



Town of Foster

Est. 1781

181 Howard Hill Road · Foster, RI 02825
Phone: (401) 702-5012 · Fax: (401)702-5010

DIMENSIONAL REGULATIONS

AR- Agricultural/Residential District

	Single-Family Residence Structure	Other Permitted Use	Senior citizens group housing
Minimum lot size	200,000 square feet	200,000 square feet	400,000 square feet
Minimum lot area per living unit	NA	NA	40,000 square feet
Minimum lot frontage	300 feet	300 feet	300 feet
Minimum lot width	300 feet	300 feet	300 feet
Minimum front yard depth	35 feet	35 feet	35 feet
Minimum side yard depth	50 feet	50 feet	50 feet
Minimum rear yard depth	50 feet	50 feet	50 feet
Maximum building coverage	3 percent	3 percent	3 percent
Maximum building height	35 feet	35 feet	2 stories or 20 feet
Maximum number of bedrooms per unit	NA	NA	2 bedrooms per 1 unit

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

GB – General Business District

	Any Permitted Use
Minimum lot size	200,000 square feet
Minimum front yard depth	35 feet
Minimum lot frontage	300 feet
Minimum lot width	300 feet
Minimum side yard depth	50 feet
Minimum rear yard depth	50 feet
Maximum building height	35 feet
Minimum buffer strip (side and rear yards)	30 feet
Minimum distance of structure from A/R zoning district	50 feet
Maximum building coverage (of net buildable area) c	25% ^a,b
Maximum impervious surface coverage (of net buildable area) c	60% ^a,b

^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.

HC2 – Highway Commercial 2 District

	Commercial uses (unless otherwise stated in this ordinance)	Single-Family Residence Structure	Senior citizens group housing
Minimum lot size	200,000 square feet	200,000 square feet	400,000 square feet
Minimum lot area per living unit	NA	NA	40,000 square feet
Minimum lot frontage	300 feet	300 feet	300 feet
Minimum lot width	300 feet	300 feet	300 feet
Minimum front yard depth	35 feet	35 feet	35 feet
Minimum side yard depth	50 feet	50 feet	50 feet
Minimum rear yard depth	50 feet	50 feet	50 feet
Maximum building coverage	25 percent or	3 percent	3 percent

	50,000 square feet, whichever is less		
Maximum building height	35 feet	35 feet	2 stories or 20 feet
Number of units per structure	NA	NA	3-10 units per structure
Minimum buffer strip (side and rear yards)	30 feet	30 feet	30 feet
Minimum distance of structure from A/R zoning district	50 feet	As required by setbacks	As required by setbacks
Maximum building coverage (of net buildable area) ^c	25% ^{a, b}	3 percent	3 percent
Maximum impervious surface coverage (of net buildable area) ^c	60% ^{a, b}	25 percent	25 percent

^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.

M – Municipal District

Any Permitted Use	
Minimum front yard depth	35 feet
Minimum side yard depth	50 feet
Minimum rear yard depth	50 feet
Maximum building height	40 feet

Additional dimensional regulations; uses permitted by special use permit.

Any use listed in section 38-191 requiring a special-use permit in the AR district shall conform at least to 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 or by the zoning board of review in granting the special-use permit.

Utility dimensional regulations.

All utilities including, but not limited to septic systems and wells shall be setback, at a minimum, 50 feet from side and rear lot lines, 35 feet from the front lot line, and shall adhere to the natural conditions buffers and setbacks established under 250-RICR-150-15-3. All buildings shall be setback 35 feet from the front lot line, 50 feet from side and rear lot lines, and shall adhere to the natural conditions buffers and setbacks established under 250-RICR-150-15-3. OWTS shall be set back a minimum of 100 feet from wells.

See 250-RICR-15-10-6 “Rules Establishing Minimum Standards Relating to Location, Design, Construction and Maintenance of Onsite Wastewater Treatment Systems” (6.23) – “Minimum Setback Distances”

- This section of RICR lists State Minimum OWTS Setbacks.
- A modification request or variance, whichever is applicable is required for encroachment into the utilities setbacks referenced above.

See 250-RICR-150-15-3 “Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act” (3.23) – “Statewide Buffer Zone Designation”

- This section of RICR sets the Statewide Buffer Zones for wetlands, streams, and similar natural features within Non-Urban River Protection Region 1 and within Public Drinking Water Supply Reservoir watersheds.
-