

**STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS
TOWN OF FOSTER**

AN ORDINANCE IN AMENDMENT OF AN ORDINANCE
ENTITLED "TOWN OF FOSTER ZONING ORDINANCES"
ADOPTED JULY 1967 AND LAST AMENDED SEPTEMBER 9, 2010.

It is ordained by the Town Council of the Town of Foster (the "Town") that the Zoning Ordinance adopted July 1967, as last amended on September 9, 2010, (Chapter 38 of the Code of Ordinances of the Town of Foster Rhode Island) is hereby amended by specifically amending the text of ARTICLE V.

NONCONFORMING USE: SECTION 1. SUB-STANDARD LOT OF RECORD
as follows:

No lot area shall be so reduced that yards, total area, and lot width shall be less than prescribed for the district in which the lot is located. No yard or open space provided around any building for the purpose of complying with the provision of this Ordinance shall again be used as a yard or open space for any other building.

Where no adjacent land is in the same ownership so as to form a larger land parcel, a lot smaller than the minimum dimensions and area required by this Ordinance which was a lot of record on the effective date of this Ordinance may be used for a permitted use provided that such lot shall have a minimum area of 10,000 square feet and a minimum width of one hundred feet (100 feet). All dimensional requirements of the district shall be complied with except that side and rear requirements be reduced as necessary by the Zoning Board of Review in case of a lot with a width of less than one hundred fifty feet (150') or a depth of less than two hundred feet (200'), by the associated percentage that the lot is less than one hundred fifty feet (150') wide or less than two hundred feet (200') deep.

~~Before a building permit may be issued on such a lot, it must be approved and certified, in writing, as a substandard lot of record by the Town's Building and Zoning Official.~~ No building permit shall be issued on such a lot without certification in writing from the Town's Building Official that said lot is a substandard lot of record. In the event that a variance or special use permit is necessary, the Official shall certify that the lot is a substandard lot of record and needs the relief relating to "side and rear requirements", as prescribed in the previous paragraph, as part of application to the Zoning Board of Review.