

1 **Article III Use Regulations**
 2 **§260-8 through §260-19: Use Tables [Amended 11-24-09 by Ord. No. 09-14, 11-24-15 by Ord. No. 15-8, 2-**
 3 **20-18 by Ord. No. 17-3, 12-19-23 By Ord. No. 23-12 and 10-15-24 by Ord. No. 24-6 and 24-8].**

<i>§260-8: Agricultural Uses</i>	RA	RS	RL	RG	BL	ML	MG	CR1	CR2	VCMU	<i>Use Criteria</i>
§260-8A: Keeping of Animals for Home Use	P	N	N	N	N	N	N	N	N	N	
<u>§260-8B: Keeping of Poultry for Home Use</u>	<u>P</u>	<u>S</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>§260-68(A)</u>
§260-8 CB : Keeping and raising of animals for profit	SN	N	N	N	N	SN	NS	N	N	N	<u>§260-68(B)</u>
§260-8 DC : Raising crops for profit	P	N	N	N	N	P	P	N	N	N	
§260-8 DE : Commercial Nursery	N	N	N	N	P	N	N	N	N	N	
§260-8 EF : Retail sale of produce grown on premises <i>[*location subject to approval]</i>	P*	PN	N	N	N	N	N	N	N	PN	
§260-8 FG : Non-residential cooperative cultivation	N	N	N	N	N	N	N	N	N	N	
§260-8 HG : Residential cooperative cultivation	N	N	N	N	N	N	N	N	N	N	
§260-8 HI : Patient Cultivation	N	N	N	N	N	N	N	N	N	N	

4 **§260-8: Agricultural Uses**

- 5 A. Includes horses, livestock for food production, fish ~~and fowl~~, and raising of cattle and goats and hens
 6 for purposes of producing milk ~~and eggs~~; but not including apparatus for food processing of these
 7 products, nor animals for scientific or laboratory testing. No wholesale or retail sales except as
 8 permitted in subsection §260-8~~FE~~.
- 9 ~~A.~~B. Includes hens, guinea fowl, quail, and domesticated ducks and geese. Their uses are limited to
 10 pets and/or for their eggs or consumption. One hen is permitted per each 2,000 square feet of total lot
 11 area up to a maximum of 6 hens per half-acre, and no more than 12 in any case.
- 12 ~~B.~~C. Includes breeding of livestock for food production, pets, fish, racehorses and/or fowl. Farmhouse
 13 and storage of farm-related equipment are allowable accessory uses.
- 14 ~~C.~~D. Includes raising of vegetables, fruit, hay, sod, trees, flowers, plants and similar crops commonly
 15 used for household consumption; but not including food processing, canning and baking.
- 16 ~~D.~~E. Includes the raising and sale of flowers, trees and plants used for decoration and landscaping.
- 17 ~~E.~~F. Includes farm stands, limited to food, trees, flowers, plants, and similar crops where the stand is
 18 limited in size to 50 square feet. *Subject to location approval by Zoning Board of Review.
- 19 ~~F.~~G. Includes two or more cardholders who cooperatively cultivate marijuana in a nonresidential
 20 zoning district subject to the restrictions set forth in RIGL §21-28.6-14. [Amended 9-15-15 by Ord.
 21 No. 15-35 and 12-18-2020 by Ord. No. 19-11.]

22 ~~G-H.~~ Includes two or more cardholders who cooperatively cultivate marijuana in a residential zoning
 23 district subject to the restrictions set forth in RIGL §21-28.6-14. [Amended 9-15-15 by Ord. No. 15-
 24 35 and 2-18-2020 by Ord. No 19-11.]

25 ~~H-I.~~ Includes marijuana cultivation by a single registered patient cardholder for medical use only, as
 26 defined in RIGL Chapter 21-28.6-3. [Amended 9-15-15 by Ord. No. 15-35 and 2-18-2020 by Ord.
 27 #19-11.]
 28

§260-9: Residential Uses	RA	RS	RL	RG	BL	ML	MG	CR1	CR2	VCMU	Use Criteria
§260-9A: Single-family detached	P	P	P	P	N	N	N	N	N	P	
§260-9B: Two-family	N	N	P	P	N	N	N	N	N	P	
§260-9C: Multi-family, 3 or more units	N	N	N	P	N	N	N	N	N	P	
§260-9D: Bed and Breakfast	N	SN	N	N	N	N	N	N	N	SN	<u>§260-68(C)</u>
§260-9E: Temporary lodging, 6 to 25 rooms	N	N	N	N	P	P	P	N	N	N	
§260-9F: Temporary lodging, 26 or more rooms	N	N	N	N	P	P	P	N	P**	N	
§260-9G: Mobile Homes	N	N	N	N	N	N	N	N	N	N	
§260-9H: Community residence	P	P	P	P	P	N	N	N	N	P	
§260-9I: Nursing home, convalescent home	N	N	N	SN	P	N	N	N	N	SN	<u>§260-68(D)</u>
§260-9J: Family day-care home (up to 6 individuals unrelated to the home caregiver)	P	P	P	P	P	N	N	N	N	P	
§260-9K: Family day-care home (between 7 and 12 individuals)	S	S	S	S	S	N	N	N	N	S	<u>§260-68(E)</u>
§260-9L: Customary home occupation	P	P	P	P	SP	N	N	N	N	P	
§260-9M: Accessory dwelling unit	P	P	P	P	P	N	N	N	N	P	
§260-9N: Senior residential community	SN	SN	SN	PS	PS	N	N	N	N	SN	<u>§260-68(F)</u>
§260-9O: Mixed Use	N	N	N	P	P	N	N	N	N	P	
§260-9P: Short Term Rental or Lodging	N	N	N	N	N	P	P	P	P	N	

29 **§260-9: Residential Uses** [Amended 5-20-25 by Ord. No. 2025-9, 9-15-15 by Ord. No. 15-35, 2-20-18 by
 30 Ord. No. 17-3, 10-15-24 by Ord. No. 24-06 and Ord. No. 24-08 and 5-20-25 by Ord. No. 2025-10].

31 A. One dwelling unit or household unit as defined in this chapter. There shall be no more than one main
 32 residential building on any one lot.

~~(1) ** A special use permit for this use in a CR-1 Zone shall be constrained so that development of the site for residential use is limited to RA-40 dimensional requirements.~~

- B. Two dwelling units or household units as defined in this chapter, including semi-detached structures. There shall be no more than one main residential building on any one lot.
- C. Three or more dwelling units or household units.
- D. A facility offering temporary lodging and breakfast. The facility shall not have more than five units for temporary lodging. Cooking on premises is allowed for guests only, not open to general public.
- E. Includes hotels, motels, and bed and breakfasts with more than five units but less than 26 units. Cooking on premises is allowed for guests only, not open to general public.
- F. Includes hotels and motels. Cooking on premises is allowed for guests only, not open to the public.
- G. The use or storage of one or more residential mobile homes, mobile home parks, and trailer parks. In the case of fire or other acts of God resulting in severe damage to a building, a mobile home may be used as temporary housing while necessary repairs are conducted to make the damaged structure usable, and in no case shall the mobile home remain on site for more than one year. This does not exclude a property owner, in a residential district, from storing one recreational camper/mobile home as long as it is not used for living/sleeping space.
- H. As defined in R.I.G.L. § 45-24-31(15), and this chapter: A home or residential facility where children and/or adults reside in a family setting and may or may not receive supervised care. This shall not include halfway houses or substance abuse treatment facilities. This shall include but not be limited to the following: a) Whenever six or fewer children or adults with intellectual disabilities reside in any type of residence in the community, as licensed by the state pursuant to Chapter 24 of Title 40.1 of the Rhode Island General Laws. All requirements pertaining to local zoning are waived for these community residences; b) A group home providing care or supervision, or both, to not more than eight (8) persons with disabilities, and licensed by the state pursuant to Chapter 24 of Title 40.1 of the Rhode Island General Laws; c) A residence for children providing care or supervision, or both, to not more than eight (8) children including those of the caregiver and licensed by the state pursuant to Chapter 72.1 of Title 42 of the Rhode Island General Laws; d) A community transitional residence providing care or assistance, or both, to no more than six (6) unrelated persons or no more than three (3) families, not to exceed a total of eight (8) persons, requiring temporary financial assistance, and/or to persons who are victims of crimes, abuse, or neglect, and who are expected to reside in that residence not less than sixty (60) days nor more than two (2) years. Residents will have access to and use of all common areas, including eating areas and living rooms, and will receive appropriate social services for the purpose of fostering independence, self-sufficiency, and eventual transition to a permanent living situation.
- I. Includes retirement home, home for aged, extended care, and convalescent housing.
- J. Home day-care (up to 6 individuals unrelated to the home caregiver): in lieu of parental care or supervision is offered at the same time to six (6) or fewer individuals who are not relatives of the caregiver but may not contain more than a total of eight (8) individuals receiving day-care as licensed by the State of Rhode Island.
- K. Home day-care (7 to 12 individuals) in lieu of parental care or supervision is offered at the same time to more than six (6) individuals who are not relatives of the caregiver, but in no case shall the total amount of individuals receiving day care, including those related to the caregiver, be more than twelve (12), as licensed by the State of Rhode Island.
- L. Customary home occupation performed by the occupant and using no more than 400 square feet of floor area, providing such activity shall not be visible from a lot line and that there is no exterior advertising. A customary home occupation must have no employees except members of the family living on the premises. The use shall not result in a noticeable increase in parking or vehicular traffic, nor shall it adversely impact the surrounding area.
- M. Accessory Family Dwelling Unit (ADU):

- 83 (a) One accessory dwelling unit (ADU) per lot shall be allowed by right under the following
84 circumstances:
85 (1) On an owner-occupied property as a reasonable accommodation for family members with
86 disabilities; or
87 (2) On a lot with a total area of twenty thousand square feet (20,000 sq. ft.) or more for which the
88 primary use is residential; or
89 (3) Where the proposed ADU is located within the existing footprint of the primary structure or
90 existing accessory attached or detached structure and does not expand the footprint of the
91 structure.

92
93 (b) Uniform standards:

- 94 1. Maximum unit size for an ADU is established subject to the following applicable dimensional
95 requirements:
96 a. A studio or one-bedroom ADU of nine hundred square feet (900 sq ft.), or sixty percent
97 (60%) of the floor area of the principal dwelling, whichever is less; and
98 b. A two (2) bedroom ADU of twelve hundred square feet (1,200 sq. ft.), or sixty percent
99 (60%) of the floor area of the principal dwelling, whichever is less.
- 100 2. For all ADU applications, the Town shall not:
101 a. Restrict tenants based on familial relationships or age unless such restriction is necessary
102 to comply with the terms of the federal subsidy related to affordability;
103 b. Charge application or permitting fees for the creation of an ADU that exceed those that
104 would be charged for a new single family dwelling;
105 c. Require infrastructure improvements in connection with the ADU, including, but not
106 limited to, separate water or sewer service lines or expanded septic system capacity
107 unless such improvements and/or modifications are required by an applicable State
108 agency for compliance under State law or regulation or to comply with building code
109 requirements, or to address capacity or upgrades necessary to accommodate the ADU;
110 d. Discriminate against populations protected under State and Federal fair housing laws;
111 e. Impose dimensional requirements or other development standards on ADUs that in any
112 instance exceed the requirements for an accessory structure in the same zoning district;
113 f. Require additional lot area, lot frontage or lot width for conforming lots of record solely
114 to accommodate an ADU;
115 g. Require zoning relief for ADU applications proposed within an existing footprint of the
116 primary or accessory structure which is a legal nonconforming structure in order to
117 address the existing dimensional nonconformity;
118 h. Require more than one off-street parking space per bedroom of the ADU;
119 i. Limit ADUs to lots with preexisting dwellings, or otherwise prohibit ADUs as part of
120 applications for new primary dwelling units or subdivisions;
121 j. Prohibit an ADU that otherwise complies with this chapter and applicable dimensional
122 regulations from having up to two (2) bedrooms;
123 k. Require an ADU to be exclusively occupied by a household that is low or moderate
124 income or less as defined by State law, unless such ADU is part of an inclusionary zoning
125 or comprehensive permit application; or
126 l. Revoke the permitted status or otherwise require the disassembly of a legally established
127 ADU upon transfer of title or occupancy.
- 128
129 3. ADU's shall not be offered or rented for tourist or transient use or through a hosting platform,
130 as such terms are defined in RI State law.

131
132 N. Senior Residential Communities: A senior residential community is a community of single family
133 residential dwelling units or attached multi-family dwelling units with respect to which the following

conditions are applicable: ~~the community shall contain a minimum of five (5) acres of Lot Area with a total density that shall not exceed fifteen (15) dwelling units per acre of lot area, the maximum percentage of Lot Building Coverage shall be thirty five percent (35%). In addition to the requirements set forth in Article XI—SPECIAL USE PERMITS, all proposed Senior Residential Community projects shall specifically address and include written evidence for the record of meeting the requirements set forth in Article XII—SPECIAL CONDITIONS,~~ occupancy is limited to require that at least 80% of the occupied units must be occupied by at least one person fifty-five (55) years of age and older. Moreover, no person eighteen (18) years of age and younger may be a permanent resident of any unit. Notwithstanding anything to the contrary in the foregoing, individuals with handicaps are permitted as residents in the community.

- O. Mixed Use: A combination of residential and commercial uses located on one lot. There shall be no more than one main building on any one lot.
- P. Short Term Rental or Lodging: A residential unit offered for lease on a hosting platform or otherwise for the occupation of a dwelling unit for a term of thirty (30) nights or less.

**Temporary Lodging, 26 or more rooms in a CR2 zoning district; such use is allowed by right as an accessory to a State licensed casino gaming and entertainment facility, so long as it is subject to review under applicable Town of Lincoln land use regulations. [Amended 9-15-15 by Ord. No. 35-15]

§260-10: Recreational Uses	RA	RS	RL	RG	BL	ML	MG	CR1	CR2	VCMU	Use Criteria
§260-10A: Public playground	P	P	P	P	P	N	N	P	N	P	
§260-10B: Golf course	N	N	N	N	N	N	N	P	P	N	
§260-10C: Drive-in theater	N	N	N	N	N	N	N	N	P	N	
§260-10D: Animal Racetrack	N	N	N	N	N	N	N	N	N	N	
§260-10E: Sports stadium	N	N	N	N	N	N	N	N	N	N	
§260-10F: Ice rinks	N	N	N	N	N	<u>PS</u>	N	N	P	N	
§260-10G: Camps	N	N	N	N	N	N	N	N	N	N	
§260-10H: Water recreation activities	N	N	N	N	N	N	N	N	N	N	
§260-10I: Open space	P	P	P	P	P	P	P	P	P	P	
§260-10J: Indoor recreation	N	N	N	N	P	P	P	N	P	P	
§260-10K: Outdoor recreation	<u>PN</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	P	N	N	N	N	N	

§260-10: Recreational Uses

- A. Includes uses owned by government or private groups. This also allows for special charitable events, provided any necessary licensing is obtained.
- B. Includes public and private courses, miniature golf and Par-3 courses.
- C. The outdoor display of movies for profit.
- D. Any type of animal racing or competition but excluding any form of illegal animal racing or competition. This use is subject to a host community agreement.
- E. The field and seating for athletic events with an open-air or roofed structure.

- 162 F. Includes indoor/outdoor recreational and/or competitive skating, other than established by local
163 municipality for public use.
- 164 G. Outdoor grounds for temporary tent erection for recreational use. Permanent structures in place of
165 tents will be subject to a special use permit.
- 166 H. Includes canoe and boat launching ramps and docks; bathing beaches or public pools; water parks.
167 Marinas or storage of motorized boats, in the water, shall not be allowed.
- 168 I. Includes community gardens, forest reserve, wildlife refuge; but not for raising crops for commercial
169 use.
- 170 J. Includes bowling alleys, indoor playgrounds ~~and athletic activities~~, arcades, ~~and~~ movie theaters, and
171 commercial athletic facilities including gymnasiums and instructional fitness classes and other similar
172 forms of indoor recreation not covered elsewhere in the Table of Uses.
- 173 J.K. The field and seating for non-athletic recreational events with no structure or an open-air structure.
174

<i>§260-11: Governmental and Institutional Uses</i>	RA	RS	RL	RG	BL	ML	MG	CR1	CR2	VCMU	<u>Use Criteria</u>
§260-11A: School or college	N	N	N	N	P	PN	N	N	N	N	
§260-11B: Vocational or trade school	N	N	N	N	P	PN	N	N	N	N	
§260-11C: Religious institution	N	N	N	N	P	N	N	N	N	P	
§260-11D: Charitable institution (no commercial activity)	N	N	N	N	P	P	N	N	N	P	
§260-11E: Library, Gallery	N	N	N	PN	P	N	N	N	N	PN	
§260-11F: Hospital or clinic	N	N	N	N	P	PN	N	N	N	N	
§260-11G: Treatment of mental illness or substance abuse	N	N	N	N	N	N	N	N	N	N	
§260-11H: Fire or police station	P	P	P	P	P	P	P	P	P	P	
§260-11I: Government building	P	P	P	P	P	P	P	PN	NP	P	
§260-11J: Cemetery	SN	NS	NS	SN	N	N	N	N	N	SN	<u>§260-68(G)</u>
§260-11K: Prison or correctional institution	N	N	N	N	N	N	N	N	N	N	
§260-11L: Court House	N	N	N	N	P	P	P	N	N	N	
§260-11M: Compassion Center	N	N	N	N	N	N	N	N	N	N	

175 **§260-11: Government and Institutional Uses [Amended 11-24-15 by Ord. No. 15-08.]**

- 176 A. Preschool, elementary through high school and post-secondary educational institution, both private
177 and public, excluding schools owned and operated by the Town of Lincoln. Includes classrooms,
178 office and assembly use, lecture hall, library and other facilities for instructional purposes; laboratory
179 facility for teaching and research; bookstore; gymnasium for athletic events, indoor and outdoor
180 sports facility; cafeteria, dining hall; day-care facility; dormitory; health-care facility.

- 181 B. Public and private institutions providing instruction and/or training in automotive, construction,
- 182 metallurgical, chemical, and similar industrial operations.
- 183 C. Church, synagogue, other places of worship including retreat centers.
- 184 D. Facility owned and operated by not-for-profit, non-governmental organization or entity, including
- 185 nonprofit clubs, civic, social, or fraternal.
- 186 E. Includes nonprofit library, museum and art gallery.
- 187 F. Hospital (not animal hospital), medical diagnostic or treatment facility, center for occupational and
- 188 physical therapy; medical, surgical or psychiatric treatment of disease or disability; whether on an
- 189 inpatient or outpatient basis; health maintenance organization.
- 190 G. Facility for the treatment of drug, alcohol or substance abuse.
- 191 H. Includes use for temporary housing of prisoners and training facilities.
- 192 I. Includes Town buildings not covered elsewhere in the Table of Uses.
- 193 J. Cemetery, historic cemetery or memorial park; but not including funeral homes.
- 194 K. Any type of prison or correctional facility, other than the temporary housing of prisoners at police
- 195 station or courthouse.
- 196 L. Federal or State facility housing judicial courts.
- 197 M. A not-for-profit corporation subject to the provisions of RIGL Chapter 7-6 and registered under RIGL
- 198 §21-28.6-12 that acquires, possesses, delivers, transfers, transports, supplies or dispenses marijuana
- 199 and/or related supplies and educational materials, to patient cardholders and/or their registered
- 200 caregiver cardholder or authorized purchaser pursuant to regulations promulgated by the Department
- 201 of Business Regulation.
- 202

§260-12: Office uses	RA	RS	RL	RG	BL	ML	MG	CR1	CR2	VCMU	Use Criteria
§260-12A: Professional offices	N	N	N	SN	P	P	P	N	N	SP	§260-68(H)
§260-12B: Business services	N	N	N	N	P	P	P	N	N	P	
§260-12C: Bank	N	N	N	N	P	P	P	N	N	P	
§260-12D: Use with drive up window (not including restaurants)	N	N	N	N	P	P	P	N	N	N	
§260-12E: Professional office for use by resident of premises	N	N	N	SN	PS	N	N	N	N	PS	§260-68(I)

203 **§260-12: Office Uses**

- 204 A. Includes dentist, real estate services, insurance agencies, security and commodity trading, law offices,
- 205 accounting, architectural, engineering and the administrative functions of a corporation, foundation or
- 206 association.
- 207 ~~(1) ** A special use permit for such a use in a RG Zone shall be for a use under 2,500 square feet in~~
- 208 ~~gross floor area, shall not overly intrude into the residential nature of an area and shall be on in an~~
- 209 ~~appropriate location on an appropriate street right-of-way for such a use.~~
- 210 B. Includes advertising agency, interior designer, photocopy duplication, mailing services, private
- 211 employment service, credit reporting and collection.
- 212 C. Includes commercial banks, savings-and-loan associations, credit unions and other bank-related
- 213 services, including automated teller machines; but not including a drive-up window.
- 214 ~~(1) ** A special use permit for such a use in a RL Zone shall be for a use under 2,500 square feet in~~
- 215 ~~gross floor area, shall not overly intrude into the residential nature of an area and shall be on in an~~
- 216 ~~appropriate location on an appropriate street right-of-way for such a use.~~

- 217 D. Any use, other than as a restaurant or gasoline service, for which customers drive up for service or
 218 purchase of goods or food within their vehicle.
 219 E. Professional use by resident of home. This use does not include customary home occupations. (See
 220 use § 260-9K.)
 221

<i>§260-13: Restaurant and Entertainment Uses</i>	RA	RS	RL	RG	BL	ML	MG	CR1	CR2	VCMU	<u>Use Criteria</u>
§260-13A: Restaurant (not including liquor or entertainment)	N	N	N	N	P	P	P	P	P	P	
§260-13B: Restaurant (including liquor and/or entertainment)	N	N	N	N	P	P	P	P	P	SN	<u>§260-68(J)</u>
§260-13C: Restaurant with drive-up window	N	N	N	N	P	P	P	N	N	N	
§260-13D: Gambling or gaming	N	N	N	N	N	N	N	N	P	N	
§260-13E: Tavern, bar, or nightclub	N	N	N	N	SN	SP	NS	N	P	SN	<u>§260-68(K)</u>
§260-13F: Microbrewery	N	N	N	N	PN	P	P	N	P	N	

222 **§260-13: Restaurant and Entertainment Uses [Amended 9-15-15 by Ord. No. 15-35.]**

- 223 A. Includes business primarily preparing and serving food for consumption either on premises or for
 224 takeout.
 225 B. Includes business primarily preparing and serving food for consumption either on premises or for
 226 takeout and may include the preparation and service of liquor; and may have entertainment.
 227 C. Restaurant that allows customers to remain in vehicle when ordering and receiving food or products.
 228 D. Any establishment used for gambling or gaming excluding greyhound racing, pari-mutuel wagering
 229 and/or electronic or mechanical lottery terminals; excepting, however, “casino-type” table games,
 230 including but not limited to, blackjack, poker and any and all card games, roulette baccarat and/or
 231 dice tables are expressly prohibited unless established by referendum. [Amended 9-18-2001 by Ord.
 232 No. 01-7 and 9-15-15 by Ord. No. 15-35]
 233 E. Any business primarily involved with liquor sales and consumption on premises and/or providing live
 234 or prerecorded entertainment.
 235 F. Manufacturing beer, ale and/or hard cider for on-site retail sales and/or consumption.
 236

<i>§260-14: Service Business Uses</i>	RA	RS	RL	RG	BL	ML	MG	CR1	CR2	VCMU	<u>Use Criteria</u>
§260-14A: Barber and beauty service	N	N	N	N	P	P	N	N	N	P	
§260-14B: Shoe repair, laundry	N	N	N	PN	P	P	N	N	N	P	
§260-14C: Mortuary or funeral home	N	N	N	N	P	P	N	N	N	N	
§260-14D: Radio or television station	N	N	N	N	N	P	P	N	N	N	

§260-14: Service Business Uses	RA	RS	RL	RG	BL	ML	MG	CR1	CR2	VCMU	Use Criteria
§260-14E: Gasoline filling station (no automotive repair)	N	N	N	N	<u>SP</u>	<u>PS</u>	<u>NS</u>	N	N	N	<u>§260-68(L)</u>
§260-14F: Gasoline station with automotive repair	N	N	N	N	<u>NS</u>	<u>PS</u>	<u>NS</u>	N	N	N	<u>§260-68(M)</u>
§260-14G: Automotive repair	N	N	N	N	<u>SN</u>	<u>PS</u>	<u>SP</u>	N	N	N	<u>§260-68(N)</u>
§260-14H: Kennel	N	N	N	N	P	P	N	N	N	N	
§260-14I: Veterinary Office	N	N	N	N	P	P	N	N	N	N	
§260-14J: Day-care center	N	N	N	N	P	P	N	N	N	P	
§260-14K: Photo-duplication and printing under 5,000s.f.	N	N	N	N	P	P	P	N	N	N	
§260-14L: Caterer	N	N	N	N	P	P	N	N	N	<u>PS</u>	
§260-14M: Telecommunications tower	N	N	N	N	N	N	N	N	N	N	
§260-14N: Telecommunications antennas or equipment installed at or attached to existing structure (other than existing tower)	N	N	N	N	N	N	N	N	N	N	
§260-14O: Telecommunications antennas or equipment installed at or attached to existing tower	N	N	N	N	N	N	N	N	N	N	

237 **§260-14: Service Business Uses [Amended on 9-15-09 by Ord. No. 09-9.]**

- 238 A. Includes hair salons, barbers, manicurists, beauty service, tanning salons.
- 239 B. Includes shoe repair, self-service laundry, drop-off dry cleaning and retail on-site dry cleaning of
- 240 items dropped off on site.
- 241 C. Facility and establishment that arranges for and prepares funerals, including preparation of corpses
- 242 for burial, related ceremonial function rooms.
- 243 D. Includes the erection of wireless transmitting and receiving antennas, including satellite dish type as
- 244 accessory uses.
- 245 (1) ** In granting a special use permit, the Zoning Board of Review may impose conditions, to the
- 246 extent the Board concludes such conditions are necessary, to minimize any adverse effect of the
- 247 proposed tower on adjoining properties. Any such uses or structures shall be considered
- 248 “commercial construction” subject to the review of the Area of Planning Concern Review
- 249 Committee (APC). Recommendation of the APC shall be sought prior to the zoning hearing. The
- 250 APC hearing shall have complete authority to review compatibility with neighboring land uses

- 251 and may make recommendations for physical construction. Any person(s) placing a tower
252 structure shall provide a commercially viable bond prior to construction as approved by the Town
253 Solicitor to the Town of Lincoln for the cost of demolition of said structure once its use is
254 abandoned. Any tower structure authorized within the Town shall be removed from the site and
255 regraded to a natural condition within 90 days of abandonment of authorized use.
- 256 E. Gasoline sales, including alternate fuels, with no service of automobiles, but including the accessory
257 sales of related products.
 - 258 F. Automobile service station, primarily selling gasoline or alternative fuels, also performing automobile
259 repairs.
 - 260 G. Automobile repair shops, including lubrication shops, transmission shops, muffler and brake service
261 and automobile upholstery. Sale of gasoline or alternate fuels is not permitted.
 - 262 H. For storage and breeding of dogs, cats and other household animals.
 - 263 I. Veterinary service and animal hospital.
 - 264 J. Day-care center; or day care in lieu of parental care or supervision is offered at the same time to more
265 than six individuals who are not relatives of the caregiver, or more than a total of eight individuals
266 receiving day care.
 - 267 K. Retail photo-duplication and printing with a gross floor area of less than 5,000 square feet.
 - 268 L. Business providing a supply of food for consumption at a different location.
 - 269 M. Includes an above-grade tower, including self-supporting lattice towers, guy towers or monopole
270 towers or similar structures more than 35 feet in height for communications equipment principally
271 intended for the transmittal or reception of commercial, governmental and related radio, television,
272 microwave, cellular phone and similar telecommunications signals. Monopole-type towers with
273 multiple users, or co-use of existing structures is encouraged, so as to minimize the numbers of
274 towers, to conserve the value of land and buildings in the surrounding area and to minimize visual
275 impacts. Including the accessory buildings, storage facilities and related equipment required for
276 broadcasting and telecommunications towers or any other such equipment necessary for
277 telecommunications antennas.
- 278 (1) ** In granting a special use permit, the Zoning Board of Review may impose conditions, to the
279 extent the Board concludes such conditions are necessary, to minimize any adverse effect of the
280 proposed tower on adjoining properties. Any such uses or structures shall be considered
281 “commercial construction” subject to the review of the Area of Planning Concern Review
282 Committee. Recommendation of the APC shall be sought prior to the zoning hearing. The APC
283 hearing shall have complete authority to review compatibility with neighboring land uses and
284 may make recommendations for physical construction. Camouflage of towers, such as sky blue or
285 tree green paint may be a requirement of the APC. Any person(s) placing a tower structure shall
286 provide a commercially viable bond prior to construction as approved by the Town Solicitor to
287 the Town of Lincoln for the cost of demolition of said structure once its use is abandoned. Any
288 tower structure authorized within the Town shall be removed from the site and regraded to a
289 natural condition within 90 days of abandonment of authorized use.
 - 290 (2) Any applicant for such uses or structures shall submit visual impact data including but not limited
291 to photographic simulations of the proposed facility as it would be seen from residential areas,
292 public rights of way, parks, and other recreational facilities.
 - 293 (3) Any such proposed uses and structures located within the vicinity of historic structures, historic
294 districts or designated scenic corridors shall not be approved unless such proposed uses and
295 structures are so concealed as to be substantially invisible. The views of, and vistas from, such
296 structures, districts or designated scenic corridors shall not be impaired or diminished by the
297 placement of such uses and structures.
 - 298 (4) Any applicant for such uses or structures shall be required to submit evidence that additional
299 users for the proposed new use or structure have been solicited. Evidence shall include, but not
300 be limited to, copies of notices sent by registered mail, return receipt requested, to all other
301 providers of cellular or wireless communications services within the Town of Lincoln and

302 adjacent communities, advising of the intent to construct a new tower, identifying the location,
303 inviting the joint use and sharing of costs, and requesting a written response within fifteen (15)
304 business days. Replies received in response to the notice shall also be submitted as evidence in
305 connection with the application.

306 (5) The required setbacks for such uses or structures shall be no less than 1.5 times the tower height
307 to the nearest property line.

308 (6) No structure housing telecommunications equipment shall exceed 750 square feet in area nor 12
309 feet in height. All such structures shall be screened with an appropriate landscaped vegetative
310 buffer and shall be secured with appropriate fencing.

311 N. Includes antennas, towers or similar structures installed on tops of or attached to existing buildings,
312 water tanks or similar facilities if the total height of the tower/structure exceeds 55 feet above grade.
313 Includes the accessory buildings, storage facilities and related equipment required for or any other
314 such equipment necessary for telecommunications antennas that may be attached to or on the facades
315 of buildings or structures.

316 (1) ******In granting a special use permit, the Zoning Board of Review may impose conditions, to the
317 extent the Board concludes such conditions are necessary, to minimize any adverse effect of the
318 proposed tower on adjoining properties. Any such uses or structures shall be considered
319 “commercial construction” subject to the review of the Area of Planning Concern Review
320 Committee. Recommendation of the APC shall be sought prior to the zoning hearing. The APC
321 hearing shall have complete authority to review compatibility with neighboring land uses and
322 may make recommendations for physical construction. Any person(s) placing a tower structure
323 shall provide a commercially viable bond as approved by the Town Solicitor to the Town of
324 Lincoln for the cost of demolition of said structure once its use is abandoned. Any tower structure
325 authorized within the Town shall be removed from the site and regraded to a natural condition
326 within 90 days of abandonment of authorized use.

327 O. Includes antennas, equipment or other similar structures installed at or attached to existing towers or
328 similar structures, including the accessory buildings, storage facilities and related equipment required
329 for broadcasting and telecommunications towers or any other such equipment necessary for
330 telecommunications antennas.

331 (1) ****** In granting a special use permit, the Zoning Board of Review may impose conditions, to the
332 extent the Board concludes such conditions are necessary, to minimize any adverse effect of the
333 proposed tower on adjoining properties. Any such uses or structures shall be considered
334 “commercial construction” subject to the review of the Area of Planning Concern Review
335 Committee. Recommendation of the APC shall be sought prior to the zoning hearing. The APC
336 hearing shall have complete authority to review compatibility with neighboring land uses and
337 may make recommendations for physical construction. Any person(s) placing a tower structure
338 shall provide a commercially viable bond prior to construction as approved by the Town Solicitor
339 to the Town of Lincoln for the cost of demolition of said structure once its use is abandoned. Any
340 tower structure authorized within the Town shall be removed from the site and regraded to a
341 natural condition within 90 days of abandonment of authorized use.

§260-15: Retail and Sales Uses	RA	RS	RL	RG	BL	ML	MG	CR1	CR2	VCMU	Use Criteria
§260-15A: Retail trade, neighborhood establishment, 2,500s.f. gross floor area or less	N	N	N	P	P	P	N	N	N	P	
§260-15B: Convenience store	N	N	N	P	P	P	N	N	N	P	

§260-15: Retail and Sales Uses	RA	RS	RL	RG	BL	ML	MG	CR1	CR2	VCMU	Use Criteria
§260-15C: Retail trade establishment more than 2,500s.f. gross floor area	N	N	N	N	P	P	N	N	N	N	
§260-15D: Auto, truck, or boat sales	N	N	N	N	N	P	N	N	N	N	
§260-15E: Liquor sales	N	N	N	N	P	P	N	N	N	P	
§260-15F: Wholesale sales (within enclosed structure)	N	N	N	N	P	P	P	N	N	N	
§260-15G: Wholesale sales (outdoor storage)	N	N	N	N	N	SN	SN	N	N	N	<u>§260-68(O)</u>
§260-15H: Vehicle rental agency	N	N	N	N	P	P	N	N	N	N	
§260-15I: Medical Marijuana Emporium	N	N	N	N	N	N	N	N	N	N	

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§260-15: Retail and Sales Uses [Amended 11-24-15 by Ord. No. 15-08.]

- A. Sale of apparel and accessories; household appliances; art supplies; bakeries; books, newspapers and periodicals; camera and photographic supplies; custom tailoring; dairy products; drugstore; fabric store; floor covering retail; florists; fruits and vegetables; gift shop; groceries and delicatessens; hobby shops; home furnishings and equipment; jewelry; office supplies, stationery or art supplies; radio, television, audio/video, computer equipment, videotape sales, service or rental; shoe store; sporting goods; hardware, garden supplies, paint glass, yard equipment. The gross floor area shall not exceed 2,500 square feet.
 - (1) ** A special use permit in a RG Zone shall only be issued if the use is found to not intrude into the residential nature of the area and that the use is located on an appropriate street right-of-way.
- B. Retail sales of newspapers and periodicals; dairy products; fruits and vegetables; groceries and delicatessens; and related convenience items. The gross floor area shall not exceed 2,500 square feet.
 - (1) ** A special use permit in a RG Zone shall only be issued if the use is found to not intrude into the residential nature of the area and the use is located on an appropriate street right-of-way.
- C. Sale of products and goods with gross floor area of greater than 2,500 square feet.
- D. Automotive, marine craft, aircraft and accessories for both new and used vehicles.
- E. Sale of liquor along with products and food related to the consumption of liquor.
- F. All goods sold are only displayed and stored within a completely enclosed structure. Includes building materials, contractors' equipment, durable goods and apparel, electrical, plumbing, heating equipment and supplies; groceries and related products; machinery equipment and supplies.
- G. Includes building materials, contractors' equipment, durable goods and apparel, electrical, plumbing, heating equipment and supplies; groceries and related products; machinery equipment and supplies.
- H. For short-term rental or lease of automobiles. Also included is the on-site storage of up to 15 cars available for rent or lease (including limousines and taxicabs). Does not include trucks or vehicles with a gross vehicle weight over 10,000 pounds.
- I. Any establishment, or club, whether for-profit for any commercial unit or other premises as further defined through regulations promulgated by the Department of Business Regulation at which the sale, distribution, transfer or use of medical marijuana, medical marijuana products is proposed and/or occurs to, by or among registered patients, registered caregivers, authorized purchaser cardholder or other persons as further defined through regulations promulgated by the Department of Business

374 Regulation. This shall not include a Compassion Center regulated and licensed by the State of Rhode
 375 Island, as defined herein.
 376

§260-16: Transportation Uses	RA	RS	RL	RG	BL	ML	MG	CR1	CR2	VCMU	Use Criteria
§260-16A: Airport	N	N	N	N	N	SN	NS	N	N	N	<u>§260-68(P)</u>
§260-16B: Heliport	N	N	N	N	N	NS	SN	N	N	N	<u>§260-68(Q)</u>
§260-16C: Rail or motor freight terminal	N	N	N	N	N	P	P	N	N	N	
§260-16D: Commercial off-street parking	N	N	N	N	SP	P	P	N	N	N	<u>§260-68(R)</u>
§260-16E: Rail or bus passenger station	N	N	N	N	PS	P	P	N	N	N	

377 **§260-16: Transportation Uses**

- 378 A. Also includes maintenance, accessory outdoor maintenance and storage.
 379 B. Landing area for helicopters; also includes accessory structures for outdoor maintenance and storage.
 380 C. Includes truck and trailer rental; public utility service yard, railroad yard, accessory outdoor
 381 maintenance and storage.
 382 D. Garage or open lot primarily for passenger and/or commercial vehicles. No gasoline service and no
 383 automotive repairs. The parking area shall meet the construction requirements of Article V.
 384 E. Includes bus or rail passenger terminal, rapid rail transit, accessory indoor maintenance.
 385

§260-17: Storage Uses	RA	RS	RL	RG	BL	ML	MG	CR1	CR2	VCMU	Use Criteria
§260-17A: Storage of sand and gravel	N	N	N	N	N	N	SN	N	N	N	<u>§260-68(S)</u>
§260-17B: Open storage or wrecking of scrap, or salvage material (does not include burning)	N	N	N	N	N	N	N	N	N	N	
§260-17C: Storage of flammable material	N	N	N	N	N	N	N	N	N	N	
§260-17D: Retail warehousing and enclosed interior storage	N	N	N	N	N	P	P	N	N	N	
§260-17E: Retail warehousing and exterior storage	N	N	N	N	N	P	P	N	N	N	
§260-17F: Wholesale warehousing	N	N	N	N	N	P	P	N	N	N	
§260-17G: Reclamation Facility	N	N	N	N	N	P	P	N	N	N	
§260-17H: Recycling Facility	N	N	N	N	N	P	P	N	N	N	
§260-17I: Temporary Structures	N	N	N	N	N	N	N	N	N	N	

<i>§260-17: Storage Uses</i>	RA	RS	RL	RG	BL	ML	MG	CRI	CR2	VCMU	<u>Use Criteria</u>
<u>§260-17J: Temporary Accessory Structures</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	

386 **§260-17: Storage Uses**

- 387 A. Commercial storage of sand, gravel, and road salt; including the processing of these materials.
388 B. Includes any short-term storage of scrap or salvage material, including parts and mechanical
389 equipment, which are no longer usable.
390 C. Includes any material, which is potentially flammable or explosive.
391 (1) ** The issuance of a special use permit shall be dependent on the placement of suitable protection
392 of surrounding areas and suitable preventive measures taken for storage.
393 D. Includes self-storage and other facilities, which allow storage of goods, products or equipment for the
394 retail consumer located within an enclosed interior structure.
395 E. Includes self-storage and other facilities, which allow storage of goods, products or equipment for the
396 retail consumer located on the exterior space of the parcel.
397 F. Wholesale storage of goods and products for the commercial consumer. This does not include
398 flammable or explosive material. (See use § 260-17C.)
399 G. Reclamation facility, indoor
400 H. Recycling facility, indoor
401 I. Temporary storage structures including but not limited to: truck bodies, container boxes, and plastic,
402 fabric, metal, or wood-sheathed structures without plumbing and electricity.
403 I.J. Temporary accessory storage structures, such as PODS, shall be permitted for a period of not more
404 than 180 consecutive days. Longer durations may be permitted only in association with an active
405 building permit that necessitates said storage.
406

<i>§260-18: Service Industry Uses</i>	RA	RS	RL	RG	BL	ML	MG	CRI	CR2	VCMU	<u>Use Criteria</u>
§260-18A: Laundry or dry-cleaning plant	N	N	N	N	N	N	P	N	N	N	
§260-18B: Auto body or paint shop	N	N	N	N	N	P	P	N	N	N	
§260-18C: Machine or welding shop	N	N	N	N	N	P	P	N	N	N	
§260-18D: Car wash	N	N	N	N	N	P	P	N	N	N	

407 **§260-18: Service Industry Uses**

- 408 A. Drop-off service allowed as an accessory use.
409 B. Automotive repair and service allowed as accessory uses.
410 C. Does not include wholesale manufacture.
411 D. Cleaning of exterior and/or interior of automobiles and vans, including self-service bays.
412

<i>§260-19: Manufacturing Uses</i>	RA	RS	RL	RG	BL	ML	MG	CRI	CR2	VCMU	<u>Use Criteria</u>
§260-19A: Manufacture, processing, or packaging of foodstuffs	N	N	N	N	N	P	P	N	N	N	

§260-19: Manufacturing Uses	RA	RS	RL	RG	BL	ML	MG	CRI	CR2	VCMU	Use Criteria
§260-19B: Textile mill products and apparel manufacturing	N	N	N	N	N	P	P	N	N	N	
§260-19C: Lumber and wood products, furniture, and associated manufacturing	N	N	N	N	N	P	P	N	N	N	
§260-19D: Processes involving nuclear fission or fusion	N	N	N	N	N	N	N	N	N	N	
§260-19E: Mining, quarrying, gravel pits, or removal of earth for sale	N	N	N	N	N	N	N	N	N	N	
§260-19F: Biologic technologies	N	N	N	N	P	P	P	N	N	N	
§260-19G: Arts and Crafts manufacturing	N	N	N	N	P	P	P	N	N	N	
§260-19H: Manufacturing and machine parts manufacturing	N	N	N	N	N	P	P	N	N	N	
§260-19I: Paper and allied products, printing and publishing	N	N	N	N	N	P	P	N	N	N	
§260-19J: Chemicals and allied products manufacturing	N	N	N	N	N	P	P	N	N	N	
§260-19K: Stone, clay, or glass products manufacturing	N	N	N	N	N	N	P	N	N	N	
§260-19L: Asphalt production	N	N	N	N	N	N	N	N	N	N	
§260-19M: Brewery or distillery	N	N	N	N	N	N	N	N	N	N	
§260-19N: Cement	N	N	N	N	N	N	N	N	N	N	
§260-19O: Hazardous waste disposal or processing	N	N	N	N	N	N	N	N	N	N	
§260-19P: Slaughter of animals	N	N	N	N	N	N	N	N	N	N	
§260-19Q: Smelting	N	N	N	N	N	N	N	N	N	N	
§260-19R: Paint production	N	N	N	N	N	N	P	N	N	N	
§260-19S: Rubber and plastics	N	N	N	N	N	N	N	N	N	N	

§260-19: Manufacturing Uses	RA	RS	RL	RG	BL	ML	MG	CRI	CR2	VCMU	Use Criteria
§260-19T: Glue manufacture	N	N	N	N	N	N	P	N	N	N	
§260-19U: Petroleum production and related industries	N	N	N	N	N	N	N	N	N	N	
§260-19V: Incinerator	N	N	N	N	N	N	N	N	N	N	
§260-19W: Electric generation	N	N	N	N	N	N	N	N	N	N	
§260-19X: Electric co-generation	N	N	N	N	NP	P	P	N	N	N	
§260-19Y: Electronic and computer component recycling	N	N	N	N	N	P	P	N	N	N	
§260-19Z: Renewable Energy - Utility Scale Facility	N	N	N	N	N	S	S	N	N	N	<u>§260-68(T)</u>
§260-19AA: Renewable Energy - Minor Scale - Roof Mount	P	P	P	P	P	P	P	P	P	P	
§260-19BB: Renewable Energy – Minor Scale - Ground Mount	S	S	S	S	S	S	S	S	S	S	<u>§260-68(U)</u>
§260-19CC: Other manufacturing uses not specifically listed	N	N	N	N	N	SN	NS	N	N	N	<u>§260-68(V)</u>

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§260-19: Manufacturing Uses [Amended 11-24-09 by Ord. No. 09-14, 7-30-13 by Ord. No. 13-7, 2-20-18 by Ord. No. 17-3 and 5-20-25 by Ord. No. 2025-10.]

- 416 A. Includes canning or packaging, beverage manufacturing or bottling, canning and preserving fruits and
417 vegetables.
- 418 B. Includes rug and carpet weaving; fur goods; woven fabrics, felt, lace, yarn threads, leather; includes
419 dyeing plants and finishing of textiles. On-site retail sales shall be considered as an accessory use.
- 420 C. Includes furniture and fixture manufacturing; millwork, veneer, plywood and structural wood
421 products; toys, sporting goods, wooden containers and other articles and merchandise made from
422 wood. Includes repair and refinishing of furniture and wood products. Sale of products made
423 primarily on the premises is allowed as an accessory use.
- 424 D. Nuclear reactors for generating power or processing of nuclear products; storage of nuclear fuels and
425 other materials; storage, reclaiming or disposal of radioactive waste.
- 426 E. Excavation of the earth for the purpose of extracting metals, ore, coal, salt, sand, gravel and other
427 materials for sale. This use restriction is not meant to interfere with the grading and excavation of
428 land necessary for the construction of a building, structure or infrastructure. These restrictions include
429 strip mining and oil and gas exploration or drilling.
- 430 F. Industries that research into or produce products related to processes that promote human health
431 diagnostics and therapeutics, agricultural biology, veterinary products, environmental remediation
432 techniques and manufacture of instruments that assist in biological research. Noxious or offensive
433 uses are prohibited.

- 434 G. Manufacture of articles from metal, wood, stone, glass, clay, ceramic, paper, leather, provided that in
435 a BL-0.5 Zone no more than 2,500 square feet be used, and there be no more than five employees.
- 436 H. Manufacture of agricultural machinery, communication equipment, computer and business hardware,
437 construction, lighting and wiring equipment, engines, general office and industrial machinery,
438 household appliances, audio and video parts and equipment and metal tools.
- 439 I. Printing and publishing of books, newspapers and periodicals; printing, binding and publishing;
440 converted paper and paperboard products; industrial printing, including business forms, greeting
441 cards; paperboard containers and boxes.
- 442 J. Manufacturing or primary use of bleaches, dyes, industrial organic and inorganic chemicals, soaps,
443 detergents, perfumes, cosmetics. Does not include manufacture of chlorine or acid, which is
444 prohibited.
- 445 K. Includes manufacturing, compounding, assembly or treating articles and merchandise from: brick,
446 tile, cut stone, glass, neon signs and structural clay products. Does not include cement, gypsum, lime
447 or plaster.
- 448 L. Includes the distillation, manufacture or refining of asphalt, tar, creosote, coal and/or bituminous
449 concrete.
- 450 M. Brewery or manufacture or distillation of alcohol, other than a microbrewery. (See use
451 § 260-13F.)
- 452 N. Includes cement, lime, gypsum, plaster of paris processing, storage or manufacture.
- 453 O. Includes disposal of any hazardous waste whether generated on site or not.
- 454 P. Slaughter of animals whether for meat production or not. Includes tanning or curing of hides,
455 rendering of fats or oils, wool pulling or scouring or dead animal reduction.
- 456 Q. Includes smelting of metals and minerals, including blast furnaces.
- 457 R. Includes production or manufacture of paint, oil, shellac, turpentine, lacquer or varnish.
- 458 (1) ** The issuance of a special use permit shall be contingent on the applicant showing that the use
459 will not emit noxious or offensive odors and must additionally show that an excessive quantity of
460 the product will not be stored on site.
- 461 S. Includes floor coverings, footwear, sporting goods, toys and novelties and other products made
462 primarily from rubber or plastic, tire manufacturing, tire retreading or tire recapping.
- 463 T. Glue manufacture.
- 464 (2) ** The issuance of a special use permit shall be contingent on the applicant showing that the use
465 will not emit noxious or offensive odors and must additionally show that an excessive quantity of
466 the product will not be stored on site.
- 467 U. Manufacturing products derived from petroleum. Includes the refining and distillation of petroleum,
468 including tar distillation.
- 469 V. Furnace or container for burning of waste materials.
- 470 W. Generation of electricity as the primary use of the land, including, but not limited, to coal, oil, gas or
471 nuclear plants.
- 472 X. Cogeneration of electricity as an accessory use of the property.
- 473 Y. Electronic and computer component recycling.
- 474 Z. Renewable Energy - Utility Scale Facility - means the equipment and requisite hardware that provide
475 and are used for collecting, transferring, converting, storing, or using renewable resources. In a utility
476 scale facility, renewable energy is the principal use, and the primary purpose of the property is to
477 produce energy for the grid.
- 478
- 479 1. Special use permit application requirements for solar photovoltaic installation – utility scale
480 facility – In connection with an application to the Zoning Board of Review for a solar
481 photovoltaic installation – utility scale facility – the application shall contain the following:
482 (a) Narrative report: The applicant show provide a summary narrative report containing:
483 (1) Name, address and contact information for proposed facility installer, facility operator,
484 landowner, applicant, and designated agents representing the project.

- 485 (2) A project construction schedule.
486 (3) An operation and maintenance plan.
487 (4) A rendering or photo simulation showing the proposed completed project with
488 landscaping.
489 (5) Evidence of compliance with any applicable state environmental regulations and state
490 permits.
491 (6) An emergency response plan for public safety officials.
492 (7) For Ground-Mounted Solar Photovoltaic Installations, a decommissioning/restoration
493 plan and proposed financial security (with supporting calculations).
494 (8) For Ground-Mounted Solar Photovoltaic Installations, a landscape plan showing
495 seeding/vegetation plan for the project and maintenance schedule.
496 (9) Evidence that a preliminary interconnection feasibility study is underway and a copy of
497 the application with the electric distribution company.
498 (10) Locus map with aerial imagery showing one thousand feet (1,000') surrounding the
499 site.
- 500 (b) Development plans: All plans related to design, construction, installation or modification of a
501 solar photovoltaic installation – utility scale facility shall be prepared, signed and stamped by
502 either a Rhode Island professional engineer, a Rhode Island registered land surveyor (for
503 property line information), and/or a Rhode Island registered landscape architect (for
504 landscape information). In addition to the checklist requirements for the various stages of
505 development plan review and/or major land development review, site plans shall show the
506 following information:
507 (1) A site plan showing property lines and all physical features for the project site.
508 (2) Proposed changes to the landscape of the site, temporary and permanent limits of
509 disturbance, grading, vegetation clearing and planting, exterior lighting, access points,
510 emergency access provisions, fencing, screening vegetation and/or structures
511 (3) Blueprints or drawings of the entire solar photovoltaic installation – utility scale facility
512 showing the proposed layout of the facility
513 (4) One- and or three-line electrical diagrams detailing the solar photovoltaic installation –
514 utility scale facility, associated components and electrical interconnection methods, with
515 all current state electrical code compliant disconnects and over current devices.
516 (5) Documentation and/or equipment specification sheets of the major system components to
517 be used, including the solar panels, mounting system and inverter.
518
- 519 2. Special Use permit application requirements for wind energy conversion facility - utility scale:
520 (a) An application for a wind energy conversion facility – utility scale shall submit visual impact
521 data, including but not limited to photographic simulations of the proposed facility as it
522 would be seen from residential areas, public rights-of-way, parks and other recreational
523 facilities.
524 (b) Location of proposed tower with radius map, showing the locations of all appurtenant
525 structures, cables, wires, and access road.
526 (c) A maintenance and operation plan for the facility.
527 (d) Proof of liability insurance.
528 (e) Approval of the height of the structure from the FAA.
529 (f) A statement certifying that the structure and facilities comply with the noise requirements of
530 this chapter.
531
- 532 AA.Renewable Energy – Minor Scale Facility – Roof Mount: means the equipment and requisite hardware
533 that provide and are used for collecting, transferring, converting, storing, or using renewable resources
534 for water heating, space heating, cooling, generating electricity, and reducing on-site consumption of
535 utility power, or other applications that would otherwise require the use of a conventional source of

536 energy such as petroleum products, natural gas, manufactured gas, or electricity produced from a
537 nonrenewable resource. The primary use of a renewable energy – minor scale facility is to reduce on-
538 site consumption of utility power. A system is considered a minor scale facility only if it supplies
539 electrical or thermal power solely for on-site use, except that when a property upon which the facility is
540 installed also receives electrical power supplied by a utility company, excess electrical power generated
541 and not presently needed for on-site use may be offloaded to the grid. A renewable energy - minor
542 scale roof mount facility shall be considered an accessory use to the primary use of the property as set
543 forth in §260-7. In the case of roof-mounted minor scale facilities on residential principal structures,
544 the facility shall be designed and constructed to produce no more than 125 percent of the energy
545 necessary to support that principal residential use. The installation of this facility would be attached to
546 any part or type of roof on a building or structure that has a permit on file with the Town and that is
547 either the principal structure or an accessory structure on a recorded parcel.
548

549 BB. Renewable Energy – Minor Scale Facility – Ground Mount: means the equipment and requisite
550 hardware that provide and are used for collecting, transferring, converting, storing, or using renewable
551 resources for water heating, space heating, cooling, generating electricity, and reducing on-site
552 consumption of utility power, or other applications that would otherwise require the use of a
553 conventional source of energy such as petroleum products, natural gas, manufactured gas, or electricity
554 produced from a nonrenewable resource. The primary use of a renewable energy – minor scale facility
555 is to reduce on-site consumption of utility power. A system is considered a minor scale facility only if
556 it supplies electrical or thermal power solely for on-site use, except that when a property upon which
557 the facility is installed also receives electrical power supplied by a utility company, excess electrical
558 power generated and not presently needed for on-site use may be offloaded to the grid. A renewable
559 energy – minor scale facility shall be considered an accessory use to the primary use of the property as
560 set forth in §260-7. A renewable energy – minor scale facility – ground mount shall only be designed
561 and constructed to produce no more than 125 percent of the energy necessary to support the primary use
562 of the property. The installation of this facility would be built on the ground, mounted on a structure,
563 pole, or series of poles constructed specifically to support the system and not attached to any other
564 structure.
565

566 1. Special use permit application requirements for Renewable Energy – Minor Scale Facility – Ground
567 Mount facility. In connection with an application to the Zoning Board of Review for a solar
568 photovoltaic installation or wind energy conversion – minor scale facility - the application shall
569 contain the following:
570

- 571 (a) Visual impact data, including but not limited to photographic simulations of the proposed
572 facility as it would be seen from residential areas, public rights-of-way, parks and other
573 recreational facilities.
- 574 (b) A rendering or photo simulation showing the completed project.
- 575 (c) Location of proposed facility with radius map, showing the locations of all appurtenant
576 structures, cables, wires, and access.
- 577 (d) Evidence of compliance with any applicable state environmental regulations and state permits.
- 578 (e) Documentation and/or equipment specification sheets of the major system components to be
579 used, including the solar panels, mounting system, and inverter.
- 580 (f) A site plan, prepared, signed and stamped by either a Rhode Island professional engineer or a
581 Rhode Island registered land surveyor (for property line information), showing property lines
582 and all physical features proposed for the project site.
583

584 CC. Any manufacturing use not specifically listed in the Use Tables shall be presumptively prohibited but
585 may be considered as a special use and the provisions of Article XI, Special Use Permits, will apply.

586 1. ** In addition to any other requirements, the applicant will have the burden of showing that the use
587 will not be noxious, nor will emit odors, smoke, gases, noise or vibration, nor will present a danger
588 of explosion.
589

590 **Legend:**

- 591 A. Permitted uses are denoted with a “P”.
- 592 B. Uses not permitted are denoted with an “N”.
- 593 C. Uses permitted only upon approval of the Zoning Board of Review are denoted with an “S” for
594 special use permit. “S**” denotes that specific restraints for the issuance of the special use permit
595 are listed in §260-68 et seq. of this chapter.
- 596 D. Any number of uses may be located on a lot; provided each use is permitted and all other
597 requirements of this chapter are met.
- 598 E. The uses listed in this table are described in more detail in §260-8 through §260-20.
599
600

601 **Article XI Special Use Permits**
602 **§260-66: Procedure**

- 603 A. An application for a special use permit may be made by any person, provided the owner of the subject
604 property must join in the application, by filing with the Zoning Enforcement Officer an application
605 describing the request and supported by such data and evidence as may be required by the Zoning
606 Board of Review.
607
- 608 B. Public notice shall be given thereof at least 14 days prior to the date of the hearing in a newspaper of
609 general circulation in the city or town. Notice of hearing shall be sent by first-class mail to the
610 applicant, and to all those who would require notice under Article XVII and (R.I.G.L. § 45-24-53).
611 The notice shall include the street address of the subject property.
612
- 613 C. All costs of notification shall be borne by the applicant.
614
- 615 D. Findings of fact and written decisions shall be recorded and retained.
616
- 617 E. The concurring vote of four of five members of the Zoning Board of Review sitting at the hearing
618 shall be required to decide in favor of an applicant for a special use permit.
619
- 620 F. All applications for a special use permit shall be subject to development plan review conducted by the
621 Planning Board. This review shall be advisory to the Zoning Board of Review. (See Article XIV)
622 (§260-73).
623
- 624 G. Appeals of the decision of the Zoning Board of Review may be taken pursuant to R.I.G.L. §45-24-69.
625 (See Article XVI.)
626

627 **§260-67: General Standards for approval**

628 A use requiring a special use permit under the applicable provisions of this ordinance may be permitted
629 by the Zoning Board of Review following a public hearing only if, in the opinion of the Board, such
630 proposed use and its location on the site meets each of the following requirements, in addition to any
631 other applicable requirements, criteria and/or standards enumerated in this ordinance which may be
632 applicable to the relief being sought. When a use is permitted by special use permit, the Zoning Board
633 may grant dimensional relief in conjunction with said special use permit if the special use could not exist
634 without the dimensional variance. The Zoning Board of Review shall consider the special use permit and
635 the dimensional variance together to determine if granting the special use is appropriate based on both the
636 special use criteria and the dimensional variance evidentiary standards below:
637

- 638 A. The special use is specifically authorized by this chapter, and setting forth the exact subsection of this
639 chapter containing the jurisdictional authorization;
640 B. The special use meets all the criteria set forth in this chapter authorizing such special use;
641 C. The granting of the special use permit will not alter the general character of the surrounding area; and
642 D. The granting of the special use permit will not impair the intent or purpose of this ordinance, nor the
643 Comprehensive Plan.
644

645 **§260-68: Specific and objective criteria for specific uses [Amended on 5-20-25 by Ord. No. 25-09 and 25-**
646 **10.]**

647
648 Prior to the issuance of a special use permit, the Zoning Board of Review, or Planning Board under
649 unified development review as appropriate, shall make affirmative findings on the following criteria for
650 the respective use.

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A. Keeping of Hens for Home Use

1. Hens shall be provided with both a coop and a fenced outdoor enclosure or run. No chickens may be kept or raised within the dwelling.
2. Runs and coops shall be permitted in the rear yard only and shall be a minimum of 20 feet from any lot line (50 feet from an abutting dwelling).
3. The coop shall be covered, predator resistant, and well-ventilated.
4. The coop and the outdoor enclosure or run shall be kept in good repair, maintained in a clean and sanitary condition, and free of vermin, obnoxious smells, and substances.
5. All feed must be stored, secured and covered in a predator/vermin-resistant container or area.
6. All manure shall be composted in enclosed bins. Manure shall not be stored or composted within 20 feet from any lot line (50 feet from an abutting dwelling).
7. The owner of the poultry must be a resident of the dwelling.
8. One hen is permitted per each 2,000 square feet of total lot area up to a maximum of 6 hens per half-acre, and no more than 12 in any case.
9. Roosters are expressly prohibited.
10. No chickens may be harvested in plain view of abutting residential structures.

B. Keeping and raising animals for profit

1. Where the use abuts a residential use or zoning district, the area of the property used for such use shall be setback at least 50 feet from each lot line abutting a residential use or zoning district.
2. Where the area of the land is utilized, it shall consist of a minimum of 1 acre, excluding the commercial raising of swine, which shall consist of a minimum of 5 acres.
3. Exterior exercise areas shall be located in the interior side or rear yard and shall be completely enclosed along all lot lines by a fence a minimum of six feet in height, including ingress and egress.
4. All overnight boarding operations shall be located indoors.
5. All animal care and/or kennel facilities shall have a valid municipal license.

C. Bed-and-breakfast

1. The Bed & Breakfast shall be occupied by the owner or operator.
2. The establishment must provide a minimum of four (4) en-suite bedrooms available for let. Each en-suite shall include at a minimum one bedroom and a private bathroom (“guestroom”).
3. The maximum number of transient guests shall not exceed two times the number of guestrooms.
4. In addition to the guestrooms, the Bed & Breakfast must include a separate en-suite for the owner or operator’s exclusive use.
5. Cooking facilities are prohibited in guestrooms.
6. A minimum of one (1) off-street parking space is required per bedroom, including both guestrooms and the owner’s suite.
7. All transient guest parking must be off-street on the same lot as the Bed & Breakfast.

D. Nursing home, convalescent home

- (1) When located in a non-residential district, the structure shall be designed with a lobby entrance along the primary frontage.
- (2) Public water and sewer service must be available at the site. The applicant must provide written confirmation from the applicable water and sewer authority that there

- 700 is adequate service available for connection.
- 701 (3) A parking and circulation plan, stamped by a registered professional engineer,
- 702 showing safe pedestrian and vehicular circulation with clearly marked crosswalks
- 703 from each parking area to the building entrance(s).
- 704 (4) Adequate access must be provided for emergency vehicles, and a fire safety plan must
- 705 be approved by the local fire district prior to the issuance of a building permit.
- 706

707 A.E. Home day-care (7-12 individuals)

- 708 1. The home day-care shall provide adequate parking and circulation for daycare drop-off and
- 709 pickup, as well as for any employees, as shown on a site plan.
- 710 2. Specific hours of operation shall be a condition of approval to limit disturbance to residential
- 711 neighbors.
- 712 3. The applicant shall provide proof of state day care licensing.
- 713 4. The home daycare shall comply with regulations promulgated by the State Fire Marshal, Fire
- 714 Safety Code, and State Building Code.
- 715 5. Any proposed changes to items depicted on an approved site plan or conditioned in the Zoning
- 716 Board's special use permit shall be submitted for consideration as a new special use permit.
- 717

718 F. Senior residential community

- 719 (1) The community shall contain a minimum of five (5) acres of lot area with a total
- 720 density that shall not exceed fifteen (15) dwelling units per acre. The maximum
- 721 percentage of building lot coverage shall be thirty-five (35%) percent.
- 722 (2) The senior residential community shall provide a useable land area designated for
- 723 open space and recreation for residents. Open space shall be designed to protect and
- 724 enhance existing natural landscapes, wetlands, conservation areas, and scenic views.
- 725 Open space shall be contiguous wherever possible and accessible to residents.
- 726 (3) Demonstrate senior residential community accommodations, such as single-story
- 727 living, community buildings, and so forth.
- 728 (4) Roadway and Infrastructure Standards
- 729 (a) All internal roads shall comply with local subdivision roadway standards, as
- 730 applicable.
- 731 (a)(b) Sidewalks shall be provided on at least one side of each internal roadway
- 732 and shall connect to existing pedestrian networks.
- 733 (5) Provide draft deed restrictions for the property.
- 734

735 G. Cemetery

- 736 (1) A plan of the area to be used as a cemetery, columbarium, or burial ground showing
- 737 the surrounding properties, and the present and proposed grave sites, stamped by a
- 738 registered professional engineer.
- 739 (2) Plan shall demonstrate safe pedestrian and vehicular circulation.
- 740 (3) A signage plan that clearly identifies the cemetery and all wayfinding signage shall be
- 741 submitted with the application.
- 742 (4) The proposed location of the cemetery, columbarium, or burial ground will not be
- 743 detrimental to public health; that it will be compatible with neighboring uses and will
- 744 be not less than 30 feet from the boundary line with adjoining properties; that there is
- 745 permanent access to the proposed facilities; and that adequate provisions have been
- 746 made for perpetual care of the facilities.

747
748 H. Professional offices

- 749 (1) The building footprint may be no greater than 5,000 square feet.
750 (2) Meals may be prepared and served on the premises for office staff and their guests
751 only; no commercial kitchen is allowed.
752 (3) On-site retail sales to the public may only be an accessory use.
753 (4) Fabricating, assembling, or warehousing of physical products for the retail or
754 wholesale market, or engaged in the repair of products or retail services, onsite is
755 prohibited.
756 (5) A parking and circulation plan, stamped by a registered professional engineer,
757 showing safe pedestrian and vehicular circulation.
758 (6) A landscaping plan must be submitted, showing the use of vegetation to screen the
759 parking areas and dumpster areas from public view, particularly from adjacent
760 residential properties and public rights-of-way.
761 (7) The property owner must maintain all landscaping in good condition, replacing any
762 dead or diseased plants promptly.
763 ** A special use permit for such a use in a RG Zone shall be for a use under 2,500 square
764 feet in gross floor area. The office use shall not overly intrude into the residential nature of
765 an area and shall be on in an appropriate location on an appropriate street right-of-way for
766 such a use.

767
768 I. Professional office for use by resident of premises

- 769 (1) The professional use shall be conducted exclusively by an individual who maintains
770 primary residence in the dwelling unit where the use is located.
771 (2) The professional use shall be limited to two non-resident employees working on the
772 premises at any given time.
773 (3) The area utilized for the professional use shall not exceed twenty-five percent (25%)
774 of the total floor area of the principal dwelling, with an absolute maximum of five
775 hundred (500) square feet.
776 (4) No exterior alterations, additions, or modifications shall be permitted that alter the
777 residential character of the property or give the appearance of a business
778 establishment. This includes, but is not limited to: separate business entrances and
779 outdoor storage or display of goods or materials related to professional use.
780 (5) No advertising shall be permitted on the premises other than a single, non-illuminated
781 sign not to exceed two square feet in area.
782 (6) Professional use shall not generate traffic levels inconsistent with a typical residential
783 use.
784 (7) Off-street parking shall be provided on the lot to accommodate client visits.
785 (8) The use of on-street parking for business-related visitors is prohibited.
786 (9) Client visits shall be limited to the hours of 8:00 AM to 7:00 PM, Monday through
787 Saturday.
788 (10) The professional use shall not produce or result in any noise, vibration, smoke, dust,
789 odor, heat, glare, electrical interference, or other nuisances that exceed what is
790 typically associated with a residential dwelling.
791 ** A special use permit for such a use in a RL Zone shall be for a use under 2,500 square feet
792 in gross floor area. The office use shall not overly intrude into the residential nature of an area
793 and shall be on in an appropriate location on an appropriate street right-of-way for such a use.

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J. Restaurant (including liquor and/or entertainment)

- (1) The restaurant will not employ flashing, laser, or strobe lights that are visible outside of the building.
- (2) The maximum volume, irrespective of the format, is limited solely to the boundaries of the premises at all times and must comply with Chapter 175 of the Town of Lincoln’s Code of Ordinances.
- (3) Screening shall be provided between the restaurant and any adjacent residential uses. This screening shall include a combination of the following:
 - (a) A dense vegetative buffer consisting of evergreen trees or shrubs, at least 6 feet in height at the time of planting, installed along the property line adjacent to residential lots.
 - (b) A solid fence to further reduce visual and noise impact. The fence shall be constructed of materials that complement the surrounding environment and provide a continuous barrier.
- (4) Exterior lighting must be designed and installed to prevent light from spilling onto adjacent residential properties. All lighting fixtures shall be dark sky compliant and shielded and directed downward.
- (5) All waste disposal areas and equipment shall be screened from view.
- (6) Outdoor entertainment shall be prohibited within one hundred (100) feet of a residential zoning district.
- (7) Outdoor entertainment shall cease no later than 10:00 PM on any day of the week, or as established by the permit authority.

K. Tavern, bar, or nightclub

- (1) A security plan including information relating to entrance procedure, police details and video and lighting locations. The security plan must be approved by the Chief of Police or his/her designee and updates shall be submitted to and approved by the Chief of Police or his/her designee. To the maximum extent possible, the security plan and any updates shall be deemed confidential documents.
- (2) The establishment shall not employ flashing, laser, or strobe lights that are visible outside of the building.
- (3) The maximum volume, irrespective of the format, is limited solely to the boundaries of the premises at all times and must comply with Chapter 175 of the Town of Lincoln’s Code of Ordinances.
- (4) Screening shall be provided between the establishment and any adjacent residential uses. This screening shall include a combination of the following:
 - (a) A dense vegetative buffer consisting of evergreen trees or shrubs, at least 6 feet in height at the time of planting, installed along the property line adjacent to residential lots.
 - (b) A solid fence to further reduce visual and noise impact. The fence shall be constructed of materials that complement the surrounding environment and provide a continuous barrier.
- (5) Exterior lighting must be designed and installed to prevent light from spilling onto adjacent residential properties. All lighting fixtures shall be dark sky compliant and shielded and directed downward.

- 840 (6) All waste disposal areas and equipment shall be screened from view.
841 (7) Outdoor entertainment shall be prohibited within one hundred (100) feet of a
842 residential zoning district.
843 (8) Outdoor entertainment shall cease no later than 10:00 PM on any day of the week, or
844 as established by the permit authority.

845
846 L. Gasoline filling station (no automotive repair)

- 847 (1) Circulation plans shall be submitted with the special use permit application, stamped
848 by a registered professional engineer, showing safe pedestrian and vehicular
849 circulation and delivery and waste removal locations.
850 (2) The minimum distance between the fueling area canopy and the curb line shall be
851 thirty (30) feet and twenty (20) feet from any interior lot line.
852 (3) Electric vehicle charging stations may be included as an accessory use to a gas
853 station.

854
855 M. Gasoline station with automotive repair

- 856 (1) Circulation plans shall be submitted with the special use permit application, stamped
857 by a Rhode Island licensed civil engineer, showing safe pedestrian and vehicular
858 circulation and delivery and waste removal locations.
859 (2) The minimum distance between the fueling area canopy and the curb line shall be
860 thirty (30) feet and twenty (20) feet from any interior lot line.
861 (3) Motor vehicle repair is permitted as part of a gas station use. Repair work is limited
862 only to minor repair work, such as tire or tube repairing, battery changing,
863 lubrication, engine tune-ups, brake and muffler repair or replacement, and similar
864 types of work. Minor repair work does not include body work or painting. All such
865 repair work shall be conducted entirely within an enclosed structure. Storage of all
866 merchandise, auto parts, and supplies shall be within an enclosed structure.
867 (4) No unregistered or junk vehicles are permitted to be stored on the property.
868 (5) Outside storage of vehicles. Storage of any vehicles intended to be repaired shall be
869 limited to one vehicle for every 500 square feet of lot area.
870 (6) Electric vehicle charging stations may be included as an accessory use to a gas
871 station.

872
873 N. Automotive repair

- 874 (1) All repair and service shall be performed within a fully enclosed building containing
875 the proper equipment to manage and contain oil, grease, gasoline, and other
876 chemicals and/or solvents.
877 (2) Repair work is limited only to minor repair work, such as tire or tube repairing,
878 battery changing, lubrication, engine tune-ups, brake and muffler repair or
879 replacement, and similar types of work. Minor repair work does not include body
880 work or painting. All such repair work shall be conducted entirely within an enclosed
881 structure. Storage of all merchandise, auto parts, and supplies shall be within an
882 enclosed structure.
883 (3) No unregistered or junk vehicles are permitted to be stored on the property.
884 (4) The open lot storage area must be completely enclosed by a solid fence or wall, or a
885 vegetated buffer, including gates for ingress and egress. When chain link fencing is

- 886 used, shrubs with a minimum height of five (5) feet shall be planted linearly every ten
887 (10) feet on-center along the fence or wall to enhance visual screening.
888 (5) Open lot storage area shall not be used for parking purposes or to meet the minimum
889 parking requirements.
890 (6) No automobiles shall be stored, and no repair and/or service work shall be conducted
891 in the public right-of-way.
892 (7) No access driveway may exceed twenty-five (25) feet in width. For a corner lot, curb
893 cuts are restricted to one curb cut per street frontage.

894
895 O. Wholesale sales (outdoor storage)

- 896 (1) The storage area shall be completely enclosed along all lot lines by a solid fence or
897 wall a minimum of five (5) feet in height, including ingress and egress. Fences or
898 walls along the front or corner side lot line shall be set back a minimum of 6 feet.
899 (2) Storage of any kind is prohibited outside the fence or wall. No items stored within ten
900 (10) feet of the fence or wall may exceed the height of the fence or wall.
901 (3) The storage area shall be located in the rear of the lot. Any structures shall be located
902 in front of the storage area to obscure the view of the storage from street(s), in
903 compliance with the front yard of the underlying zoning district.
904 (4) When adjacent to a residential zone or use, screening and a vegetated buffer shall be
905 provided. When chain link fencing is used, shrubs with a minimum height of five (5)
906 feet shall be planted linearly every ten (10) feet on-center along the fence or wall to
907 enhance visual screening.

908
909 P. Airport

- 910 (1) All airport facilities shall comply with §260-43 in addition to the standards provided
911 in this section.
912 (2) A scaled site plan, supporting documents, and a scaled elevation view showing the
913 location and dimensions of all improvements, including information concerning
914 topography, public transit needs, air quality, noise and vibration, hazardous materials,
915 safety and security, setbacks, drives, parking, fencing, and buffering/landscaping.
916 (3) Federal Aviation Administration approvals shall be submitted.

917
918 Q. Heliport

- 919 (1) All heliport facilities shall comply with §260-43 in addition to the standards provided
920 in this section.
921 (2) A scaled site plan, supporting documents, and a scaled elevation view showing the
922 location and dimensions of all improvements, including information concerning
923 topography, public transit needs, air quality, noise and vibration, hazardous materials,
924 safety and security, setbacks, drives, parking, fencing, and buffering/landscaping.
925 (3) Federal Aviation Administration approvals shall be submitted.

926
927
928 R. Commercial off-street parking

- 929 (1) A parking lot shall be used solely for the temporary parking of motor vehicles and
930 shall not be used as an off-street loading area.
931 (2) Only structures for the shelter of attendants or for payment kiosks shall be permitted

932 in a parking lot. Shelters or kiosks shall not exceed twenty (20) feet in height and two
933 hundred (200) square feet in area.

934 (3) When adjacent to a residential zone or use, screening and a vegetated buffer shall be
935 provided. When chain link fencing is used, shrubs with a minimum height of five (5)
936 feet shall be planted linearly every ten (10) feet on-center along the fence or wall to
937 enhance visual screening.

938 (4) Parking shall provide safe pedestrian circulation with clearly marked crosswalks from
939 each parking area to the surrounding streets and sidewalks.

940
941 S. Storage of sand and gravel

942 (1) When adjacent to a residential zone or use, screening and a vegetated buffer shall be
943 provided. When chain link fencing is used, shrubs with a minimum height of five (5)
944 feet shall be planted linearly every ten (10) feet on-center along the fence or wall to
945 enhance visual screening.

946 (2) Storage of any kind is prohibited outside the fence or wall. No items stored within ten
947 (10) feet of the fence or wall may exceed the height of the fence or wall.

948 (3) The storage area shall be located in the rear of the lot. Any structures shall be located
949 in front of the storage area to obscure the view of the storage from the street(s), in
950 compliance with the front yard of the underlying zoning district.

951 (4) When adjacent to a residential zone or use, screening and a vegetated buffer shall be
952 provided. When chain link fencing is used, shrubs with a minimum height of five (5)
953 feet shall be planted linearly every ten (10) feet on-center along the fence or wall to
954 enhance visual screening.

955
956 B.T. Renewable energy utility-scale facility

957 1. Solar Photovoltaic Installation - Utility Scale Facility shall comply with the following:

958 (a) No individual panel within a ground-mounted solar photovoltaic installation shall exceed 15
959 feet in height, as measured from pre-development lot grade at the location of the panel;

960 (b) All panels and other equipment and structures that are part of the installation shall be setback
961 from all property lines as set forth in §260-23; setbacks shall be treated as no-cut buffers.
962 Clearing of existing vegetation within these setbacks is prohibited, unless specifically
963 approved by the Zoning Board of Review above a specified height to prevent shading of the
964 panels.

965 (c) A ground-mounted solar photovoltaic installation or solar carport shall not be subject to the
966 floor to area ratio standard (FAR) as set forth in §260-23;

967 (d) A roof-mounted solar photovoltaic installation shall not exceed the permitted building height
968 as set forth in §260-23;

969 (e) A ground-mounted solar photovoltaic installation shall be designed to prevent unauthorized
970 access, including, but not necessarily limited to protective fencing including a fence
971 surrounding the perimeter of the installation of no less than six (6) feet in height, with the
972 bottom of the fence being elevated with a six inch (6") rise from the ground to provide for
973 wildlife access. Barbed wire fences shall not be permitted.

974 (f) Lighting. Lighting of solar energy systems and appurtenant structures shall be limited to that
975 required for safety and operational purposes and shall be reasonably shielded from abutting
976 properties. Such lighting shall be directed downward and incorporate cutoff fixtures to reduce
977 light pollution.

978 (g) Solar photovoltaic installation – utility scale facilities shall be located, constructed, installed,
979 and operated to minimize potentially adverse impacts to nearby properties, natural resources,
980 and/or individuals. Impacts to be limited include, but are not limited to, those locations and

- 981 habitats for animals, including birds and plant species of concern, and habitat/forest
982 fragmentation.
- 983 (h) For Solar photovoltaic installation – utility scale facilities, natural vegetation or additional
984 landscape screening shall be provided as determined by the Zoning Board of Review
985 depending upon the existing land use on the site and the adequacy of the site’s natural
986 vegetation or lack thereof to mitigate impacts to public views, scenic roads, and abutters. The
987 Zoning Board of Review shall have the authority to set site specific width of buffers, height
988 of plants at planting, and to require an opaque screen to adjacent properties and/or public
989 roads.
- 990 (i) All utility scale facilities must be consistent with all applicable State and Federal fire and
991 electrical safety codes and shall obtain all necessary statewide solar, building, and electrical
992 permits from the Building Official prior to commencement of construction.
- 993 (j) All electrical connection and distribution lines within the installation shall be underground.
994 Electrical poles between the installation and the utility connection may be above-ground if
995 required by the utility or when above-ground poles exist.
- 996 (k) Emergency access as approved by the appropriate Fire District official.
- 997 (l) No signs are allowed on the security perimeter fencing except for a required sign displaying
998 the installation name, address and emergency contact information, and
999 trespassing/warning/danger signs to ensure the safety of individuals who may come in contact
1000 with the installation. No sign shall exceed ten (10) square feet in area.
- 1001 (m) Abandonment or decommissioning. It is the responsibility of the parcel owner to remove all
1002 obsolete or unused systems within six months of cessation of operations. Reusable
1003 components are to be recycled whenever feasible. Physical removal of solar energy systems,
1004 structures and equipment shall include stabilization or revegetation of the site as necessary to
1005 minimize erosion.
- 1006 (n) Financial security. The Planning Board may require a financial security instrument covering
1007 the entire solar energy system from commencement of operations through decommissioning.
1008 Such instrument may be cash held in escrow or a surety bond or other form acceptable to the
1009 Town. The security must be sufficient to cover the complete cost of removal and disposal of
1010 the system. The applicant shall submit a fully inclusive estimate of the costs associated with
1011 removal, at the end of the useful life of the facility, prepared by a qualified engineer registered
1012 professional engineer licensed in the State of Rhode Island.
- 1013
- 1014 2. Wind Energy Conversion Facility - Utility Scale shall comply with the following:
- 1015 (a) A wind energy conversion facility - Utility Scale located within the vicinity of historic
1016 structures, historic districts or designated scenic corridors shall not be approved unless such
1017 proposed uses and structures are so concealed as to be substantially invisible. The views of,
1018 and vistas from, such structures, districts or designated scenic corridors shall not be impaired
1019 or diminished by the placement of such uses and structures.
- 1020 (b) A wind energy conversion facility – utility scale shall not be subject to the floor to area ratio
1021 standard (FAR) as set forth in §260-23;
- 1022 (c) A wind energy conversion facility – utility scale shall not exceed the permitted building
1023 height as set forth in §260-23;
- 1024 (d) A wind energy conversion facility – utility scale shall be designed to prevent unauthorized
1025 access, including, but not necessarily limited to protective fencing.
- 1026 (e) Support towers. Monopole towers, rather than lattice or cable-supported towers, are the
1027 preferred type of support for wind facilities and shall be used when a support tower is
1028 proposed. Lattice or cable-supported towers may only be permitted if it is demonstrated to the
1029 satisfaction of the Zoning Board of Review that the use of a monopole tower is impractical.

- 1030 (f) Setbacks. Except for building-mounted facilities, a tower or structure supporting a wind
1031 turbine shall be set back a distance equal to at least 1.5 times the height of the highest point of
1032 the wind turbine from the nearest occupied building or property line.
1033 (g) Color and lighting:
1034 (1) All components of the wind facility shall be painted a neutral, non-reflective exterior
1035 color designed to blend with the surrounding environment, such as white, light gray or
1036 light blue.
1037 (2) Wind turbines shall be lighted only if required by the Federal Aviation Administration.
1038 Lighting of other parts of the wind facility, such as appurtenant structures, shall be
1039 limited to that required for safety, security, and operational purposes and shall be
1040 reasonably shielded from abutting properties.
1041

1042 C.U. Renewable energy minor-scale facility – ground mount
1043

- 1044 1. Solar Photovoltaic Installation - Minor Scale Facility – ground mount shall comply with the
1045 following:
1046 (g) No individual panel within a ground-mounted solar photovoltaic installation shall exceed 15
1047 feet in height, as measured from pre-development lot grade at the location of the panel;
1048 (h) All panels and other equipment and structures that are part of the installation shall be setback
1049 from all property lines as set forth in §260-28B;
1050 (c) A ground-mounted solar photovoltaic installation shall not exceed the permitted accessory
1051 building height as set forth in §260-28B;
1052 (d) A ground-mounted solar photovoltaic installation shall be designed to prevent unauthorized
1053 access, including, but not necessarily limited to protective fencing.
1054 (e) A solar photovoltaic installation shall be constructed and operated in a manner that minimizes
1055 any adverse visual, safety, and environmental impacts.
1056 (f) An accessory ground-mounted solar facility shall only be designed and constructed to
1057 produce no more than 125 percent of the energy necessary to support the primary use of the
1058 property.
1059
- 1060 2. Wind Energy Conversion Facility – Minor Scale Facility – ground mount shall comply with the
1061 following:
1062 (a) Setbacks. Except for building-mounted facilities, a tower or structure supporting a wind
1063 turbine shall be set back a distance equal to at least 1.5 times the height of the highest point of
1064 the wind turbine from the nearest occupied building or property line.
1065 (b) A ground-mounted wind energy installation shall not be subject to the lot coverage standard
1066 as set forth in §260-22;
1067 (c) A ground-mounted wind energy installation shall not exceed the permitted building height as
1068 measured from pre-development lot grade at the location of the installation as set forth in
1069 §260-28B;
1070 (d) A ground-mounted wind energy installation shall be designed to prevent unauthorized access,
1071 including, but not necessarily limited to protective fencing.
1072 (e) Support towers. Monopole towers, rather than lattice or cable-supported towers, are the
1073 preferred type of support for wind facilities and shall be used when a support tower is
1074 proposed. Lattice or cable-supported towers may only be permitted if it is demonstrated to the
1075 satisfaction of the Zoning Board of Review that the use of a monopole tower is impractical.
1076 (f) An accessory wind energy installation shall only be designed and constructed to produce no
1077 more than 125 percent of the energy necessary to support the primary use of the property.
1078 (g) Color and lighting:

- 1079 1. All components of the wind facility shall be painted a neutral, non-reflective exterior
1080 color designed to blend with the surrounding environment, such as white, light gray or
1081 light blue.
1082 2. Wind turbines shall be lighted only if required by the Federal Aviation Administration.
1083 Lighting of other parts of the wind facility, such as appurtenant structures, shall be
1084 limited to that required for safety, security, and operational purposes and shall be
1085 reasonably shielded from abutting properties.
1086

1087 V. Other manufacturing uses not specifically listed

- 1088 (1) When adjacent to a residential zone or use, screening and a vegetated buffer shall be
1089 provided. When chain link fencing is used, shrubs with a minimum height of five (5)
1090 feet shall be planted linearly every ten (10) feet on-center along the fence or wall to
1091 enhance visual screening.
1092 (2) All exterior lighting shall be Dark Sky compliant.
1093 (3) A parking and circulation plan, stamped by a registered professional engineer,
1094 showing safe pedestrian and vehicular circulation.
1095 (4) There shall be adequate provision for fire apparatus to be able to have access to all
1096 sides of the building and in compliance with the Rhode Island Fire Code.
1097 (5) All mechanical components for the facility, including air conditioning and heating
1098 units, gas supply meters, and the like, shall either be roof mounted and adequately
1099 shielded from view from a public way or street or, if ground mounted, adequately
1100 shielded from view by appropriate plantings and landscaping.
1101 (6) Open lot storage area shall not be used for parking purposes or to meet the minimum
1102 parking requirements
1103 (7) The open lot storage area must be clearly defined on the site plan to ensure
1104 compliance with zoning regulations and proper site organization. Storage of items
1105 outside the fenced area is prohibited.
1106 (8) Fences or walls along the front or corner side lot line must be set back a minimum of
1107 6 feet from the property line.
1108 (9) The maximum noise volume at the boundaries of the premises shall comply with
1109 Chapter 175 of the Town of Lincoln's Code of Ordinances.
1110 (10) The use will not be noxious, nor will emit odors, smoke, gases, noise or vibration, nor will
1111 present a danger of explosion.
1112