

TIVERTON, RI NOTICE OF PUBLIC HEARING  
AMENDMENT OF ZONING ORDINANCE

Notice is hereby given that a Public Hearing on proposed Amendments to the Town Zoning Ordinance is scheduled for a **Tiverton Town Council** meeting to be held on **Monday, April 21, 2025, at 7:00PM at the Tiverton Town Hall, 343 Highland Road, Tiverton.**

SUMMARY OF ZONING ORDINANCE TEXT AMENDMENTS

PURSUANT TO Section 1-8 of the Tiverton Code of Ordinances, the amendments below will be adopted and effective on the date of passage. These are amendments to the following Articles of Appendix A – Zoning Ordinance:

1. Article II – Definitions. These amendments add “Commercial Marina,” amends “Mixed Use Complex,” and removes “Shopping centers, malls, mini-malls and strip-malls.”
2. Article IV – District Use Regulations, Sections 1 – 13A. These amendments primarily effect uses in the General Commercial, Highway Commercial, and Industrial Zones. Uses with use designations outside of those zones that are amended include: Three-family dwelling (§ 2(c)) and Family day care (§ 2(h)). In Section 1, attention is pointed to the need to consider the requirements of the Planned Development Park floating zone and the Watershed Protection Overlay District, and warns that the information in the “NOTES” column is not to the exclusion of other ordinances and laws. Notes calling attention to Article VIII, Watershed Overlay Protection District, are added to the “NOTES” column as well as reference to performance standards, Article VI, Section 10, and specific and objective criteria, Article XVI, Section 5, where appropriate. Further, the Solar Energy Systems use is added back into the District Use Table at Section 5(h). Finally, Section 13A is renumbered as Section 14.
3. Article VI – Other District Regulations, Section 10. These amendments provide, or amend, performance criteria for multiple uses permitted by right. Specifically: 1) Three-family dwellings, 2) Driving tee or range, miniature golf course, or similar use operated for commercial purposes, 3) Marina or boat yard, 4) Mixed use complex: Structure over 40,000 square foot building footprint for retail, commercial, or office uses, 5) Commercial marina, 6) Wholesale business and storage of nonflammable and non-explosive material in a building and 7) Retail outlet accessory to a wholesale or storage use.
4. Article XIII – Industrial Performance Standards. These amendments change the scope of this ordinance from industrial uses to all non-residential uses, make necessary updates to comport with other sections of the zoning ordinance and update state law and regulation references. and
5. Article XXVI – Conservation Development, Section IX Open Space. These amendments permit a homeowner’s association to own the open space in a conservation development.

A copy of the proposed amendments to the Zoning Ordinance are available for public examination in the office of the Town Clerk between the hours of 8:30AM and 4:00PM on Mondays, Tuesdays, and Thursday, from 8:30AM to 6:00 PM on Wednesdays, and from 8:30AM to 1:30PM on Fridays. The proposed amendments are also available for review at the

Tiverton Senior Center and Tiverton Public Library during normal 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 these proposed Zoning Ordinance text revisions should be present at the aforementioned date and time. The Town Hall, Tiverton Senior Center, and Tiverton Public Library are handicap accessible. Persons requiring assistance should contact the Office of the Town Clerk at 401-625-6703 at least three business days prior to the hearing date.

Joan B. Chabot, Town Clerk