



Town of Middletown

Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

To: Paul A. Croce, Chairman
Planning Board Members

From: Ron Wolanski, Town Planner

Date: March 3, 2021

Re: Proposed amendment to the Middletown Zoning Ordinance, Section 704 (E) - Height and Yard Modifications regarding height limit in flood zones

As a result of recently passed amendments to the state definition for building height, which requires the use of both the FEMA flood insurance rate map and the CRMC inundation map when calculating building height in flood zones, it has been determined that Middletown Zoning Ordinance, Section 704 (E), which reduces the allowable building height in flood zones must also be amended. This section reduces building height limits for buildings located in flood zones by eight feet, but only references the FEMA maps. The proposed amendment (attached) will add reference to the CRMC inundation map, so that properties identified on that map as being subject to flooding during the 100-year storm would also be subject to the reduced height limits.

The Board must review the draft amendment and provide a recommendation to the Town Council. As part of its recommendation, the board must make the following required findings. The board should consider sending a positive recommendation on the draft to the Town Council, including these findings:

- (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 (*see attached*).

Cc: Building/Zoning Official
Town Solicitor