



Town of Foster

Est. 1781

181 Howard Hill Road • Foster, RI 02825

Phone: (401)39-9200 • Fax: (401)702-5010

DIMENSIONAL REGULATIONS

AR- Agricultural/Residential District

	Single-Family Residence Structure	Other Permitted Use
Minimum Lot Size	200,000 sq. ft.	200,000 sq. ft.
Minimum Lot Frontage	300 ft.	300 ft.
Minimum Lot Width	300 ft.	300 ft.
Minimum Front Yard Depth	35 ft.	50 ft.
Minimum Side Yard Depth	50 ft.	100 ft.
Minimum Rear Yard Depth	100 ft.	100 ft.
Maximum Building Coverage	3%	3%
Maximum Building Height	35 ft.	35 ft.

NC - Neighborhood Commercial District

	Single-Family Residence Structure	Other Permitted Use
Minimum Lot Size	200,000 sq. ft.	-----
Minimum Lot Frontage	300 ft.	300 ft.
Minimum Lot Width	300 ft.	225 ft.
Minimum Front Yard Depth	35 ft.	80 ft.
Minimum Side Yard Depth	50 ft.	100 ft.
Minimum Rear Yard Depth	100 ft.	80 ft.
Maximum Building Coverage	3%	sf whichever is less
Maximum Building Height	35 ft.	35 ft.
Minimum Distance of Structure from a Residence District Boundary	-----	50 ft.
Minimum Buffer Strip*	-----	30 ft.

* No parking signs (temporary or permanent, fixed or moveable) or structures (other than mailboxes) are permitted within 30ft. of the highway right-of-way.



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GBM- General Business Mixed Use

Any Permitted Use

Minimum Lot Size	200,000 sq. ft.
Minimum Front Yard Depth	35 ft.
Minimum Lot Frontage	300 ft.
Minimum Lot Width	300 ft.
Minimum Side Yard Depth	50 ft.
Minimum Rear Yard Depth	80 ft.
Maximum Building Height	35 ft.
Minimum Buffer Strip (side and rear yards)	30 ft.
Minimum Distance of Structure from A/R Zoning District	50 ft.
Maximum Building Coverage (of net buildable area) ^c	25% ^{ab}
Maximum Impervious Surface Coverage (of net buildable area) ^c	60% ^{ab}

^a Provided that all parking and design requirements are met.

^b One drive-through use shall be permitted within shopping centers having less than 100,000 square feet of gross floor area, provided that common curb cuts for the center are used. The drive-through use shall not have dedicated curb cuts in addition to those utilized in access to the center. The drive-through use shall be limited to a restaurant, pharmacy, or finance institution only. The design of the drive-through use shall provide for safe vehicular and pedestrian circulation and function in a manner that complements the center in which it is located. The use shall not create traffic hazards interior to the site or in the surrounding street network and neighborhood. It shall be properly screened and buffered to minimize impacts on surrounding properties and other uses within the center.

^c Net buildable area is defined as the total area of the applicable lot minus setbacks, buffer strips, and wetlands



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MI - Manufacturing Industrial District

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Minimum Front Yard Depth	100 ft.
Minimum Side Yard Depth	25 ft.
Minimum Rear Yard Depth	25 ft.
Minimum Distance of Structure from a Residence District Boundary	100 ft.
Maximum Building Coverage	25% or 50,000 sf whichever is less
Maximum Building Height	35 ft.

R-SC - Residential - Senior Citizens District

Only Permitted Use

Minimum Lot Area per Development(2)	400,000 sq. ft.	(whichever is greater)
Minimum Lot Area per Living Unit	40,000 sq. ft.	
Minimum Lot Width	500 ft.	
Minimum Front Yard Depth	100 ft.	
Minimum Rear Yard Depth	100 ft.	
Maximum Building Coverage	3% of net area	
Maximum Building Height	2 stories or 20 ft.	

(1) Refer to Article VI, Section 13 for other requirements.

(2) Sepcified lot area excludes ponds, streams and other wetland areas.

M - Municipal District

Any Permitted Use

Minimum Front Yard Depth	35 ft.
Minimum Side Yard Depth	50 ft.
Minimum Rear Yard Depth	50 ft.
Maximum Building Height	40 ft.

The dimensional regulations of this section do not apply to fire and police stations.



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FC - FARMLAND/CONSERVATION OVERLAY DISTRICT RESERVED

Additional Dimensional Regulations, Any Permitted Use - Any existing use listed in Sections 1 and 2 of this Article which is located in a NC, HC or MD District shall conform to the dimensional regulations of the AR District. Any use listed in Sections 1 and 2 of this Article requiring a special used permit in the Ar District shall conform to at least the dimensional regulations for "Other Permitted Use" of the AR District, and to such further dimensional requirements as may be imposed for that use in this Article by the Zoning Board of Review in granting the special use permit.

Sewerage System Setbacks

	Septic Tanks with Leach Field	Cesspool or Seepage pit
Minimum Feet from a Dug or Drilled Well	100 ft.	150 ft.
Minimum Feet to Property Line	100 ft.	150 ft.
Minimum Feet to Property Line Bordering a Public Road	60 ft.	110 ft.
Minimum Feet from a Pond, Stream, Spring, or Brook	Rhode Island General Law: Title 2 Chapter 1 Sections 18 through 28 governing the establishment of jurisdictional areas and associated setback distance to waterbodies.	

NOTE: The above dimensional regulation table is for informational purposes only. Please verify all setbacks with the Town of Foster's Zoning Ordinance