

street parking requirements.

2. Loading bays shall be located at the side or the rear of the structure they are intended to serve. Where practicable such loading bays shall not be visible from a public highway.
3. No area designated as a loading space shall be located within fifty (50) feet of a Rural, Farming, Residential District Boundary.
4. Where a loading facility abuts a Rural, Farming, Residential District the restrictions contained in Article V, Section 1-C shall apply.

B. Requirements:

1. For each non-residential use or structure under one thousand (1,000) square feet of gross floor area or ground area in which commodities are sold, displayed, serviced, repaired, altered or fabricated as the principal use of the parcel or lot, one off-street loading space of a least three (300) square feet in area shall be provided.
2. For each non residential use or structure of over one thousand (1,000) square feet of gross floor area or ground area in which commodities are sold, displayed, serviced, repaired, altered or fabricated as the principal use of the parcel or lot, one (1) off-street loading space with minimum dimensions of a least sixty (60) feet by twelve (12) feet with minimum overhead clearance of fourteen (14) feet shall be provided.
3. Additional off-street loading spaces shall be required by the Zoning Inspector when necessary to provide adequate area for off-street loading. Detailed plans for off-street loading space provision and use may be required before the issuance of a zoning permit.

Article VII SPECIAL REGULATIONS

SECTION 1. Substandard Lots of Record

A. Prior Recorded Lots

A lot or parcel of land having a lot width or area of lesser amounts than required in Article II may be considered as coming within the minimum requirements of Article II, provided such lot or parcel of land was shown on a recorded plat or on a recorded deed on the effective date of this Ordinance and

did not at such time adjoin other land of the same owner.

B. Contiguous Lot Under Single Ownership

If two (2) or more contiguous lots are under single ownership on the effective date of this Ordinance, such lots shall be considered to be an undivided parcel of land for the purpose of this Ordinance and no single lot or portion thereof shall be used in violation of the requirements of Article II as to width and area.

Neither the area nor the frontage of a lot may be reduced or diminished so that the yards or total lot area shall be less than the minimum requirements prescribed in this Ordinance. No required yard or other area of one (1) lot shall be considered as providing the minimum area of frontage required for any other lot. No zoning permit shall be issued to the owner of a lot, the area or frontage of which lot has been made to conform to the minimum requirements prescribed by this ordinance by virtue of having obtained sufficient area or frontage by rendering an adjacent lot sub-standard, or more sub-standard, either with regard to the minimum area, yard or frontage requirements.

SECTION 2. Setback Exceptions

The space in a required front, side or rear setback shall be open and unobstructed with the following exceptions:

1. Projection of window sills, cornices, and other ornamental features may extend not more than one (1) foot into a yard.
2. Landscape features such as trees, fences, poles, shrubs, and terraces may be placed in any setback area, subject to the provisions of Section 3.
3. No accessory structure may be erected within the front setback lines except as provided in Subsection 5 of this Section. An accessory structure to a permitted use may be placed no closer than the following distances to a side or rear lot line subject to authorization granted by the Zoning Enforcement Officer.

<u>District</u>	<u>Minimum Yard Requirements</u>	
	<u>Side (width)</u>	<u>Rear (depth)</u>
RFR-2	19 ft.	38 ft.
RFR-1	15 ft.	30 ft.
Neighborhood Business	15 ft.	30 ft.
Highway Business	19 ft.	38 ft.
Industrial A & B	23 ft.	30 ft.

4. Open, unenclosed porches or platforms may extend into the rear or side setback not more than ten (10) feet.
5. In Neighborhood Business, Highway Business or Industrial Zones, parking facilities, signs, filling station pumps and outdoor telephone booths may be located in a front setback area.

SECTION 3. Vision Clearance at Corners

On any corner lot and at street intersections in all districts, no wall, fence, structure or building shall be erected, and no hedge, tree, shrub, or other vegetation shall be maintained between the heights of three (3) feet, and ten (10) feet, above street level within the triangle formed by the two street lines and a third line joining points on the street lines twenty (20) feet from the intersection of the street lines.

SECTION 4. Height Exceptions

Spires, towers, belfries, steeples, flagpoles, chimneys, water standing pipes, communications antennas, silos or similar structures may be erected above the maximum height specified for each district.

SECTION 5. Setback from Water Bodies

Sewage disposal facilities which are designed to leach wastes into the soil shall be located not less than two hundred (200) feet from the edge of any pond or stream within the Town of West Greenwich.

SECTION 6. Lots Divided by a Zoning District Boundary

Where a lot is divided by a zoning district boundary, the regulations for either zoning district shall apply except that no district shall, in effect, be extended more than thirty (30) feet into an adjoining district.

SECTION 7. Access to Highways

No Building Permit shall be issued by the Building Inspector for construction of a non-residential building, or the use of land requiring an access way into a Town or State Highway until the Building Inspector receives the approval, in writing, of the West Greenwich Highway Supervisor, or the State Department of Transportation as applicable.

SECTION 8. Parking or Storage of Unregistered or Inoperable Vehicles

In the Rural, Farming, Residential district the parking or storage of no more than a total of two unregistered or inoperable cars or trucks is prohibited unless such parked or stored vehicle is suitably screened from abutting properties and the street.

SECTION 9. Reduction of Street Frontage

In the Rural, Farming, Residential district, street frontage may be reduced to not less than one hundred fifty (150) feet for those lots fronting entirely on turn-arounds or cul-de-sacs. Frontage to be measured between the two side lot lines at the required front yard depth.

SECTION 10. Fresh Water Wetlands

No Fresh Water Wetland, as defined by Chapter 213 of the Public laws of 1970 relating to Fresh Water Wetlands shall be excavated, drained or filled, nor shall any extraneous materials be placed in these Wetlands or water flow diverted out of or any other change be made to the natural condition of any Fresh Water Wetland without prior approval of the Rhode Island Department of Environmental Management and the West Greenwich Town Council in accordance with the provision of said Chapter.

SECTION 11. Use Regulations

No building, structure, or land shall be used except for those purposes noted in the attached matrix. Any use not listed shall be construed to be prohibited.

SECTION 12. Communication Facilities

See addendum.

SECTION 13. Multi Family Dwelling Units

See addendum.

Article VIII LAWFUL NON-COFORMING USES

SECTION 1. Continuance

Any use lawfully existing on the effective date of this Ordinance and not conforming to the Use Regulations of the Zone shall be considered a lawful non-conforming use. A lawful non-conforming use may be continued, except as provided below:

1. That no lawful non-conforming use shall be enlarged, extended, expanded, or increased, without a special-use permit from the Zoning Board of Review.
2. That if a lawful non-conforming use is discontinued for a period of one (1) continuous year, it shall not be