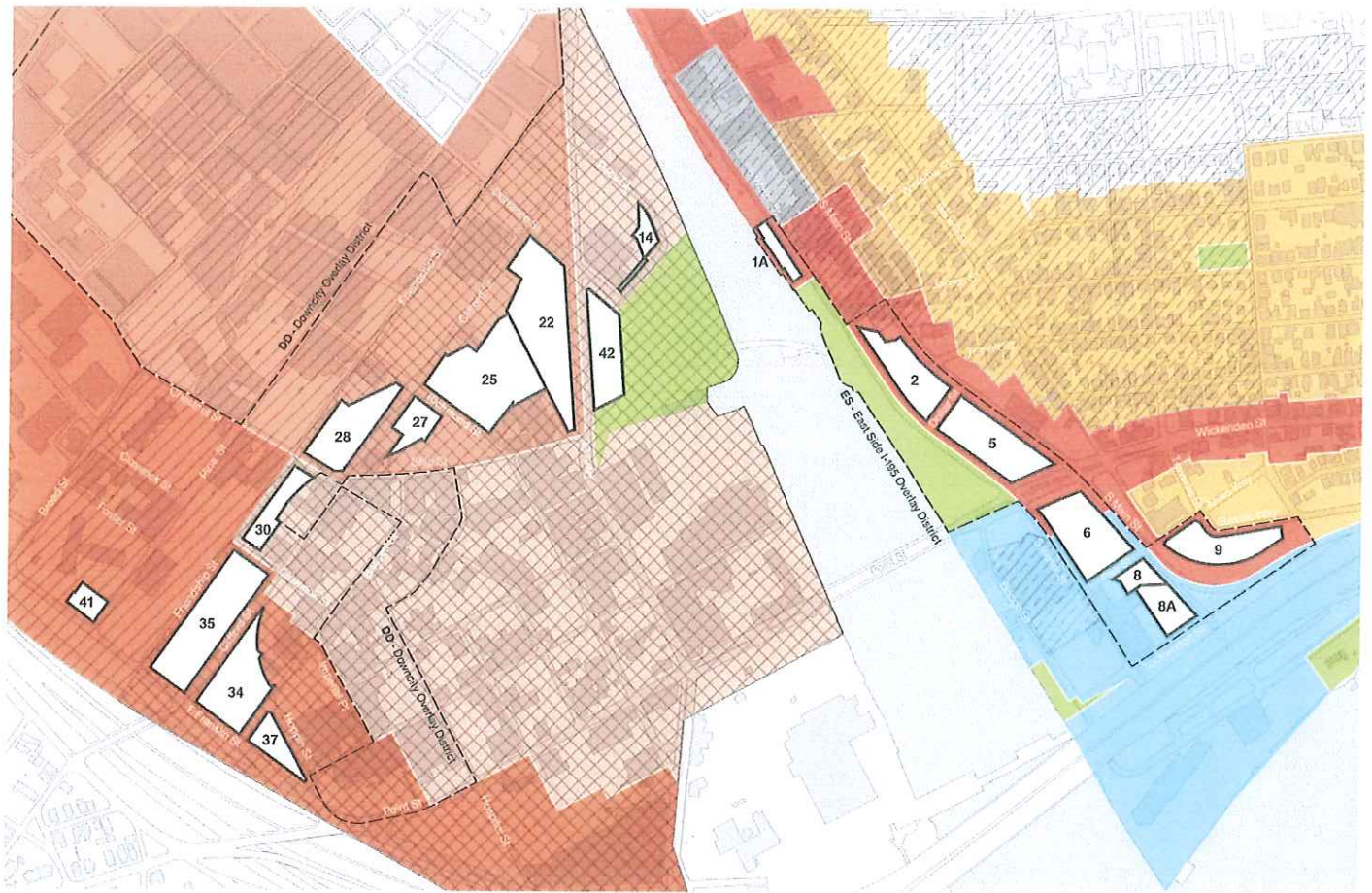


Zoning Summary



Source: City of Providence Base Zoning and Overlay Zoning maps.

The I-195 Redevelopment District parcels lie in two areas on either side of the Providence River; each with distinct zoning. Parcels west of the river are within the Downtown zoning district, and overlay districts for Educational and Health Care Institutional uses apply. Parcels east of the river are within the C2 Commercial and/or the W2 Waterfront districts. The following pages provide a summary of key zoning considerations; for complete details of applicable regulations consult the Providence Zoning Ordinance, available at: https://library.municode.com/ri/providence/codes/code_of_ordinances?nodeId=PTIICOOR_CH27ZO

- D-1-200 Downtown 200 ft.
- D-1-120 Downtown 120 ft.
- D-1-100 Downtown 100 ft.
- C-2 General Commercial
- W-2 Mixed-use Waterfront
- R-2 Residential
- R-4 Residential
- I-2 Educational Inst.
- O-S Open Space
- I-3-E Educational Institutional Overlay District
- I-3-H Healthcare Institutional Overlay District
- HD Historic District Overlay District

USE, HEIGHT AND MASSING

- Building height: See table for minimum and maximum heights. Mechanical penthouses may rise above maximum height.
- Height bonus: Buildings that provide certain improvements or facilities are eligible for increased height, as detailed in the table on the following page.
- Recess: Buildings of over 6 stories must have a recess of at least ten feet, above the 3rd story and below the 7th story. The recess line should relate to the form of adjacent buildings.
- Allowable Uses: See table on following page.

BUILDING HEIGHT

	West Side			East Side	
	D-1-100	D-1-120	D-1-200	C-2	W-2
Min. Stories	3	3	3	2*	2
Max. Stories	-	-	-	4	-
Max. Height	100'	120'	200'	50'	75'
Bonus Height	up to 30%			up to 2 stories	

*With the exception of Parcel 1A, which has a min. height of one story.