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ORDINANCE OF THE
TOWN OF MIDDLETOWN, RHODE ISLAND

An Ordinance Amending the Town Code
OF THE TOWN OF MIDDLETOWN

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

FIRST: The Town Code, Chapter 152: Zoning Code, Article 4: Definitions is amended to add the following:

Gross Floor Area. The sum of the floor area of all buildings on a parcel as measured from the outside faces of the external walls.

Floor Area Ratio (FAR). The ratio of the gross floor area divided by lot area on which the buildings are located.

SECOND: The Town Code, Chapter 152: Zoning Code, Article 6 § 603: Application of District Regulations is amended as follows:

<i>ZONING DISTRICT DIMENSIONAL REGULATIONS</i>										
<i>Zoning District and Use</i>	<i>Minimum Lot Size</i>		<i>Maximum Percentage of Lot to be Occupied</i>	<i>Maximum Height of Building</i>		<i>Minimum Yard Dimension</i>			<i>Accessory Buildings Minimum Distance in Feet to</i>	
	<i>Area (S.F.)</i>	<i>Width/ Frontage (Ft.)</i>	<i>Principal and Accessory Buildings</i>	<i>Principal (Ft.)</i>	<i>Accessory (Ft.)</i>	<i>Front (Ft.)</i>	<i>Side (Ft.)</i>	<i>Rear (Ft.)</i>	<i>Side Lot Lines</i>	<i>Rear Lot Lines</i>
R60 Residence District										
Single-family dwelling	60,000	200	15%	35 [†]	25	40	30	60	30	15
R40 Residence District										
Single-family dwelling	40,000	150	15%	35 [†]	25	40	30	60	30	15
R30 Residence District										
Single-family dwelling	30,000	130	20%	35 [†]	20	40	20	50	20	15
R20 Residence District										
Single-family dwelling	20,000	120	20%	35 [†]	20	40	20	50	20	15
Two-family dwelling	40,000	150	20%	35 [†]	20	40	30	50	30	15
R10 Residence District										
Single-family dwelling	10,000	100	25%	35 [†]	15	25	15	30	15	10

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Two-family dwelling	15,000	120	25%	35 [†]	15	25	20	30	20	10
RM Residential District										
Single-family dwelling	10,000	100	25%	35 [†]	15	25	15	30	15	10
Two-family dwelling	15,000	120	25%	35 [†]	15	25	20	30	20	10

[†] Parcels in any residential zoning district containing less than 10,000 square feet of total land area shall be subject to a maximum principal building height of twenty-five (25) feet.

THIRD: The Town Code, Chapter 152: Zoning Code, Article 6: Application of District Regulations is amended to add the following:

§606 FLOOR AREA RATIO

- A. Parcels in any residential zoning district containing less than 10,000 square feet of total land area are subject to a maximum Floor Area Ratio (FAR) of 0.50 in addition to all setback, coverage, and height requirements set forth in this chapter. For lots created as part of a conservation subdivision, the FAR shall be based on the actual area of the resulting lot.
- B. The computation of gross floor area SHALL include the following:
 - a. The area of each floor of a building as measured from the outside faces of the walls.
 - b. The area of all elevator shafts and stairwells on each floor.
 - c. Any part of the floor area where the height from floor to ceiling is in excess of 15 feet shall be counted twice.
 - d. The area of all garages, sheds, porches, balconies, and mezzanines, enclosed on half or more of their sides.
 - e. Attic space, finished or unfinished, with a ceiling height of seven and one-half (7.5) or more feet. Only the floor area with a ceiling height of seven and one-half (7.5) or more feet shall be counted.
 - f. Basements, finished or unfinished, with ceiling heights of seven and one-half (7.5) feet or more and exterior walls protruding four (4) or more feet above the finished grade of the property along any wall, shall be counted.
- C. The computation of gross floor area SHALL NOT include the following:
 - a. Carports, unenclosed or bound by partial walls not more than three (3) feet in height.
 - b. Unenclosed hardscaped outdoor space.
 - c. Unenclosed outdoor spaces under pergolas, arbors, lattices, or other non-solid roofs.
 - d. Basements with no exterior wall protruding four (4) feet or more above the finished grade.

FOURTH: This ordinance shall take effect upon adoption and its provisions shall supersede any inconsistent or contrary provisions in any other ordinance.