



**TIVERTON, RI  
NOTICE OF PUBLIC HEARING  
AMENDMENT OF ZONING MAP AND ORDINANCE TEXT**

Notice is hereby given that a Public Hearing on proposed Amendments to the town Zoning Map is scheduled for a Tiverton Town Council meeting to be held on Monday, June 9, 2014 at 7:00 p.m. at Tiverton High School, 100 North Brayton Road, Tiverton RI:

A copy of these proposed amendments to the Zoning Map is available for public examination in the office of the Town Clerk between the hours of 8:30 a.m. and 3:30 p.m., Mondays through Fridays and at the Essex Library during normal library business hours. The amendments may also be viewed online at [www.tiverton.ri.gov](http://www.tiverton.ri.gov).

The proposed revisions may be altered or further amended prior to the close of the public hearing without further advertising as a result of further study or because of views expressed at the public hearing. Any alteration or amendment must be presented for comment at the public hearing. Amendments take effect upon passage.

Anyone wishing to be heard on this proposed zoning map revision should be present at the aforementioned date and time. The Town Hall, High School and Essex Library are handicapped accessible. Persons requiring assistance should contact the Office of the Town Clerk at 625-6703 at least three business days prior to the hearing date.

**SUMMARY OF ZONING MAP AMENDMENTS**

The proposed zoning map amendments change the Zoning Districts for all land currently zoned General Commercial (**GC**) on the east and west side of Main Road, from State Avenue south to Souza Road and all land currently zoned General Commercial (**GC**) in the area of Bliss Four Corners, at and near the intersection of Bulgarmarsh Road, Stafford Road and Crandall Road.

Three new districts are created: the Traditional Main Street District (**TMS**), Neighborhood Business District (**NB**) and Pedestrian Friendly Destination (**PFD**). In addition, some parcels currently used for residential purposes, or parcels that are vacant and have significant physical barriers to commercial development, have been changed to the residential zoning designation of the nearest district (either **R-30** or **R-60**). Where feasible, the Zoning District boundary has been shifted to match property lines. This change is proposed to prevent bisected lots and to create a more easily interpreted Zoning Map. The revised locations of existing districts and the locations of new districts are shown in the "Proposed Tiverton Zoning Maps" which are part of this advertisement.

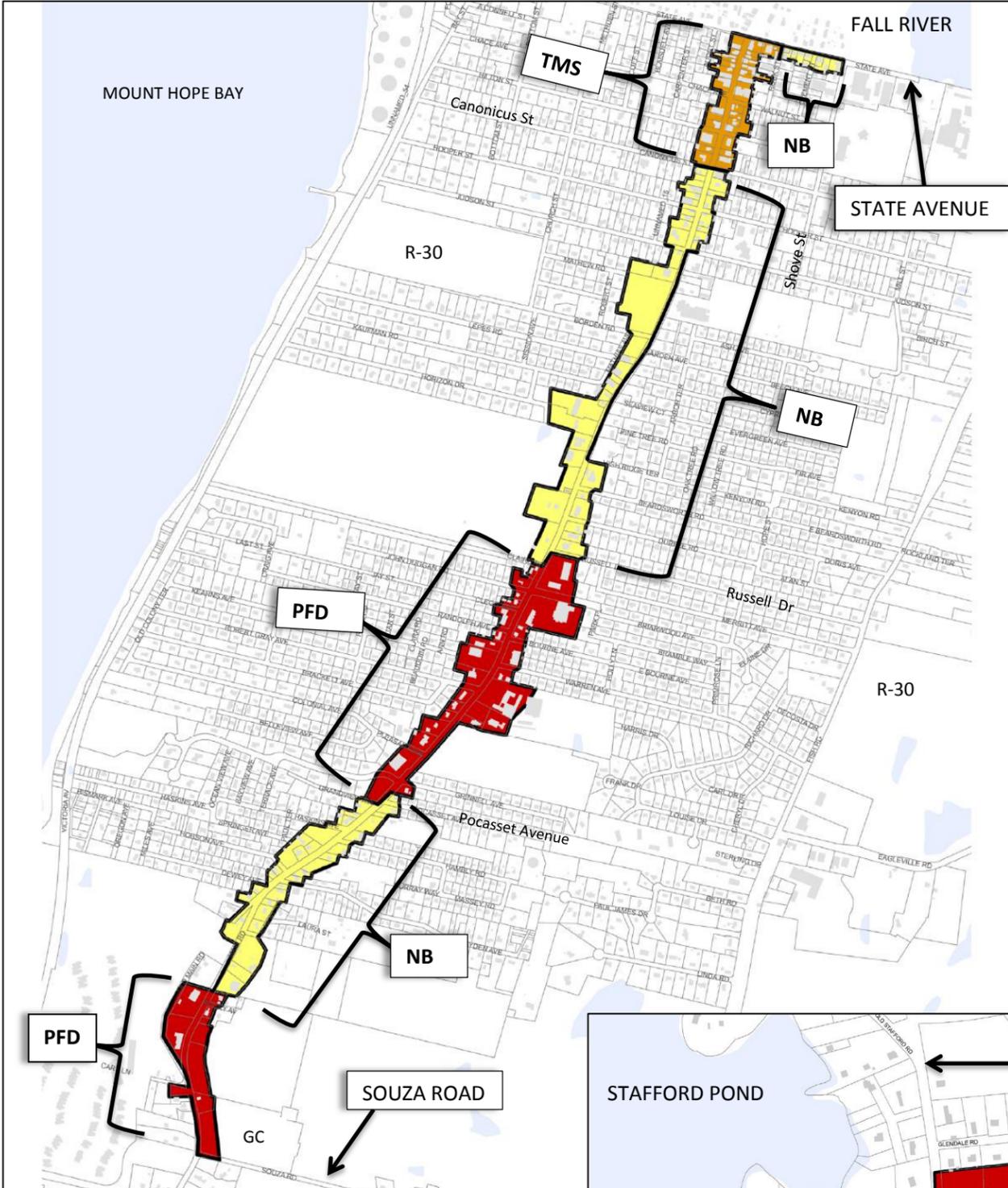
**SUMMARY OF ZONING ORDINANCE TEXT AMENDMENTS**

Revisions are proposed to the use table, which is contained in Zoning Ordinance Article IV. District Use Regulations. First, the three (3) new districts were added to the use table, with corresponding regulations determined. The second and equally important aspect of the use table amendments is revision to the use descriptions themselves, which have been clarified, simplified and brought into consistency with State law. Additionally, the section on "Accessory Uses", Article IV, Section 14, has been modified for clarity. Lot diagrams for each of the three (3) new districts are incorporated. These lot diagrams contain the dimensional requirements for the new districts, but will go beyond the typical chart by modeling those requirements on a sample lot. Parking requirements, buffers, setbacks, height limits, coverage limits and connectivity are all addressed in an easy to understand visual depiction.

# PROPOSED TIVERTON ZONING MAPS



## MAIN ROAD – FROM STATE AVENUE SOUTH TO SOUZA ROAD

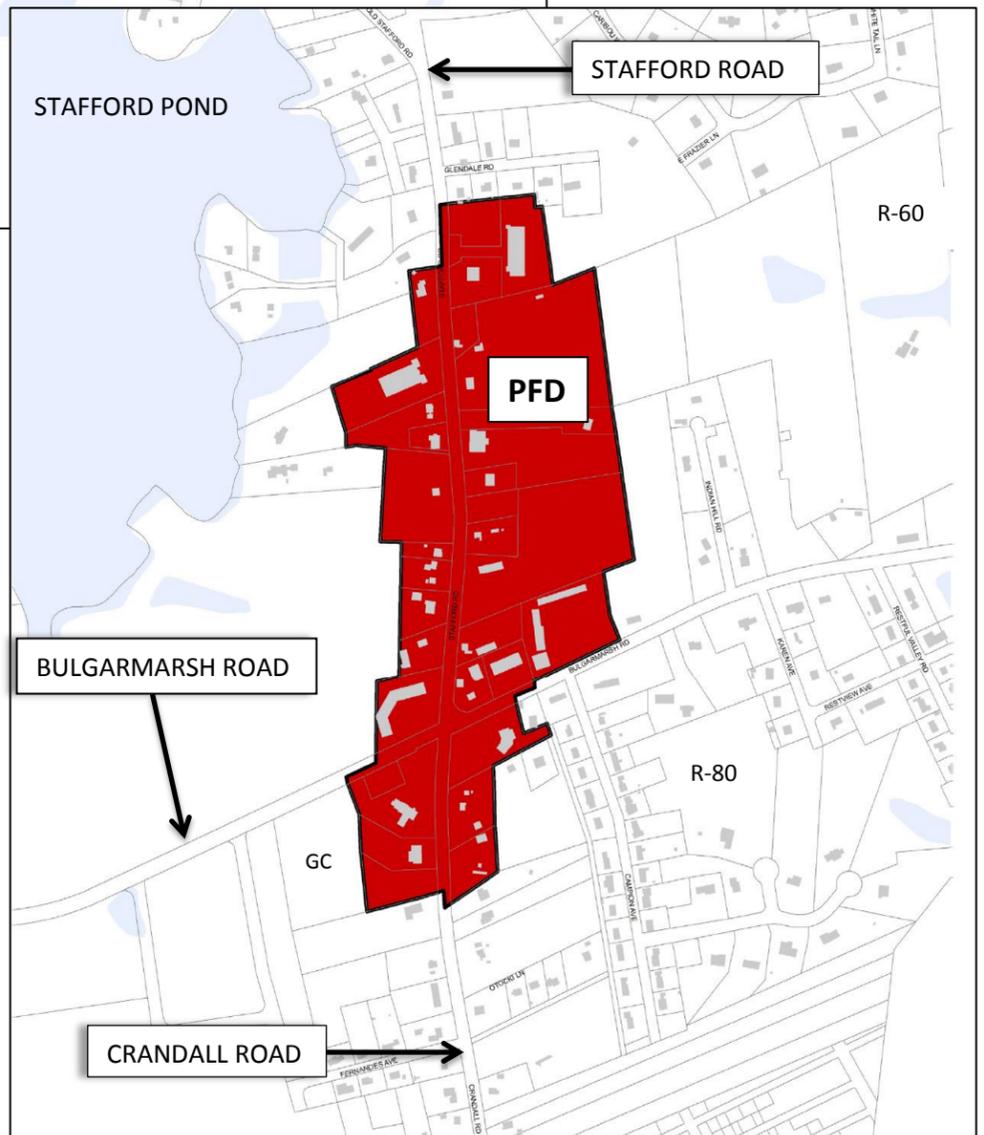


**LEGEND**

*New Zoning Districts*

- TMS**: Traditional Main Street
- PFD**: Pedestrian Friendly
- NB**: Neighborhood Business

## BLISS FOUR CORNERS



This project was supported by the Rhode Island Statewide Planning Program with funding provided by the United States Department of Transportation, Federal Highway Administration.