly.

SECTION III. This ordinance shall take effect upon passage and all ordinances and parts of ordinances inconsistent herewith are hereby repealed.

Adopted:_____

Attest:

_____

City Clerk of the City of East Providence, RI

2020 AUG -6 PM 3:00

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CITY OF EAST PROVIDENCE

AN ORDINANCE IN AMENDMENT OF CHAPTER 19 OF THE REVISED ORDINANCES OF THE CITY OF EAST PROVIDENCE, RHODE ISLAND, 1998, AS AMENDED, ENTITLED "ZONING"

THE COUNCIL OF THE CITY OF EAST PROVIDENCE HEREBY ORDAINS:

SECTION I. Section 19-472 entitled "Sub-districts defined" of Article IX entitled "Waterfront Special Development Districts" of Chapter 19 entitled "Zoning" is hereby amended by adding thereto the following:

Sec. 19-472. Sub-districts defined.

The waterfront development district consists of a series of sub-districts that due to geographical or surrounding physical context have been identified by the city in the comprehensive plan and the East Providence Waterfront special development district plan as being suitable for various land uses and densities. Notwithstanding to other provisions of this article, the following sub-districts are herein defined:

(1) *Kettle Point.* The Kettle Point sub-district generally extends from the Watchemoket Cove southerly to the Squantum Woods Reservation, which, along with a portion of Veterans Memorial Parkway, also borders this district to the east. The district extends down to the Providence River as the western boundary.

(2) *Veterans Memorial Parkway.* The Veterans Memorial Parkway sub-district generally extends from Teofila Braga Way to Watchemoket Cove. Properties on the westerly side of the Veteran's Memorial Parkway are included in this sub-district from the beginning of the Parkway to Watchemoket Cove.

(3) *Bold Point Harbor.* The Bold Point Harbor sub-district generally extends from the Washington Bridge (I-195) southerly to the Providence and Worcester South Quay, and extends from the waterfront inland easterly to include portions of Warren Avenue (the historic area of the former Watchemoket Square), and First Street (from Warren Avenue to Mauran Avenue).

(4) *Crook Point.* The Crook Point sub-district generally extends along the Seekonk River from the Washington Bridge (Interstate 195) northerly to the Henderson Bridge, bordered on the east by Valley Street, North Brow Street, and a small portion of South Brow Street.

(5) *Dexter Road.* The Dexter Road sub-district generally extends from the Henderson Bridge northerly to Omega Pond. This sub-district includes all those properties fronting on, or gaining access from, Dexter Road. This sub-district is bordered on the east in part by Massasoit Avenue and by a Providence and Worcester rail corridor. The western boundary of the sub-district extends to the Seekonk River.

(6) *Phillipsdale.* The Phillipsdale sub-district extends from Roger Williams Avenue northerly to the Narragansett Bay Commission Bucklin Point Water Pollution Control facility, including properties located off Bourne Avenue (west of Roger Williams Avenue) and Noyes Avenue. The westerly boundary of this sub-district extends to the Seekonk River. The Roger Williams Avenue corridor (including properties on both sides of the street) from Magnolia Avenue northerly to approximately Ruth Avenue is included within this sub-district.

(7) *Pawtucket Avenue.* The Pawtucket Avenue sub-district is located at 10 New Road and Pawtucket Avenue, and 105 Pawtucket Avenue, the property is the former Fram Automotive property.

(8) *Taunton Avenue.* The Taunton Avenue sub-district consists of properties which are impacted by the proposed transportation improvements for the Interstate 195 highway ramping changes, and three vacant and deteriorating properties along Taunton Avenue.

(9) *Metacomet.* The Metacomet sub-district is located at 500 Veterans Memorial Parkway.

SECTION II. Section 19-480 entitled "Uses Permitted" of Article IX entitled "Waterfront Special Development Districts" of Chapter 19 entitled "Zoning" is hereby amended by adding thereto the following:

Sec. 19-480. Uses permitted.

(a) The following table lists the sub-districts within the waterfront district, and the uses permitted within each sub-district. The purpose of these regulations is to ensure compatibility and efficient, economical use of land within the waterfront district. These regulations are also intended to encourage development projects and use of land which is functional, and to protect the city's residences, businesses, and infrastructure in a manner that is consistent with the comprehensive plan.

This article is intended to enable the development of the waterfront district in keeping with the scale and character set forth in the East Providence Waterfront Special Development District Plan. It provides a framework to allow higher land use densities in a context that promotes mixing land uses and building types, provides larger common open space areas and contiguous public access to and along the waterfront, lowers street and utility costs because of reduced frontage, and promotes a concentration of uses within a pedestrian friendly environment. Waterfront development is guided by a development plan review process in which the East Providence Waterfront special development district commission has significant involvement in determining the scale of the development and the character of the uses.

(1) Permitted uses are any use allowed in the waterfront district by this article IX, subject to the provisions applicable to that sub-district contained within this article.

(2) Accessory uses are uses which are considered to be subordinate to, and serve the main building or principal use; contribute to the comfort, convenience or necessity of the occupants of the main building or principal use served; are subordinate in area, extent and purpose to the main building or principal use served; are located within or external to the main building or principal use, but on the same lot.

(3) Conditional uses are a discretionary entitlement which may be granted under the provisions of this article, and which, when granted, authorize a specific use to be made of a specific property, subject to compliance with all terms and conditions imposed on

the entitlement by the East Providence Waterfront special development district commission.

(b) Any change in the principal use of a property, or within the buildings or structures located on a property, shall be required to be reviewed by the executive director for compliance with the district regulations set forth for the zoning of said property, prior to the occurrence of the proposed change in use.

(c) Unnamed uses, or uses not specifically defined in this article, are not allowed except as follows:

(1) Upon application therefore, the executive director may determine whether a proposed use which is not specifically named within any zone district created by this article, and is not an accessory use, is similar to and compatible with uses otherwise allowed within a specific zone district and may, upon making a determination of similar and compatible uses, allow the proposed use within that district.

(2) In making the determination of similarity and compatibility, the executive director shall consider, among other relevant matters, traffic generation, density of population, and hours of operation of the proposed use in comparison to specifically named uses within the district in question, and with named uses permitted in other zone districts.

(d) The waterfront district encourages mixed land uses which may include, but are not limited to, any combination of housing, offices, retail and service businesses, and public and civic uses. Land uses may be mixed by floor (vertically within a building) or horizontally on a parcel of land. Office and residential uses are encouraged above ground level retail spaces. The scale of mixed use may range from a single stand-alone retail use with residential uses on upper stories, to a major development that integrates housing, offices, shops, streets and public spaces.

The intent of the waterfront district is to provide uses in conformance with the East Providence Waterfront Special Development District Plan. The plan identifies a range of general land uses within each of the waterfront sub-districts, as described in the following subsections:

(1) *Kettle Point:* Medium density residential, with ancillary commercial uses including restaurants, clubhouses, marinas and limited retail geared toward residents.

(2) *Veterans Memorial Parkway:* Medium density multi-family residential along the Veterans Memorial Parkway frontage, with commercial and retail uses at the lower levels of the site, and marina uses at the waterfront.

(3) *Bold Point Harbor:* A mixed-use high density area of commercial, office, retail and high density multi-family residential uses. Hospitality uses, including hotels and lodging, cafes, restaurants, bars and entertainment venues are also encouraged. Marinas, with limited support services, and water-transit related services are also permitted. Heavy commercial or industrial land uses are not permitted.

(4) *Crook Point:* Retail and hospitality uses are encouraged closer to the Washington Bridge, with commercial office, retail and high density residential uses transitioning north toward the Henderson Bridge.

(5) *Dexter Road:* Technology-oriented light manufacturing, including offices, research and development, commercial education institutions and supportive commercial retail uses. Heavy commercial, mini-storage or industrial land uses are not permitted.

(6) *Phillipsdale:* A mix of commercial office, retail, mixed-density residential (single-family, townhouses and multifamily condominiums), light manufacturing (in selected areas) and artisan live/work studio space.

(7) *Pawtucket Avenue:* Commercial office, light manufacturing and research and development, with medium density multifamily residential in selected areas.

(8) *Metacomet:* A mix of commercial office, retail, mixed-density residential (single-family, townhouses and multifamily condominiums), continuing care, fast food, conference centers, hotel, pharmacies, recreation and outdoor uses.

SECTION III. Section 19-481 entitled "Schedule of Use Regulations" of Article IX entitled "Waterfront Special Development Districts" of Chapter 19 entitled "Zoning" is hereby amended by adding thereto the following:

Sec. 19-481. Schedule of use regulations.

The following is a schedule of use regulations:

Y = Yes, permitted use

N = No, prohibited use

C = Conditional use

	Northern Waterfront Districts			Southern Waterfront Districts			
Use	**Phillipsdale Sub-district**	**Dexter Rd. and Pawtucket Ave. Sub-districts**	**Crook Pt. and Taunton Ave. Sub-districts**	**Bold Pt. Sub-district**	**Veterans Sub-district**	**Kettle Pt. Sub-district**	**Metacomet Sub-district**
RESIDENTIAL RELATED USES							
One-family	C	N	N	N	C	C	C[1]
Two-family	Y	N	N	N	Y	Y	Y[2]
Three-family	Y	N	C	N	Y	Y	Y[3]
Apartment/condominium	Y	C	Y	Y	Y	Y	Y[4]
Community residences	Y	N	Y	Y	Y	Y	Y[5]
Artisan live/work	Y	Y	Y	Y	Y	Y	Y

[1] Permitted in association with a mixed use development that includes commercial, retail or light manufacturing use
[2] Permitted in association with a mixed use development that includes commercial, retail or light manufacturing use
[3] Permitted in association with a mixed use development that includes commercial, retail or light manufacturing use
[4] Permitted in association with a mixed use development that includes commercial, retail or light manufacturing use
[5] Permitted in association with a mixed use development that includes commercial, retail or light manufacturing use

Use	Northern Waterfront Districts			Southern Waterfront Districts			
	Phillipsdale Sub-district	**Dexter Rd. and Pawtucket Ave. Sub-districts**	**Crook Pt. and Taunton Ave. Sub-districts**	**Bold Pt. Sub-district**	**Veterans Sub-district**	**Kettle Pt. Sub-district**	**Metacomet Sub-district**
Continuing care	N	N	C	C	C	N	Y
RETAIL BUSINESS							
Apparel and accessory stores	Y	Y	Y	Y	Y	C	Y
Art galleries	Y	Y	Y	Y	Y	Y	Y
Café	Y	Y	Y	Y	Y	Y	Y
Cigar Lounge	Y	Y	Y	Y	Y	Y	Y
Funeral home, mortuary	C	Y	C	C	N	N	N
Furniture, home furnishings and appliances	Y	Y	Y	Y	N	N	C[6]
Gasoline dispensing facilities	C	C	N	C	N	N	N
General merchandise	Y	Y	Y	Y	N	C	Y
Grocery stores	Y	Y	Y	Y	C	C	Y
Microbrewery/distillery	Y	Y	Y	Y	Y	C	Y

[6] Limited to a building footprint of 20,000 sq. ft. or less

Use	Northern Waterfront Districts			Southern Waterfront Districts			
	Phillipsdale Sub-district	**Dexter Rd. and Pawtucket Ave. Sub-districts**	**Crook Pt. and Taunton Ave. Sub-districts**	**Bold Pt. Sub-district**	**Veterans Sub-district**	**Kettle Pt. Sub-district**	**Metacomet Sub-district**
Office supplies and equipment	Y	Y	Y	Y	N	N	C
Printing or publishing	Y	Y	Y	Y	N	N	C[7]
Package liquor stores	Y	Y	Y	Y	Y	Y	Y[8]
Specialty stores	Y	Y	Y	Y	Y	Y	Y
Drive-through facilities	N	N	N	N	N	N	C
EATING AND DRINKING ESTABLISHMENTS							
Restaurants, coffee shops, delicatessens, and ice cream parlors, with indoor and/or outdoor seating	Y	Y	Y	Y	C	C	Y
Fast food restaurants	N	C	C	C	N	N	C[9]
Taverns, bars, lounges, pubs and similar establishments	Y	Y	Y	Y	C	C	C
Entertainment/clubs	Y	Y	Y	Y	C	C	C

[7] Limited to personal convenience

[8] Limited to a building footprint of less than 10,000 sq. ft.

[9] Limited to a building footprint of less than ,000 sq. ft.

	Northern Waterfront Districts			Southern Waterfront Districts			
Use	**Phillipsdale Sub-district**	**Dexter Rd. and Pawtucket Ave. Sub-districts**	**Crook Pt. and Taunton Ave. Sub-districts**	**Bold Pt. Sub-district**	**Veterans Sub-district**	**Kettle Pt. Sub-district**	**Metacomet Sub-district**
LODGING							
Bed and breakfast	C	N	C	C	C	C	C
Conference center	C	N	Y	Y	C	N	Y
Hotel	C	N	C	C	C	N	C
Motel	N	N	C	C	N	N	N
OFFICE USES							
Banks	Y	Y	Y	Y	Y	Y	Y
Business offices	Y	Y	Y	Y	C	C	Y
Corporate headquarters	Y	Y	Y	Y	C	C	Y
Call-in center	Y	Y	C	N	N	N	N
Government offices	Y	Y	C	Y	N	N	Y
Post offices	Y	Y	Y	Y	C	C	Y
HEALTH SERVICES							
Medical offices, outpatient services	Y	Y	Y	Y	Y	Y	Y
Medical research, engineering or testing laboratory	Y	Y	C	C	N	N	Y

Use	Northern Waterfront Districts			Southern Waterfront Districts			
	Phillipsdale Sub-district	**Dexter Rd. and Pawtucket Ave. Sub-districts**	**Crook Pt. and Taunton Ave. Sub-districts**	**Bold Pt. Sub-district**	**Veterans Sub-district**	**Kettle Pt. Sub-district**	**Metacomet Sub-district**
Nursing, congregate care, assisted living and convalescence homes	C	N	C	C	N	N	Y
Veterinary offices/clinics	C	Y	C	C	N	N	C[10]
PERSONAL SERVICES							
Child day care centers, nursery schools	Y	N	Y	Y	Y	Y	Y
Dry cleaners	Y	Y	Y	Y	C	C	Y[11]
Family child care homes	Y	N	N	N	Y	Y	Y
Hair salon/barber shop	Y	Y	Y	Y	Y	Y	Y
Laundromats	Y	Y	Y	Y	C	C	N[12]
Massage therapy and/or massage therapy establishment	C	C	C	C	C	C	C
Personal services	Y	Y	Y	Y	Y	Y	Y

[10] Non-veterinary service related kennels are prohibited

[11] Limited to drop-off/pick-up for dry cleaning services and non-dry cleaning laundry services. On-site dry cleaning is prohibited.

[12] Shall not prohibit laundry rooms in residential properties, but does not prohibit non-dry cleaning laundry services as set forth in footnote 11 above.

	Northern Waterfront Districts			Southern Waterfront Districts			
Use	**Phillipsdale Sub-district**	**Dexter Rd. and Pawtucket Ave. Sub-districts**	**Crook Pt. and Taunton Ave. Sub-districts**	**Bold Pt. Sub-district**	**Veterans Sub-district**	**Kettle Pt. Sub-district**	**Metacomet Sub-district**
Pharmacies	C	N	C	C	C	C	Y
RECREATION AND CULTURE							
Auditoriums and places of assembly	Y	C	Y	Y	Y	C	Y
Boat and yacht clubs	Y	C	Y	Y	Y	Y	Y
Bowling alley	Y	N	Y	Y	N	N	C
Business and trade schools	Y	Y	Y	N	N	N	Y
Dance studio, yoga, martial arts	Y	Y	Y	Y	C	C	Y
Farmers market	C	C	Y	C	N	N	C
Film Studio	Y	Y	Y	Y	C	C	Y
Gallery, art	Y	Y	Y	Y	Y	Y	Y
Health fitness centers	Y	Y	Y	Y	C	C	Y[13]
Libraries	Y	Y	Y	Y	Y	Y	Y

[13] Limited to a building footprint of 15,000 sq. ft. or less; A Health fitness center use with a building footprint of more than 15,000 sq. ft. shall be permitted as a "C" conditional use.

	Northern Waterfront Districts			Southern Waterfront Districts			
Use	**Phillipsdale Sub-district**	**Dexter Rd. and Pawtucket Ave. Sub-districts**	**Crook Pt. and Taunton Ave. Sub-districts**	**Bold Pt. Sub-district**	**Veterans Sub-district**	**Kettle Pt. Sub-district**	**Metacomet Sub-district**
Marinas/boat launching facilities	Y	Y	Y	Y	Y	Y	Y
Municipal facility	Y	Y	Y	Y	Y	Y	Y
Museums	Y	Y	Y	Y	C	C	Y
Nonprofit clubs; civic, social or fraternal	Y	N	Y	Y	C	C	C
Park, playground or playfield	Y	N	Y	Y	Y	Y	Y
Photography Studio	Y	Y	Y	Y	Y	C	Y
Places of worship	Y	C	C	C	C	N	Y
Public or private elementary, junior high or high school	Y	N	Y	Y	Y	Y	Y
Recreation, indoor	Y	C	Y	Y	N	N	Y
Recreation, outdoor	C	N	C	C	C	C	Y
Theater, indoor	Y	N	C	Y	N	N	Y
Watershed protection or supply	Y	Y	Y	Y	Y	Y	Y

Use	Northern Waterfront Districts			Southern Waterfront Districts			
	Phillipsdale Sub-district	**Dexter Rd. and Pawtucket Ave. Sub-districts**	**Crook Pt. and Taunton Ave. Sub-districts**	**Bold Pt. Sub-district**	**Veterans Sub-district**	**Kettle Pt. Sub-district**	**Metacomet Sub-district**
LIGHT INDUSTRIAL/FLEX TECH USES							
Accessory retail industry	C	C	N	N	N	N	C
Agriculture and aquiculture, indoor (excluding plants with THC)	C	N	N	N	N	N	C
Artisan design and fabrication	Y	Y	Y	Y	C	C	Y
Business accelerator, incubator	Y	Y	Y	Y	N	N	Y
Distribution center	N	Y	C	N	N	N	N
Flex tech, less than 20,000 sf	Y	Y	C	N	N	N	C[14]
Flex tech, 20,000 sf or greater	C	C	N	N	N	N	C[15]
Industrial or manufacturing related office	Y	Y	N	N	N	N	C

[14] Warehousing and distribution centers are prohibited

[15] Warehousing and distribution centers are prohibited

	Northern Waterfront Districts			Southern Waterfront Districts			
Use	**Phillipsdale Sub-district**	**Dexter Rd. and Pawtucket Ave. Sub-districts**	**Crook Pt. and Taunton Ave. Sub-districts**	**Bold Pt. Sub-district**	**Veterans Sub-district**	**Kettle Pt. Sub-district**	**Metacomet Sub-district**
Light manufacturing	Y	Y	N	N	N	N	C
Open storage	N	C	N	N	N	N	N
Printing and publishing, bulk	Y	Y	C	C	N	N	N
Research and development	Y	Y	Y	Y	Y	Y	Y
Sale of business and/or industrial equipment and supplies	Y	Y	N	N	N	N	Y[16]
Software design and advanced manufacturing	y	y	y	y	C	N	Y
Advanced manufacturing							N
Storage, interior only (excluding mini/self-storage units with separate exterior accesses)	Y	C	N	N	N	N	N[17]

[16] Sale of industrial equipment is prohibited

[17] Does not prohibit customary self-storage in residential buildings as an ancillary use

	Northern Waterfront Districts			Southern Waterfront Districts			
Use	**Phillipsdale Sub-district**	**Dexter Rd. and Pawtucket Ave. Sub-districts**	**Crook Pt. and Taunton Ave. Sub-districts**	**Bold Pt. Sub-district**	**Veterans Sub-district**	**Kettle Pt. Sub-district**	**Metacomet Sub-district**
Warehouse	C	Y	N	N	N	N	N
Wholesale showroom with storage and repair facilities	C	C	N	N	N	N	N
OTHER USES							
Parking structure	Y	Y	Y	Y	C	C	Y
Marine transport	C	C	C	C	C	C	N
Transit shelters, ferry/water taxi docks	Y	Y	Y	Y	Y	Y	Y
UTILITIES							
Communication services and broadcasting offices	C	C	N	N	N	N	C
Public utilities not otherwise mentioned	C	C	C	C	C	C	C
Radio, television or wireless telecommunication antennas	C	C	C	C	C	C	C
ACCESSORY USES AND STRUCTURES							
Bank ATM machines	Y	Y	Y	Y	Y	Y	Y

	Northern Waterfront Districts			Southern Waterfront Districts			
Use	**Phillipsdale Sub-district**	**Dexter Rd. and Pawtucket Ave. Sub-districts**	**Crook Pt. and Taunton Ave. Sub-districts**	**Bold Pt. Sub-district**	**Veterans Sub-district**	**Kettle Pt. Sub-district**	**Metacomet Sub-district**
Boat, kayak, canoe rental	C	C	C	C	C	C	C
Commercial satellite dishes	C	C	C	C	C	C	C
Construction trailer	C	C	C	C	C	C	C
Home occupation	C	N	C	C	C	C	C
Fences and walls	Y	Y	Y	Y	Y	Y	Y
Indoor rack boat storage	Y	C	C	C	C	C	Y
Off-street parking areas	Y	Y	Y	Y	Y	Y	Y

PROHIBITED USES The specific prohibited uses enumerated herein and in section 19-96 are in addition to any and all other uses which are prohibited in accordance with sections 19-4 and 19-98.
Adult oriented businesses
Automobile rental agencies
Billboards
Bulk storage of chemicals as a principal use
Car wash
Cemetery
Dumps and sanitary fills
Farming, except for indoor agriculture and aquiculture

Indoor agriculture with plants with THC (Tetrahydrocannabino)
Heavy industry
Hospitals
Junk and salvage yards
Mini/self-storage with separate exterior accesses
Mobile homes
Motor vehicle sales
Motor vehicle supply stores
Motor vehicle repair
Radio, television or wireless communication towers[18]

[18] Does not prohibit such communication towers to the extent pre-existing as of the date of this ordinance and, further, does not prohibit communications devices on top of buildings.

SECTION IV. These amendments to Chapter 19 of the Revised Ordinances of the City of East Providence, Rhode Island, 1998, As Amended, Entitled "Zoning" are subject to the following conditions:

1. The areas marked "C" and "A" on the map attached hereto as Addendum 1 shall be reserved for uses consistent with those permitted in an "O1" "Open Space 1 Open space" zone, as set forth in the Ordinance.

2. The area marked "B" on the map attached hereto as Addendum 1 shall be restricted to those uses, densities and other zoning requirements that are allowed in the "R-6" "Residential 6 One-family, two-family and three-family" zone, as set forth in the Ordinance.

3. Any proposed development in the Metacomet Sub-district adjacent to Fort Street or properties located on Fisher Street shall observe an enhanced buffer along lower Fort Street and Fisher Street, as depicted on the map attached hereto as Addendum 1.

4. Once established said buffer (as described in paragraph 3 above) together with the existing natural pedestrian path located along Lyon Avenue, shall be improved, landscaped and maintained by the property owner, in order to create a pedestrian path within the buffer to be created along Fort Street.

5. The property owner shall endeavor to maintain existing mature trees within any buffer areas.

6. No new curb cuts shall be permitted along Fort Street west of Bentley Street except as may be required by City or State officials for emergency access.

7. As a condition to approval of any development plans in the Metacomet Sub-District, the applicant shall also submit to the City of East Providence Department of Planning the following reports and studies:
    a. A comprehensive traffic study
    b. A wildlife impact study
    c. A Storm Water Management Plan

SECTION V. This ordinance shall take effect upon passage and all ordinances and parts of ordinances inconsistent herewith are hereby repealed.

Adopted:_____

Attest:

_____
City Clerk of the City of East Providence, RI

ADDENDUM 1

RESTRICTED USES MAP

[See attached]

LAND USE SUMMARY

KEY	ACRES	USE
A	8.0±	DEDICATED OPEN SPACE
	3.0±	LANDSCAPED BUFFER ALONG FISHER STREET & FORT STREET
C	29.5±	DEDICATED OPEN SPACE
	21.5±	WATCHEMOKET COVE AQUATIC RECREATION AREA
	10.0±	ADDITIONAL GREEN SPACE WITHIN AREA OF DEVELOPMENT
SUBTOTAL:	72.0 acres	
	60.0±	REMAINING AREA OF DEVELOPMENT
B	6.0±	RESIDENTIAL AREA CONSISTENT W/SURROUNDING NEIGHBORHOOD
TOTAL:	138.27 acres	

Land Use Diagram – Key Plan

MARSHALL PROPERTIES

2020 AUG -6 PM 3:00

BOHLER

August 6, 2020