

TIVERTON, RI NOTICE OF PUBLIC HEARING
AMENDMENT OF ZONING DISTRICT MAP AND ZONING ORDINANCE

Notice is hereby given that a Public Hearing on proposed Amendments to the Town District Zoning Map and Zoning Ordinance is scheduled for a Tiverton Town Council meeting to be held on **Tuesday, October 15, 2024 at 7:00PM at the Tiverton Town Hall, 343 Highland Road, Tiverton.**

A copy of the proposed amendments to the Zoning Map and Zoning Ordinance are available for public examination in the office of the Town Clerk between the hours of 8:30AM and 3:30PM on Mondays, Tuesdays and Thursday, from 8:30AM to 6:00 PM on Wednesdays, and from 8:30AM to 1:30PM on Fridays. The proposed amendments are also available for review at the Tiverton Senior Center and Tiverton Public Library during normal business hours. The amendments may also be viewed online at www.tiverton.ri.gov.

The proposed revisions may be altered or further amended prior to the close of the public hearing without further advertising as a result of further study or because of views expressed at the public hearing. Any alteration or amendment must be presented for comment at the public hearing. Amendments take effect upon passage.

Anyone wishing to be heard on this proposed Zoning Map and Zoning Ordinance text revisions should be present at the aforementioned date and time. The Town Hall, Tiverton High School Auditorium, Tiverton Senior Center, and Tiverton Public Library are handicap accessible. Persons requiring assistance should contact the Office of the Town Clerk at 401-625-6703 at least three business days prior to the hearing date.

SUMMARY OF ZONING MAP AMENDMENTS

Amendments to which lots are located in the Waterfront Zone on the existing Zoning Map, are under consideration. The proposed amendments to the Zoning Map 1) change the Waterfront Zone to the Waterfront W1 and Waterfront W2 Zones and 2) designates which parcels will be located in the Waterfront W1 and Waterfront W2 Zones. Further, there are amendments to which lots are located within the Waterfront W1 and Waterfront W2 Zones. Some lots previously located in the Waterfront Zone have been removed and some lots have been added.

The lots which are under consideration to have their designation on the Zoning Map changed include:

Plat 115, Lots 154, 254;
Plat 302, Lots 215, 168;
Plat 303, Lots 101-108, 113-125, 617;
Plat 304, Lots 151-155, 164-170;
Plat 305, Lots 114-124, 209-212, 214, 215-220;
Plat 310, Lots 152, 154; and
Plat 409, Lots 103, 105, 153.

The proposed Zoning Map, not the above list, is the final authority on which lots will be reclassified. The “Proposed Zoning Map” is part of this advertisement. For comparison, the “Existing Zoning Map” is also made a part of this advertisement.

SUMMARY OF ZONING ORDINANCE TEXT AMENDMENTS

Revisions are proposed to the Zoning Ordinance. These revisions recognize that the Waterfront Zone is being replaced with the Waterfront W1 and Waterfront W2 Zones. Further, these amendments update and clarify definitions and add definitions. There are changes to the District Use Table replacing the Waterfront Zone with the Waterfront W1 and Waterfront W2 Zones, renaming uses, adding uses and removing uses. Dimensional standards are correspondingly amended. Further, performance standards for some permitted uses, and specific and objective criteria for some uses requiring a special use have been added. More specifically, these are amendments to the following Articles of Appendix A – Zoning Ordinance:

1. Article II – Definitions. These amendments update the definitions to conform to recent legislative changes and to conform with changes in the District Use Table.
2. Article III – Zoning Districts, Section 1. These amendments split the Waterfront Zone into two zones and defines those two zones.
3. Article IV – District Use Regulations, Section 1 – 13A. These amendments split the Waterfront Zone into two zones and identifies which uses are permitted by right, permitted by special use, or not permitted. These amendments also clarify the title of uses, add uses to all zones and eliminates uses from all zones.
4. Article V – District Dimensional Regulations, Section 1, 2 and 4 (new). These amendments also account for the division of the Waterfront Zone into two zones. Further, these amendments clarify the intent of Section 2 to allow multiple principal uses on a single lot in the commercial, waterfront and industrial zones. In addition, these amendments bring the definition of Building Height into conformity with definition in the General Laws and includes diagrams to assist in the construction of the phrase. Additionally, these amendments make adjustments for structures that are elevated off of the ground due to Base Flood Elevation and Freeboard requirements.
5. Article VI – Other District Regulations, Section 10 (new). These amendments provide performance criteria for multiple uses permitted by right in the Waterfront Zone(s) and in some instances in other zones.
6. Article XVI – Special Use Permits, Section 5. These amendments provide specific and objective criteria for multiple uses which require a special use permit in the Waterfront Zone(s) and make other amendments to this section.

Joan B. Chabot, Town Clerk

[INSERT CURRENT ZONING DISTRICT MAP]

[INSERT PROPOSED ZONING DISTRICT MAP]