

ZONING

164 Attachment 2

Town of Warwick § 164-40N

Table of Bulk Requirements

[Amended 1-24-2002 by L.L. No. 2-2002; 10-24-2002 by L.L. No. 6-2002; 9-11-2003 by L.L. No. 4-2003; 9-11-2003 by L.L. No. 4-2003;
2-18-2010 by L.L. No. 1-2010; 6-11-2015 by L.L. No. 2-2015; 10-27-2016 by L.L. No. 4-2016; 2-14-2019 by L.L. No. 1-2019; 5-13-2021 by L.L. No. 2-2021]

Use Group	Minimum Required										Maximum Permitted			
	Lot Area (acres)	Lot Area per Dwelling Unit (square feet)	Lot Width ⁹ (feet)	Lot Depth ⁷ (feet)	Front Setback (feet)	Rear Setback (feet)	Side Setback (feet)	Both Side Setback (feet)	Setbacks Adjacent to Special Areas ⁸	Livable Floor Area per Dwelling Unit (square feet)	Floor Area Ratio	Lot Coverage (%)	Building Height (feet)	Building Height (stories)
a ■	5	217,800	300	300	100	75	75	150	200 (100)	1,200		15%	35	3
a ◆	4	174,240	250	200	75	50	75	150	200 (100)	1,200		15%	35	3
a □	3	Transfer of development rights base density												
b ■	4	174,240	250	200	75	50	75	150	200 (100)	1,200		20%	35	3
b ◆	3	130,680	200	200	75	50	75	150	200 (100)	1,200		20%	35	3
b □	2	Transfer of development rights base density												
c	3		200	200	75	50	75	150	200 (100)	1,000		15%		
d	a. 10 b. 20 c. 10 d. 10		150	150	30	30	30	60	(100)				60	
e		60,000	150	150	50	50	35	80	200	No restriction			35	3
f			150	150	50	30	30	60	(100)					1
g	20		150	150	30	30	30	60	(100)				60	
h	10		150	150	30	30	30	60	(100)				60	
i	2		150	150	100	50	50	100	200 (100)			30%	35	3
j	§ 164-46J(103)		200	200	50	50	50	100	200 (100)			20%	35	3
k	§ 164-46J(104)		200	200	50	50	50	100				20%	35	3
l	5		150	150	50	50	35	80	(100)			20%	35	3
m	3		150	150	50	50	35	80	(100)			20%	35	3
n ¹⁰	45	15,000	100	100	30	30	18	45	200 (100)	600		30%	35	3
o	50				200	200	200	400	200 (100)			10%	25	1

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P	10		200	200	100	50	50	200	(100)			30%			
q	2		150	150	50	50	35	80	200 (100)			20%		1	
r	5		200	200	100	30	50	80	200 (100)			30%	35	3	
s	½	21,780	100	100	30	30	18	45	200 (100)	1,000		30%	35	3	
t	¾	16,335	100	100	30	30	18	45	200 (100)	1,000		30%	35	3	
u ■	3	130,680	150	150	50	50	35	80	200 (100)	1,000		20%	35	3	
u ◆	2	87,120	150	200	50	50	35	80	200 (100)	1,000		15%	35	3	
u □	1½	Transfer of development rights base density													
v	2¼	49,005	200	200	50	50	35	80	200 (100)	900		30%	35	3	
w	3		100	100	50	50	30	70	200 (100)			30%	35	3	
x	25	5,000	50	50	20	20	10	20	200 (100)	720		30%	N/A	3	
y ■	6	261,360	400	400	100	100	75	150	200 (100)	1,500		10%	35	3	
y ◆	5	217,800	300	300	100	75	75	150	200 (100)	1,500		10%	35	3	
y □	4	Transfer of development rights base density													
z	1½	65,340	150	200	50	50	35	80	200 (100)	750		20%	35	3	
aa	2¼	49,050	150	200	50	50	35	80	200 (100)	750			35	3	
bb	No restrictions												35	3	
cc	2		150	No restrictions										35	3
dd	¼		75	50	35	§ 164-46J(121)			(100)	600	1.0	50%	35	3	
ee	2		75	50	40	§ 164-46J(121)			(100)		1.0	50%	50		
ff	2		100	100	40	50	20	50	(100)			35%			
gg	1/3		100	100	40	20	20	50	(100)			35%	35	1	
hh	2		200	200	40	50	20	50	(100)			35%	35	2	
ii	¼		50	50	15	§ 164-46J(121)					1.0	50%	35	3	
jj	1		100	100	40	50	20	50	(100)			35%	35	3	
kk	5		200	200	150	30	50	80	200 (100)		0.2	30%	35	3	

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ll	2		200	200	100	50 ⁴	50 ⁴	100	200 (100)		0.4	40%	Special ³	3
mm	5		200	200	100	100	100	200	200 (100)		0.4	40%		
nn	25		200	200	100	100	100	200	200 (100)		0.4	40%		
oo	5		200	200	50	50	50	100	200 (100)		0.4	40%	8	1
pp	100				100	50	50	100	200 (100)		0.4			
qq	18				100	50	50	100	200 (100)		0.4			
rr	5 ⁵	2 acres ⁶	200	200	100	100	50	80	200 (100)		0.3	30%	Special ³	3
ss	¾		100	100	40	15	15	30	(100)		1.0	33%	35	3
tt	25		250	500	150	100	100	150	(200)				35	3
uu	3		75	200	25	50	10	20	100			40%	35	2
vv	4		200	200	100	25	25	50	200 (100)			60%	35	3
ww	5		200	200	100	30	50	80	200 (100)		0.2	50%	35	3
xx	2		200	200	50	50 ⁴	50 ⁴	100	200 (100)		0.4	60%	Special ³	3

Notes:

Use groups “a”, “b”, “u”, and “y” have three different dwelling unit density designations as follows:

- Conventional subdivision density allowed as of right.
- ◆ Cluster subdivision density bonus.
- Transfer of development rights density.

1. Reserved
2. Three (3) inches per foot of distance to nearest lot line or 35 feet, whichever is less.
3. Four (4) inches per foot of distance to nearest lot line or 35 feet, whichever is less.
4. See § 164-43.2A(4), Off-street parking and loading requirements.
5. For total development parcel.
6. Per principal building.
7. See also § 164-41C(1).
8. Setbacks are required for lots within 25 feet of “special areas.” Setbacks for features denoted without parentheses include a residential district boundary or an airport. Setbacks for features denoted by parentheses include active agricultural lands [See § 164-41.1G(4)], Town-designated protection areas, federal jurisdictional wetlands or state-protected freshwater wetlands and their adjacent areas.
9. See also § 164-41C(2).
10. Special bulk requirements apply to Campgrounds. See § 164-49.2B through F for density, minimum lot size, minimum campsite area, minimum lot frontage, and yard and space requirements. All other bulk requirements herein apply to campgrounds.