

# ZONING

## 260 Attachment 2

### Town of East Greenwich

**TABLE 2  
TABLE OF DIMENSIONAL REGULATIONS BY ZONE  
[Amended 5-9-2011 by Ord. No. 814; 4-22-2019 by Ord. No. 880]**

Zone and Use	Minimum Lot Size (square feet)	Minimum Frontage <sup>1</sup> (feet)	Maximum Lot Coverage - Structure <sup>2</sup>	Maximum Lot Coverage - Pavement <sup>3</sup>	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Height - Main Structure <sup>4</sup> (feet)	Height - Accessory Structure <sup>5</sup> (feet)
<b>Residential R-4</b>									
All uses	4,000	100	30%	60%	10	10	20	35	15
<b>Residential R-6</b>									
Single-family	6,000	60	30%	60%	10	10	20	35	15
Two-family dwelling	10,000	80	30%	60%	10	10	20	35	15
Multifamily dwelling (not including two-family dwellings)	4,000 per dwelling unit	100	30%	60%	10	10	20	35	15
Community residence	10,000	80	30%	60%	10	10	20	35	15
<b>Residential R-10</b>									
All uses	10,000	100	25%	60%	30	15	30	35	15
<b>Residential R-20</b>									
All uses	20,000	125	25%	60%	35	25	35	35	15
<b>Residential R-30</b>									
All uses	30,000	150	25%	60%	40	30	40	35	15
<b>Farming F-1</b>									
Single-family dwelling	1 acre	150	25%	60%	60 <sup>8</sup>	30	45	35	15
Community residence	1 acre	150	25%	60%	60 <sup>8</sup>	30	45	35	15
Farm	1 acre	150	25%	60%	60 <sup>8</sup>	30	45	35	35
<b>Farming F-2</b>									
Single-family dwelling	2 acre	150	25%	60%	60	30	45	35	15
Community residence	2 acre	150	25%	60%	60	30	45	35	15
Farm	2 acre	150	25%	60%	60	30	45	35	35

## EAST GREENWICH CODE

Zone and Use	Minimum Lot Size (square feet)	Minimum Frontage <sup>1</sup> (feet)	Maximum Lot Coverage - Structure <sup>2</sup>	Maximum Lot Coverage - Pavement <sup>3</sup>	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Height - Main Structure <sup>4</sup> (feet)	Height - Accessory Structure <sup>5</sup> (feet)
<b>Commercial CD/CD-1</b>									
Residential	5,000 per dwelling unit	50	50%	80%	0	10	10	35	15
Commercial	4,000	50	50%	80%	0	10	10	35	30
<b>Commercial CD-2</b>									
Residential	20,000	100	35%	70%	20	10	20	35	15
Commercial	20,000	100	35%	70%	20	10	20	35	15
Drive-throughs <sup>6</sup>	40,000	100	35%	70%	20	10	20	35	15
<b>Commercial CH</b>									
All uses	30,000	150	25%	70%	50	40	40	35	35
Drive-throughs <sup>6</sup>	40,000	100	35%	70%	20	10	20	35	15
<b>Commercial W</b>									
All uses	20,000	100	40%	50%	0	10	10	35	20
<b>Planned Development PD</b>									
All uses <sup>7</sup>	5 acres	150	30%	50%	50	40	40	35	15
<b>Rocky Hill Fairgrounds RHF</b>									
All uses <sup>9</sup>	2 acres	150	30%	70%	20	40	50	45	45
<b>Mixed Use Planned Development MUPD</b>									
All uses <sup>7</sup>	10 acres	150	30%	70%	50	40	50	35	15
<b>Industrial M/LIO</b>									
All uses	2 acres	150	30%	66%	100	40	50	35	35

**NOTES:**

- <sup>1</sup> Minimum width at the front setback line must be 75% of the required minimum street frontage. Lot frontages on approved culs-de-sac may be no less than 60 feet in all zones. Street frontage regulations in an R or F Zone may be reduced to not less than 75% of the minimum required street frontage for lots fronting the arc of a curve, and each lot must have the minimum lot frontage at the front setback line.
- <sup>2</sup> Maximum lot coverage is defined here as structures only.
- <sup>3</sup> Maximum lot coverage pavement is defined here as the total area of both structures and paved surfaces.
- <sup>4</sup> Height of main structure refers to a principal structure's height as defined in § 260- 6 of this Code. For any property or structure located in a special flood hazard area, as shown on the official FEMA Flood Insurance Rate Maps, the maximum allowable building height shall be reduced by eight feet. Church spires, towers and belfries, as well as towers erected by the Town, water towers, flagpoles, radio/television antennas, telecommunications towers, chimneys, elevator or air-conditioning penthouse, weathervanes and silos, are exempted from the height requirement.
- <sup>5</sup> Height of accessory structure refers to the average height of any/all structures on a site other than a principal structure.

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- <sup>6</sup> Drive-through uses, where permitted, shall meet the following development standards:
- a) The minimum lot area shall be no less than 40,000 square feet for a building proposed for a drive-through window.
  - b) There shall be adequate off-street parking and loading spaces to serve the proposed use. There must be sufficient on-site stacking areas to accommodate at least 10 queued vehicles entering the site, waiting to park or approach the order window/order box, and at least three queued vehicles exiting the site.
  - c) Any accessory drive-through window(s) shall be properly located within the parking and circulation plan to avoid any effect on off-site vehicular or pedestrian traffic, and in no case shall a drive-through window be located on any building façade which faces a public street.
  - d) Vehicular entrances and exits shall be controlled by curbing.
  - e) All other dimensional and parking requirements for the site and the use shall be met.
- <sup>7</sup> Please refer to Article VIII for additional information on PDs and MUPDs.
- <sup>8</sup> The minimum front yard setback for F-2 zoned parcels that were part of subdivision approvals granted prior to December 27, 1994, shall be 50 feet.
- <sup>9</sup> In an RHF Zone, minimum frontage may be reduced to 0 if the lot frontage is within the RHF Zone and not in a public right-of way, provided that access easements are provided. Front yard frontage may be reduced to 0 if the lot frontage is along an internal right-of-way of the RHF Zone. Side yard may be reduced to 0 when the lot abuts other lots zoned RHF. Any structure in excess of 35 feet in height shall not have a flat roofline and shall instead incorporate reasonable aesthetics into its roofline.