

Chapter 400. Zoning

Part 2. Special Regulations

Article XV. Two-Family Dwellings

[Added 2-14-2001]

§ 400-145. Purpose.

The purpose of this article is to provide for two-family residential use to serve the needs of the residential population of the community.

§ 400-146. Permitted use.

Two-family dwellings shall be ~~a use~~ permitted ^{USE} ~~by special-use permit~~ in an applicable zoning district.

§ 400-147. Dimensional regulations.

Dimensional regulations shall be as follows:

- A. Minimum lot size: four acres.
- B. Minimum street frontage: ~~200 feet.~~ ²300 feet.
- C. Maximum lot coverage: 15%.
- D. Maximum building height: 40 feet.
- E. Minimum yard requirements:
 - (1) Front (depth): 50 feet.
 - (2) Side (depth): 75 feet.
 - (3) Rear (depth): 50 feet.

§ 400-148. Applicability of state and local regulations.

All other state and local rules and regulations shall apply as necessary.

ZONING

400 Attachment 1

Town of West Greenwich

Zoning Use Categories

[Amended 3-19-2008; 2-10-2016; 4-20-2016; 8-10-2016; 5-10-2017; 11-8-2017; 7-11-2018; 12-12-2018; 12-11-2019; 2-16-2021; 9-8-2021; 1-4-2023; 2-15-2023]

Use Category	RFR-2	RFR-1	OSPL	Neighborhood Business	Highway Business	Exit 7 (now Exit 21) SMD	IND A	IND B	CZD	SVD
0 RESIDENTIAL										
01 Single-family	P	P	X	P	P	X	X	X	X	P
02 Two-family	SP**	SP**	X	X	X	X	X	X	X	P
03 Multifamily	X	X	X	X	S	X	X	X	X	P
04 Bed-and-breakfast	S	S	X	X	X	X	X	X	X	X
05 Hotels and motels	X	X	X	X	S	P	X	X	P	X
06 Assisted housing and nursing homes	X	X	X	P	P	P	X	X	X	X
07 Accessory dwelling unit ^d	P	P	X	X	X	X	X	X	X	X
08 Customary home occupations	P	P	X	P	P	X	P	P	X	P
09 Community residence	P	P	X	P	P	X	X	X	X	P
010 Family day-care homes	P	P	X	P	P	P	X	X	X	X
NOTE: P** = Minimum lot size of 4 Acres with a minimum of 2 Acres Buildable										
EXTRACTIVE AND INDUSTRIAL NONMANUFACTURING										
0 AGRICULTURE, INCLUDING:										
01 Field crops	P	X	X	P	P	X	P	P	X	X
02 Fruit, tree nut and vegetable farms	P	X	X	P	P	X	P	P	X	X
03 Livestock farms, except piggeries	P	X	X	P	P	X	P	P	X	X
04 General farms	P	X	X	P	P	X	P	P	X	X
05 Noncommercial farms	P	X	X	P	P	X	P	P	X	X
06 Farm events and/or farm enterprises ¹	S	X	X	P	S	X	P	P	X	

P = Permitted

S = Special Use

X = Prohibited

400-147. Dimensional regulations.

Dimensional regulations shall be as follows:

- A. Minimum lot size: four acres, of which 2 acres must be suitable for development under § 450-8 of the Land Development and Subdivision Regulations.

The relevant section of the Regulations is copied below. Let me know if you need anything else on this.

<https://ecode360.com/31441714>

§ 450-8. Land unsuitable for development; minimum buildable area.

A. When designing the layout of buildable lots or units permitted on any parcel, the minimum lot areas specified for that property in Chapter 400, Zoning, of the Town Code must be provided for each lot or unit and be free of any of the constraints identified in Subsection A(1) through (5) below. Land included in all of the following categories shall be considered unsuitable for development.

(1) Freshwater wetlands, not including areas subject to storm flowage (ASSF), but including that area of perimeter wetland within 50 feet of the edge of any bog, marsh, swamp or pond; and any applicable one-hundred-foot or two-hundred-foot riverbank wetlands, as defined by R.I.G.L. § 2-1-20 (1987), as amended; and drainage facilities.

(2) Areas within a one-hundred-year flood zone, as defined by FEMA.

(3) Land within any existing and proposed easement areas for utility use, access, or drainage.

(4) Areas which exceed 15% slope prior to any construction. (See Article XIII, § 450-57.)

(5) Historical cemeteries.

B. Land described in Subsection A(1) through (5) above may be included as part of any lot in any subdivision or land development project; provided, however, that it shall not necessitate a waiver, modification or variance of any dimensional requirement specified in Article II of Chapter 400, Zoning, of the Town Code or of any state or federal regulatory requirement.

C. In addition to the minimum buildable area requirement, each lot shall contain a minimum amount of contiguous suitable land for development. A minimum of 70% of the minimum lot size in each zoning district shall be contiguous suitable land and shall be accessible from the lot's frontage for the development site.

D. The purpose of this requirement is to ensure that all proposed lots are minimally suited to the uses allowed under Chapter 400, Zoning, of the Town Code, and that all lots should contain building envelopes that are not constrained to such uses. The concept of the minimum buildable area is intended to ensure that each lot created through the subdivision review process will possess a suitable area for the full use and enjoyment of its subsequent owner.