

Zoning

**Zoning Enforcement Officer – Samuel J. Shamoon, AICP
(401) 421-7740 ext 371**

Steps to check zoning requirements for a given property:

Step 1 – Find out what zoning district the property is in

How do I find out what zoning district my property is in?

Click ([LINK TO PROVPLAN OR DPD GIS MAPS ON-LINE](#)) to find plat and lot number of property. Enter your street address by number and street name.

Step 2 – Check the Use Regulations for the property (regulations differ for each district)

Use regulations are available in Section 303 of the zoning ordinance: ([ZONING ORDINANCE](#))

Check the list of all possible regulations in the column that corresponds to the given district. If the regulation applies to the particular district it will be labeled “Y” for Yes, and if it does not apply it will be labeled “N” for No. An “S” stands for Special Use Permit. (see below for applications for Special Use Permits and Variances.

Step 3 – Check the Dimensional Regulations (minimum lot size, lot area per dwelling unit, setbacks, side yards, rear yards, height, etc...)

The dimensional regulations are available in section 304 of the Zoning Ordinance ([ZONING ORDINANCE](#))

Step 4 – Check to see if property is located in an overlay district

Additional requirements are present if in an overlay region. To find out if a property location in an overlay region check the Zoning Map (next to where the district was listed)

If applicable, go to the link that corresponds with the listed overlay:

Overlays: [Historic District](#), [Downcity District](#), [Capital Center District](#), [Main Street Overlay District](#), [Commercial Overlay District](#), [West Side Overlay District](#), [Commercial Corridor Overlay District](#)

Step 5 – Check Parking Requirements - (outlines the number of parking spots allowed)

Parking requirements are available at Article VII of the Zoning Ordinance ([ZONING ORDINANCE](#))

Step 6 – Check Sign Requirements - (outlines which signs are permitted in a district)

Sign Requirements are available in Article VI of the Zoning Ordinance ([ZONING ORDINANCE](#))

For all other questions, please contact the Zoning Enforcement Officer – Samuel J. Shamoon, at sshamoon@providenceri.com or call (401) 421-7740 ext 371

What if I cannot comply with one or more provisions of the zoning ordinance?

You can seek relief from the Zoning Board of Review. The Zoning Board can offer 3 levels of relief:

Special Use Permit – these are available if designated with an “S” in the use table under Section 303 of the zoning ordinance.

Dimensional Variance – Zoning board may grant these to certain properties – See section 902 of Zoning Ordinance.

Use variance: for a use that is not permitted in the Zoning Ordinance. To qualify for a use variance, you must meet the highest standard of hardship, which equates to the loss of all beneficial use of the property.

What if I am currently Nonconforming?

In general, any use that preexists the adoption or amendment enjoys the right to remain in that nonconforming status in perpetuity PROVIDED there is no change, addition, enlargement or intensification of that nonconforming use See Article 2 of the Zoning Ordinance.

To apply for relief from the Zoning Ordinance as noted above, you may download the following:

[Instructions to apply for the zoning board](#)

[Forms to apply for the zoning board](#)
[Sample Radius map](#)

For further questions, contact Peter Carnevale, Secretary of the Zoning Board Review, (401) 421-7740, Ext 376.