

ZONING

260 Attachment 10

Town of Westerly

Schedule of Dimensional Regulations

[Amended 12-13-1999 by Ch. No. 1286; 10-12-2004 by Ch. No. 1510; 6-13-2005 by Ch. No. 1544;
2-6-2006 by Ch. No. 1561; 10-21-2013 by Ch. No. 1800]

Minimum Dimensional Regulations											
Zoning District/Use	Minimum Lot Size		Maximum % Impervious Surface	Maximum Height (feet)		Minimum Yard Dimensions (feet)				Accessory Buildings	
	Area (square feet)	Frontage ¹		Principal Building	Accessory Building	Front	Crn. S.	Side	Rear	Side	Rear
RR-60											
Single-family dwelling	60,000	200	22.5%	35	20	50	45	40	50	20	25
Barn as accessory building					35	50	45	40	50	35	35
Cluster development - See § 260-46.											
All other permitted uses	60,000	200	22.5%	35	20	50	45	40	50	20	25
LDR-43											
Single-family dwelling	43,560	200	22.5%	35	20	35	32.5	30	40	20	25
Cluster development - See § 260-46.											
All other permitted uses	43,560	200	22.5%	35 ⁵	20 ⁵	35 ⁵	32.5 ⁵	30 ⁵	40 ⁵	20 ⁵	25 ⁵
LDR-40											
Single-family dwelling	40,000	150	22.5%	35	20	40	35	30	50	20	25
Cluster development - See § 260-46.											
All other permitted uses	40,000	150	22.5%	35	20	40	35	30	50	20	25
MDR-30											
Single-family dwelling	30,000	120	22.5%	35	20	35	30	20	40	20	25
Cluster development - See § 260-46.											
All other permitted uses	30,000	120	22.5%	35 ⁵	20 ⁵	35 ⁵	30 ⁵	20 ⁵	40 ⁵	20 ⁵	25 ⁵
MDR-20											
Single-family dwelling	20,000	100	32.5%	35	20	30	25	20	35	15	20
All other permitted uses	20,000	100	32.5%	35	20	30	25	20	35	15	20

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HDR-15											
Single-family dwelling	15,000	100	37.0%	35	20	30	22.5	15	35	10	20
Multifamily - See §§ 260-62 and 260-63.	4 acres/ 15,000 per unit	150	37.0%	35	20	30	30	30	35	30	30
All other permitted uses	15,000	100	37.0%	35	20	30	22.5	15	35	10	20
HDR-10											
Single-family dwelling	10,000	80	35.0%	35	20	30	22.5	15	30	15	20
Single-family dwelling (flood hazard) See § 260-20A.	10,000	80	25.0%	25 ⁷	20	30	22.5	15	30	10	20
All other permitted uses	10,000	80	35.0%	35	20	30	22.5	15	30	10	20
HDR-6											
Single-family dwelling	6,000	60	60.0%	35	20	20	15	10	25	10	15
Two-family	12,000	100	50.0%	35	20	25	20	15	25	10	15
Three-family	18,000	120	40.0%	35	20	25	22.5	20	25	15	15
Multifamily	2 acres/ 6,000 per unit	140	40.0%	35	20	25	22.5	20	25	20	20
All other permitted uses	6,000	60	50.0%	35	20	20	15	10	25	10	15
P-15											
Single-family dwelling	Any residential use permitted in P-15 Zone shall conform to the dimensional regulations of the nearest										
Two-family	residentially zoned property.										

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	Area (square feet)	Frontage¹		Principal Building	Accessory Building	Front	Crn. S.	Side	Rear	Side	Rear
Any permitted use where the P-15 Zone abuts RR-60, LDR-43, LDR-40, MDR-30 and MDR-20	20,000	100	37.5%	35	20	30	25	20	35	15	20
All other permitted uses	15,000	100	60.0%	40	20	20	15	10	25	10	20
Downtown Center-1											
Any permitted use	6,000	60	100.0%	50	50	0	10	10	25	0	25
All structures shall be at least 20 feet from any adjoining residential district boundary.											
Downtown Center-2											
Single-family dwelling	Any residential use permitted in DC-2 Zone shall conform to the dimensional regulations of HDR-6.										
Two-family											
Three-family											
Any permitted use	12,000	100	50.0%	35	20	20	15	10	25	10	15
Neighborhood Business											
Single-family dwelling	Any residential use permitted in a Neighborhood Business Zoning District shall conform to the dimensional regulations of the nearest residentially zoned property.										
Two-family											
Three-family											
Any permitted use	12,000	60	60.0%	40	20	20	15	10	25	10	15
Highway Commercial²											
Any permitted use	40,000	150	75.0%	35		50	35	20	30		

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	Area (square feet)	Frontage ¹		Principal Building	Accessory Building	Front	Crn. S.	Side	Rear	Side	Rear
General Commercial³											
Any permitted use	10,000	100	75.0%	50		15	12.5	10	25		
Shore Commercial-WH											
Any permitted use	12,000	80	55.0%	25 ^{6,7}		0 ⁴	0 ⁴	0 ⁴	20		
Shore Commercial-G											
Any permitted use	12,000	80	55.0%	35 ^{5,7}		15 ⁵	12.5 ⁵	10 ⁵	20 ⁵		
Marine Commercial											
Any permitted use	6,000	60	75.0%	40	20	15	12.5	10	25	10	20
Light Industry											
Any permitted use	12,000	120	50.0%	50		25	25	25	25		
General Industry											
Any permitted use	40,000	150	70.0%	35		50	35	20	30		
		Setback from residential zone 75 feet.									
Office Research, Assembly and Technology											
Any permitted use	40,000	150	65.0%	40		50	35	20	30		
		Setback from residential zone 75 feet.									

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Commercial Recreation											
Golf course structures located at least 500 feet from all lot lines	200,000	150	50.0%	55	30	500	500	500	500	150	150
All other permitted uses, including golf course structures located less than 500 feet from any lot line	40,000	150	50.0%	35	20	50	37.5	25	30	25	30
Open Space and Recreation											
Any permitted use	Structures in Open Space and Recreation shall be permitted only by special permit with the locations determined in accordance with topography and other land features to have the least visual impact from streets and adjoining property.										

NOTES:

- ¹ In approving a subdivision the Planning Board may approve a lot with less than the required frontage on a cul-de-sac or curve, provided the minimum lot width at the front set back equals the frontage requirement.
- ² The setback from residential zones shall be 75 feet; provided, however, that the seventy-five-foot rear setback may be reduced by one foot for every foot the lot depth is less than 235 feet. The seventy-five-foot setback to the sides may be reduced by one foot for every foot of the lot less than 150 feet; provided, however, that a minimum of forty-foot buffer zone on the rear and side must be maintained, 10 feet of which must be maintained as determined by the Planning Board in its development plan review when this provision is utilized. When such reduction in setbacks is utilized, noise-, odor- and light-generating activities, where possible, will be located at least 75 feet from the residential zone line.
- ³ The setback from residential zones shall be 75 feet; provided, however, that the seventy-five-foot rear setback may be reduced by one foot for every foot the lot depth is less than 235 feet. The seventy-five-foot setback to the sides may be reduced by one foot for every foot of the lot less than 150 feet; provided, however, that a minimum of forty-foot buffer zone on the rear and side must be maintained, 10 feet of which must be vegetated as

- determined by the Planning Board in its development plan review when this provision is utilized. When such reduction in setbacks is utilized, noise-, odor-, and light-generating activities, where possible, will be located at least 75 feet from the residential zone line.
- ⁴ On lots which abut residentially zoned property, structures must be located with a front setback of 25 feet and side setbacks from the residential boundary of 20 feet.
- ⁵ On any lot where the use "Oceanfront Historic Hotel," as defined herein, is proposed and existing structure(s) are to be renovated, restored and/or replaced, these dimensional regulations shall apply, except that the maximum building height may be equal to the maximum height of the existing principal structure and the front, side and rear setbacks of the existing structure where less than those in this table are reduced but only to the extent of such present nonconformity.
- ⁶ It is intended that any structure in this district be limited to two stories. The Planning Board in its development plan approval may allow building elements to exceed the twenty-five-foot height limit to accommodate access to rooftop deck(s) over residential use and/or architectural features with the recommendation of the Rhode Island Historical Preservation Commission pursuant to §§ 260-45E(3)(g) and 260-45F(1) hereof.
- ⁷ See § 260-20A Building height.