

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
CARPIONATO GROUP, LLC AND CGRI WEST SHORE, LLC, PETITIONERS

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 General Business, Residential A-10 and Residential A-40 and to General Business and Open Space (portion of Lot 35).

Lots 35,560 and 594 on Assessor’s Plat 362 as said plat appeared in the Tax Assessor’s office on December 31, 2018 is hereby changed from General Business, Residential A-10 and Residential A-40 and to General Business and Open Space (portion of Lot 35). The Lots are set forth in the legal description and on the map attached hereto as Exhibit A.

Subject to the following conditions, waivers and stipulations relative to that plan set approved by the Warwick Planning Board on September 11, 2019:

Relief from the following zoning requirements:

1. Section 304.5 More than one nonresidential use or building on a lot, to allow for more than one actual use on a lot;
2. Section 505.1 Minimum landscape buffer, subsection (A), for less than required landscape buffer along the frontage of West Shore Road from 10 feet to 6 feet;
3. Section 806.3 Sign area, to increase the maximum height of a freestanding sign from fifteen (15) feet to thirty (30) feet and increase the maximum area of a freestanding sign from of 80 square feet per side (160 square feet total), to 177 square feet per side (354 square feet total);

- 1 4. *Section 603.1 Fences*, to allow for an increase in the height of fencing from six (6) feet to
2 eight (8) feet in order to buffer adjacent residential properties;
- 3 5. *Section 701.4 Parking Requirements*, to increase the maximum driveway width from
4 thirty (30) feet to thirty-six (36) feet; and
5

6 Subject to the following stipulations:
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- 8 1. That all exterior lighting and signage shall be designed and installed to minimize negative
9 impacts on the neighboring residential properties. The lighting design shall be Dark Sky
10 compliant, to the extent practicable. Glare from outdoor lights, signs, and from the
11 movement of vehicles on site shall be shielded from the view of adjacent properties.
12
- 13 2. That all truck delivery routes shall be limited to the major arterial roadway, West Shore
14 Road, with Spring Grove Avenue limited to local access, only.
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- 16 3. That the site development shall include a Landscape Plan, prepared and stamped by a
17 registered Rhode Island Landscape Architect. This plan shall include screening (fencing
18 and/or landscaping) for the residentially zoned properties in the project area. This plan shall
19 be approved by the City's Landscape Architect.
20
- 21 4. That the dumpster(s) shall be located to mitigate potential negative effects on the abutting
22 residential properties. The dumpster(s) shall be screened with a tight evergreen hedge and/or
23 fencing and the dumpster(s) shall remain closed unless in use.
24
- 25 5. That if the Rhode Island Department of Transportation approves the installation of a traffic
26 signal/ control light at the intersection of the proposed full access curb cut and West Shore
27 Road, the existing access drive leading from the development site to Spring Grove Avenue
28 will be closed. The existing access drive may remain with a closed gate if deemed necessary
29 by the Warwick Fire Department for occasional emergency access. If the WFD determines
30 that emergency access is not required from Spring Grove Avenue, the existing access drive
31 will be removed and the area designed to provide pedestrian only access from Spring Grove
32 Avenue to the development with additional landscaping for visual screening to abutting
33 residential properties.
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35 Section II. The Clerk of the Zoning Board of Review is hereby authorized and directed to cause said
36 changes to be made on the Zoning Map and the Record Book of Lot Classifications.
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38 Section III. This Ordinance shall take effect upon passage and publication as prescribed by law.
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42 SPONSORED BY: COUNCILWOMAN TRAVIS
43

44 COMMITTEE: LAND USE
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