



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842
(401) 849-4027 | MiddletownRI.com

MEMORANDUM

To: Paul A. Croce, Chairman
Planning Board Members

From: Ron Wolanski, Town Planner

Date: March 23, 2022

Re: **Public Workshop** – Presentation and discussion of potential amendments to the Middletown Zoning Ordinance, Article 13 - *Off-street Parking and Loading*. If adopted by the Town Council, the proposed amendments would modify the minimum off-street parking requirements throughout the town

The Town Council referred two requests to the Planning Board to investigate potential zoning ordinance amendments to Article 13 - *Off-street Parking and Loading*. These include a request for an overall review of Article 13, and a request specific to review of requirements for residential uses. A subcommittee of the Planning Board presented the draft amendments to the full board during the February 9, 2022 Planning Board meeting, at which point the Board requested that a public workshop be scheduled. Please see the attached agenda for the March 30th public workshop meeting.

Please note that the attached draft was revised after the February 9th meeting to insert proposed language regarding the location and construction of off-street parking for residential uses, including a limitation on the amount of a front yard that can be dedicated to parking. In addition to these revisions and other input received during the March 30th meeting, the Board should discuss prior comments it has received. These include concern over the use of categories of uses as the basis for minimum parking requirements rather than retaining the current listing of particular uses, and the proposal to have certain categories without minimum parking requirements.

Once the Board is satisfied with the final draft, it should be forwarded to the Town Council for consideration. The Town Council must then hold a formal public hearing before amendments are adopted. In support of its recommendation to the Town Council on a zoning ordinance amendment the Planning Board must make the following findings in accordance with the requirements of Section 45-24-52 of the Rhode Island General Laws:

- (1) The proposed amendment is generally consistent with the Middletown Comprehensive Community Plan, including the goals and policies statement, the implementation program, and all other applicable elements of the comprehensive plan; and
- (2) This recommendation is made in recognition and consideration of each of the applicable purposes of zoning, as presented in § 45-24-30 RIGL

Please contact me with any questions.

cc. Town Solicitor