

**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 AUGUST 27, 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 August 27, 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: SECTION 13. DIMENSIONAL REGULATIONS: SUBSECTION C. GBM – GENERAL BUSINESS MIXED USE as follows:

Article IV. Zone Regulations

Section 13. Dimensional Regulations

C. GBM – General Business Mixed Use

Minimum Lot Size	200,000 square feet
Minimum Front Yard Depth	35 50 feet
Minimum Lot Frontage	300 feet
Minimum Lot Width	300 feet
Minimum Side Yard Depth	50 feet
Minimum Rear Yard Depth	80 feet
Maximum Building Height	35 feet
Minimum Buffer Strip (side and rear yards)	30 feet
Minimum Distance of Structure from A/R Zoning District	50 feet
Maximum Building Coverage (of net buildable area) <sup>c</sup>	10,000 square feet** 25% <sup>ab</sup>
Maximum Impervious Surface Coverage (of net buildable area) <sup>c</sup>	60% <sup>ab</sup>

~~\* No parking, no signs (temporary or permanent, fixed or movable) or structures (other than mailboxes) are permitted within 30 feet of the highway right-of-way line (ie: the edge of the highway)~~

~~\*\*<sup>a</sup> Provided that all parking and design requirements are met.~~

<sup>b</sup> One drive-through use shall be permitted within shopping centers having less than 100,000 square feet of gross floor area, provided that common curb cuts for the center are used. The drive-through use shall not have dedicated curb cuts in addition to those utilized in access to the center. The drive-through use shall be limited to a restaurant, pharmacy, or finance institution only. The design of the drive-through use shall provide for safe vehicular and pedestrian circulation and function in a manner that complements the center in which it is located. The use shall not create traffic hazards interior to the site or in the surrounding street network and neighborhood. It shall be properly screened and buffered to minimize impacts on surrounding properties and other uses within the center.

<sup>c</sup> Net buildable area is defined as the total area of the applicable lot minus setbacks, buffer strips, and wetlands