



# Bulk Zoning

Public Workshop

Middletown Planning Board

October 17, 2017 6:00 PM

Town Hall- Town Council Chambers

350 East Main Road

Middletown, RI

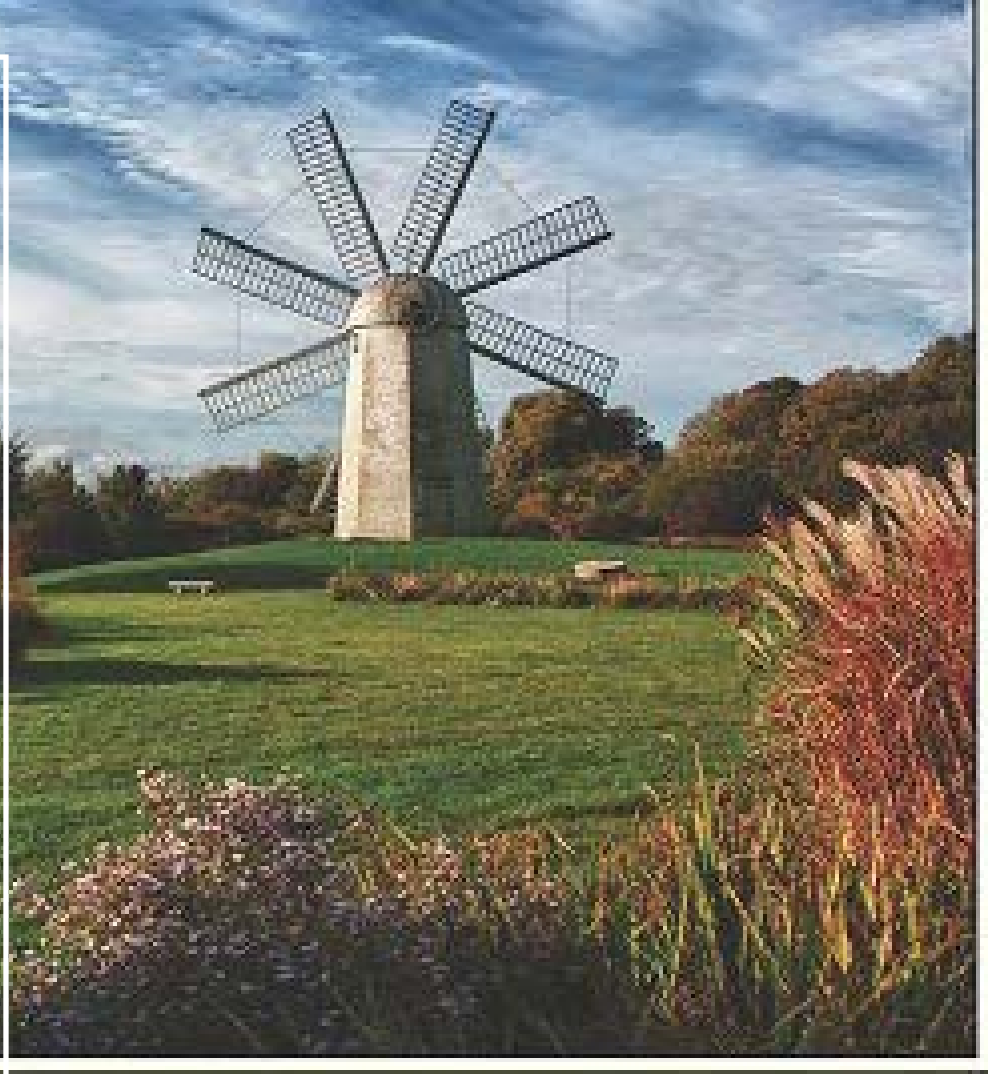
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# Background – Comprehensive Plan

Action Item L-I.A.3 reads:

“Explore residential bulk limit zoning regulations as a means to limit the scale of new construction and protect the character of existing residential neighborhoods.”



2014

MIDDLETOWN, RHODE ISLAND

# Background – Town Council

- High priority item from the Town Council
- Planning Board looked at:
  - floor area ratio
  - roof pitch



# Current Proposal

For any residential property under 10,000 square feet:

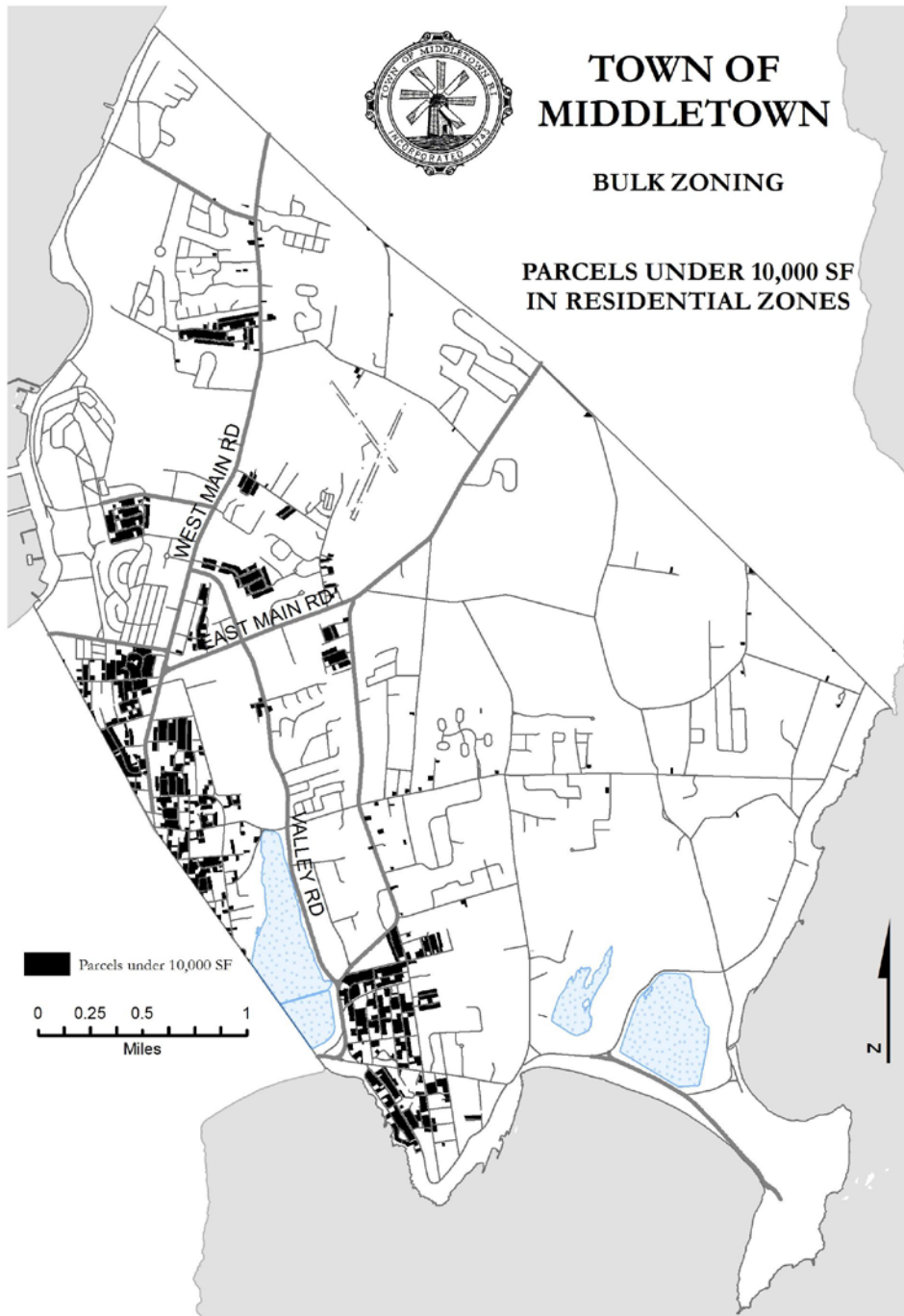
- 1) Height limit of 25 feet
- 2) Floor Area Ratio (FAR) of 0.5



# TOWN OF MIDDLETOWN

## BULK ZONING

PARCELS UNDER 10,000 SF  
IN RESIDENTIAL ZONES



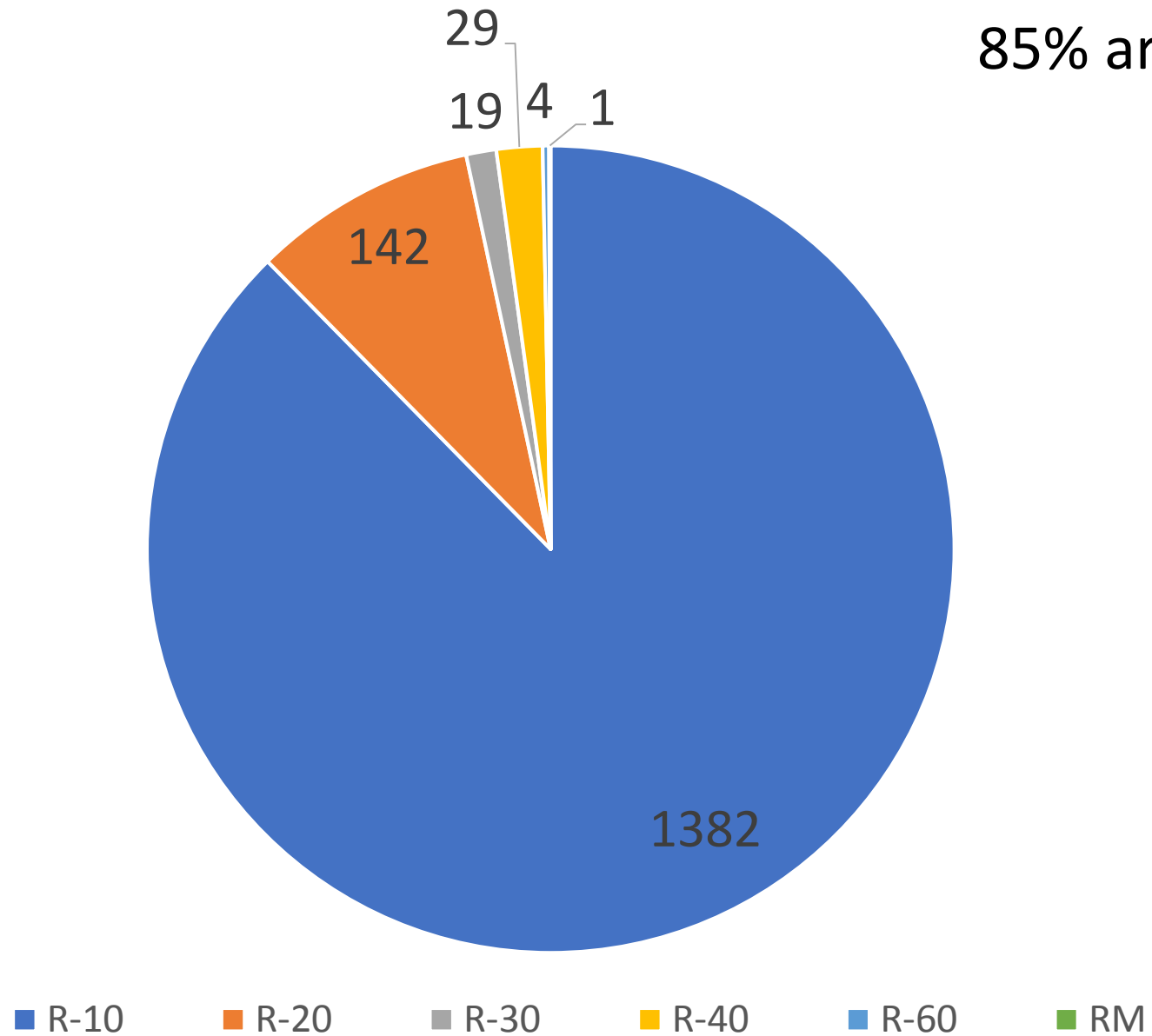
# Potentially Impacted Lots

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- 6,375 total lots in town
- 1,625 residential lots less than 10,000SF

# Potentially Impacted Parcels by Zone

85% are in the R-10 zone



# FAR Definition and Examples

Definition: The ratio of the gross floor area divided by lot area on which the buildings are located.

Proposed FAR is 0.5 for lots under 10,000 SF

Example 1: 8,000 Square Foot Lot, 2 story house		
		Square Feet
Lot Size		8,000
Gross Floor Area	( lot size * 0.5)	4,000
Area per story	( Gross Floor Area/ # of stories)	2,000

Example 2: 6,000 Square Foot Lot, 2 story house		
		Square Feet
Lot Size		6,000
Gross Floor Area	( lot size * 0.5)	3,000
Area per story	( Gross Floor Area/ # of stories)	1,500

# FAR calculation

## Included

- Garages, sheds
- Spaces enclosed on 2 or more sides
- Attics 7.5+ feet tall
- Basements 7.5+ feet tall AND with exterior walls greater than 4 feet



## Not Included

- Unenclosed space: Deck, Patio, Pergola, Lattice, Arbors, etc.
- Basements without exterior walls protruding 4 feet or more







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