

ZONING

340 Attachment 3

Town of North Smithfield

RESIDENTIAL AND NONRESIDENTIAL DISTRICT REGULATIONS TABLE

District Regulations Residential Districts

	Minimums						Maximum Height of Mean Section	
	Lot Area ¹ (square feet)	Lot Frontage ² (feet)	Front Depth (feet)	Rear Yard (feet)	Side Yards (each side) (feet)	Building Coverage ³ (percent)	Main Structure (feet)	Accessory Structure (feet)
REA Residential District								
Single-family dwelling	120,000	300	40	40	25	20	35	25
Other permitted or special use permit uses	120,000	300	40	40	25	20	35	25
RA Residential District								
Single-family dwelling	65,000	200	40	40	25	25	35	25
Two-family dwelling	130,000	200	40	40	25	25	35	25
Multifamily dwelling or apartment house (plus 20,000 square feet for each bedroom)	65,000	200	40	40	25	30	35	25
Other permitted or special use permit uses	65,000	200	40	40	25	25	35	25
RS Residential Districts								
Single-family dwelling	40,000	150	30	40	25	20	30	25
Two-family dwelling	80,000	175	30	40	25	20	30	25
Multifamily dwelling or apartment house (plus 6,000 square feet for each bedroom)	40,000	200	30	40	25	30	30	25

NORTH SMITHFIELD CODE

	Minimums						Maximum Height of Mean Section	
	Lot Area ¹ (square feet)	Lot Frontage ² (feet)	Front Depth (feet)	Rear Yard (feet)	Side Yards (each side) (feet)	Building Coverage ³ (percent)	Main Structure (feet)	Accessory Structure (feet)
Other permitted or special use permit uses	40,000	150	30	40	25	20	30	25
RU Residential Districts								
Single-family dwelling	20,000	100	25	40	20	20	30	25
Two-family dwelling	30,000	120	25	40	20	20	30	25
Multifamily dwelling or apartment house (plus 4,000 square feet for each bedroom)	6,000	200	25	40	20	20	30	25
Other permitted or special use permit uses	10,000	100	25	40	20	20	30	25

¹ Lot areas shown may not be adequate to meet state sanitation approval.

² Lot width shall be measured at front yard depth.

³ Building coverage shall be measured as ground area of structure divided by total lot area.

⁴ For the purposes of calculating minimum lot and yard dimensions, area, density, maximum % coverage and the maximum number of lots or dwelling units permitted in a conservation development in any zoning district.

ZONING

District Regulations Nonresidential Districts

		Minimum Distance of Structure from Residential Zone Boundary (feet)	Minimum Yard Depths (in feet)			Main Structures (feet)	Maximum Building Height	
			Front	Rear	Side		Accessory Structures (feet)	Maximum Floor Area Ratio ¹
BH	Business District: any permitted use ²	25	25	30	15	35	20	0.25
BN	Business District: any permitted use ^{2, 3}	25	25	30	15	35	20	0.25
M	Manufacturing District: any permitted use ²	100	40	40	40	35	20	1.00
	Land Development Project: any permitted use	100	—	—	—	35	20	0.25
LC	Limited Commercial: any permitted use	25	30	15	15	35	20	0.25

¹ Floor area shall be measured as: Total Floor Area of Structure (excluding basement) divided by Total Lot Area.

² Any permitted agricultural, residential, public or semipublic use within BH, BN, LC, or M Districts shall conform to the dimensional regulations of the nearest residential zone, rather than the dimensional regulations of BH, BN, LC, or M Districts. Where residential districts of different regulations are equidistant, the more restrictive dimensional regulations shall apply.

³ For regulations pertaining specifically to shopping centers, refer to § 340-3.12.