Town of Foster

Est. 1781

PLANNING DEPARTMENT

ZONING ORDINANCE AMENDMENT SUMMARY

Corner Lots

The amendment's intent is to clarify the minimum frontage, as well as to clarify what sides constitute the side yards.

Planning Department, Foster Town Hall, 181 Howard Hill Road, Foster, RI 02825
(Tel) 401-702-5012 (Fax) 401-702-5010

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 JULY 23, 2015.

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 July 23, 2015, (Chapter 38 of the Code of Ordinances of the Town of Foster Rhode Island) is hereby amended by specifically amending the text of ARTICLE VI. SUPPLEMENTARY REGULATIONS: SECTION 2. CORNER LOTS as follows:

> For the purpose of complying with Article IV, Section 13, the minimum lot frontage on both roads shall comply with the minimum lot width for the district of location. All other dimensional regulations of Article IV shall apply except that, in the case of a corner lot with four sides, the two yards not fronting on a road shall be side yards and comply with the side yard depths for the district of location.~~e side yard, which is adjacent to a road, shall have a depth equal to the front yard depth for the district~~.
>
> On any corner lot, no driveway or access way shall be constructed within seventy-five feet (75') of the intersection of two road lines.

Town of Foster

Est. 1781

PLANNING DEPARTMENT

ZONING ORDINANCE AMENDMENT SUMMARY

Corner Lots (possible change)

The amendment's intent is to include the possibility of a corner lot with more than four sides, and define which property lines not fronting on a road would be considered the side yards.

Revision made on 7/30/2015 as a result of a meeting w/ a potential ZBR applicant whose corner lot has five property bounds; the version heard by the Council on 7/23/2015 and thus advertised only considered a four-yard corner lot.

This change could be discussed tonight if you so choose, and a vote to amend before any approval/adoption vote could occur.

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> For the purpose of complying with Article IV, Section 13, the minimum lot frontage on both roads shall comply with the minimum lot width for the district of location. All other dimensional regulations of Article IV shall apply except that, in the case of a corner lot with two yards not fronting on a road but adjacent to the front yards, those two yards shall be side yards and comply with the side yard depths for the district of location~~ side yard, which is adjacent to a road, shall have a depth equal to the front yard depth for the district~~.
>
> On any corner lot, no driveway or access way shall be constructed within seventy-five feet (75') of the intersection of two road lines.

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PLANNING DEPARTMENT

ZONING ORDINANCE AMENDMENT SUMMARY

Prohibited Uses

The amendment's intent is to revamp the regulations regarding prohibited uses to be more comprehensive and clear; specifically, to:

- Consolidate where possible
- Correct typos
- Update the wording for dumps
- Update the wording for sewage treatment facilities and incinerators
- Update exceptions for vehicle washing shops to take advantage of existing technology
- Reference associated regulations
- Agree with the Description of Uses (use table)
- Add language regarding permitted versus prohibited uses (to be mirrored in the Description of Uses)

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The following uses shall not be permitted within the Town of Foster:

- Acetylene Gas Manufacture
- Acid Manufacture
- Airport or Heliport
- Ammonia or Bleach Manufacture
- Any use which is obnoxious by reason of the ~~e~~emission of gasses, odors, noise, dust, vibration or soot or by reason of the danger of fire or explosion
- Asphalt Manufacture of Refining
- Atomic Energy Processes and Storage
- Automobile, Truck, or Other Vehicle Junkyard
- Brewery or Distillery
- Carbon Black Manufacture
- Cement, Lime, Gypsum, Pyroxylin, or Plastic Manufacture
- Chlorine Manufacture
- Coal Distillation and Derivation of Coal Products
- Commercial Facilities established for the purpose of Storage, Processing, or Disposal of Organic and Non-organic Waste

- Commercial Laundry (excepting a Laundromat as provided for in Article IV: Section 10: 5)
- Commercial Slaughterhouse
- ~~Commercial Laundry~~
- Creosote Manufacture
- Dormitory, Except Where Accessory to a Permitted Use
- Dry Cleaning Plant
- ~~Dumps for Trash, Refuse, Rubbish or the Like~~
- ~~Dumps for Hazardous Material~~
- Explosives Manufacture
- Fertilizer Manufacture
- Fossil Fuel and Nuclear Power Generating Station
- Glue Manufacture
- ~~Heliport~~
- House Trailer Park or Colony
- House Trailers/Mobile Homes (except as provided for in Article VI:~~,~~ Section 9)
- Iron or Steel Foundry
- Offal or Dead Animal Processing, or Treatment and Distillation of Bones, Fats, or Feathers
- Oilcloth or Linoleum Manufacture
- Paint Manufacture
- Petroleum Refinery
- Piggery
- ~~Plastic and Pyroxylin Manufacture~~
- Potash Manufacture
- Racetracks of any description where a fee is charged or donations made (except as allowed under Article IV: Section 3: 6)
- Rendering or Refining of Fats, Oils, or Bones
- Rubber Manufacture or Treatment
- ~~Sewage Treatment Plant or Incinerator~~
- Smelter

- Storage, Processing, or Disposal of Hazardous Waste or Material
- ~~Storage of Flammable or Explosive Materials above ground (other than for normal heating fuel use, not to exceed 1,000 gallons)~~
- Tanning or Curing of Hides
- Textile Dyeing or Finishing
- Vehicle Washing Shop (except where public sewerage disposal is available and/or except where utilizing a water reclaim system).
- Wastewater Treatment Facility or Sewage Sludge Incinerator

Any Use, not expressly Permitted in this Ordinance, is Prohibited.

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PLANNING DEPARTMENT

ZONING ORDINANCE AMENDMENT SUMMARY

Description of Uses

The amendment's intent is to agree with the Prohibited Uses list and clarify permitted versus prohibited uses.

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	AR	NC	GBM	MI	R-SC	M
~~18. Brewery or distillery~~	~~Θ~~	~~Θ~~	~~Θ~~	~~Θ~~	~~Θ~~	~~Θ~~

It is further ordained by the Town Council of the Town of Foster (the "Town") that the Zoning Ordinance adopted July 1967, as last amended on June 25, 2015, (Chapter 38 of the Code of Ordinances of the Town of Foster Rhode Island) is hereby amended by specifically amending the text of ARTICLE IV. ZONE REGULATIONS: DESCRIPTION OF USES below the table as follows:

Any Use, not expressly permitted in this Ordinance, is Prohibited.
~~All uses not listed in this Article will require a ruling as to general classification by the Zoning Board of Review. If such classification is listed as a special use permit, the provisions of Article VII will apply.~~