

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 **Monday, February 10, 2025 at 7:00PM at the Tiverton Town Hall, 343 Highland Road, Tiverton.**

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 are under consideration to have their designation on the Zoning Map changed either to a Waterfront zone or removed from a Waterfront zone include but may not be limited to:

Plat 115, Lots 154, 254;  
Plat 302, Lots 215, 168, 684;  
Plat 303, Lots 101-108, 113-125, 617;  
Plat 304, Lots 151-155, 164-170;  
Plat 305, Lots 114-124, 209-212, 214-220;  
Plat 310, Lots 152, 154; and  
Plat 409, Lots 103, 105, 153.

The proposed zoning amendments increase the minimum required lot area for those lots designated as Waterfront W1. This may cause a lot to become nonconforming. Those lots which will be nonconforming include, but may not be limited to: Plat 101, Lots 353, 354, 355 and 356.

In addition, some lots that will be moved from the current Waterfront zone to the Residential R-30 zone may become nonconforming due to one or more dimensional standards. Those lots include, but may not be limited to: Plat 304, Lots 164, 165.

In addition, some lots that will be moved from the General Commercial zone to the Waterfront W1 zone may become nonconforming due to one or more dimensional standard. Those lots include, but may not be limited to: Plat 305, Lots 217 and 218.

Proposed changes in the dimensional standards for the Traditional Main Street, Pedestrian Friendly Destination and Neighborhood Business zones are in some instances reduced. These changes will not cause any existing lots to become nonconforming.

Where feasible, the Zoning District boundary line has been shifted to match property lines. This change is proposed to prevent bisected lots and to create a more easily interpreted Zoning Map.

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.

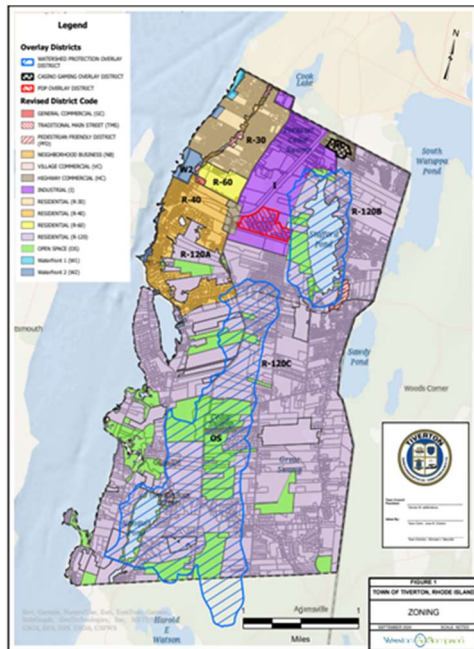
#### SUMMARY OF ZONING ORDINANCE TEXT AMENDMENTS

PURSUANT TO Section 1-8 of the Tiverton Code of Ordinances, the amendments below will be adopted and effective on the date of passage. These are amendments to the following Articles of Appendix A – Zoning Ordinance:

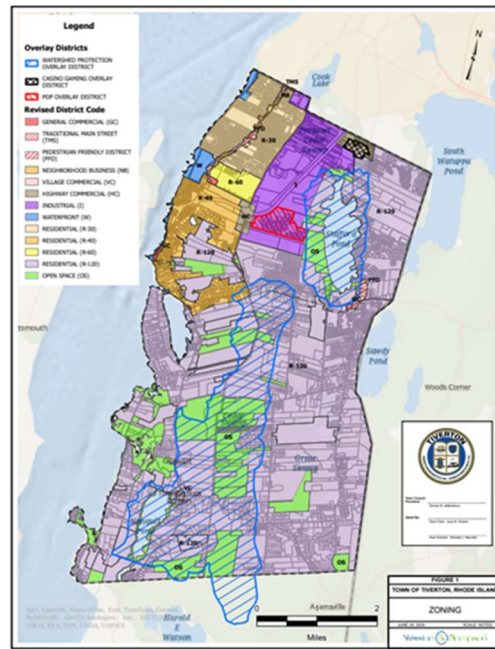
1. Article I – Introduction, Section 5. Addition of a section that will exempt the Town from the Zoning Ordinance for governmental functions.
2. Article II – Definitions. These amendments update the definitions to conform to recent legislative changes and to conform with changes in the District Use Table.
3. Article III – Zoning Districts, Section 1. These amendments split the Waterfront Zone into two zones and defines those two zones. In addition, the Form Based Code zones of Traditional Main Street District, Neighborhood Business District, and Pedestrian Friendly Destination District are incorporated.
4. Article IV – District Use Regulations, Section 1 – 13A. These are comprehensive amendments to the District Use Table identifying which uses are permitted by right, by special use, or not permitted. These amendments also split the Waterfront Zone into two zones to recognize the difference in uses in each. The amendments further incorporate the so-called Form Based Code district use table with the zones of Traditional Main Street District, Neighborhood Business District, and Pedestrian Friendly Destination District, into this table. These amendments also clarify the title of uses, add uses to all zones and eliminates uses from all zones. As to Section 15, ‘recycling center’ will be added to the list of prohibited uses.
5. Article V – District Dimensional Regulations, Section 1, 2 and 4. These amendments also account for the division of the Waterfront Zone into two zones. Further, these add the dimensional regulations for the Traditional Main Street District, Neighborhood Business District, and Pedestrian Friendly Destination District zones into the dimensional table and to the section concerning lot frontage. Moreover, 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.

6. Article VI – Other District Regulations, Section 10. These amendments provide performance criteria for multiple uses permitted by right.
7. Article VII – Substandard Lots of Record, Section 2. This amendment recognizes that lawfully existing lots of record existing as of June 24, 2024 do not merge as a result of the zoning map amendments adopted on June 24, 2024.
8. Article XVI – Special Use Permits, Section 5. These amendments provide specific and objective criteria for uses which require a special use permit.

**PROPOSED ZONING DISTRICT MAP**



**EXISTING ZONING DISTRICT MAP**



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](http://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.

Joan B. Chabot, Town Clerk