

ZONING

340 Attachment 3

Town of Johnston

**Table of Dimensional Regulations for Planned Districts, Planned Mixed Use Development
Districts and Continuing Care Retirement Community Districts
[Amended 11-10-2003 by Ord. No. 2003-15; 4-9-2007 by Ord. No. 2006-6;
2-17-2011 by Ord. No. 2010-24; 2-17-2011 by Ord. No. 2010-30]**

	Minimum Distance Between Structures (feet)¹	Minimum Yards: Front, Side and Rear² (feet)	Maximum Height (feet)
Single-family detached dwelling	45	15	30
Single-family detached dwelling, cluster	30	15	30
Two-family duplex dwelling	45	15	30
Two-family dwelling	60	15	35
Multifamily dwelling	25	30	35
Mixed multifamily dwelling and business use structure	35	5	35 ³
Business and other nonresidential uses	35	5	35 ³
Other permitted uses or by special use permits	45	15 ⁴	35 ³

NOTES:

¹ Or RI Fire Safety Code minimums, whichever is greater.

² “Minimum yards” refers to the overall property, not individual structures; see also the requirements relating to the distance between types of structures.

³ The maximum building height may be exceeded, provided that for each foot of building height over 35 feet, one additional foot of distance between adjacent structures is added.

⁴ If the dwelling or structure is located adjacent to an R-15, R-20 or R-40 zone, there shall be a buffer maintained between the properties in accordance with § 340-99.