



ORDINANCE NO. _____

**AN ORDINANCE IN AMENDMENT TO
THE ZONING CODE OF THE TOWN OF FOSTER**

IT IS HEREBY ORDAINED by the Town Council of Foster, Rhode Island, that the Zoning Ordinance of the Town be amended as follows:

ARTICLE VI. – SUPPLEMENTARY REGULATIONS

Sec. 38-286 – Off-street parking requirements.

- Sec. 38-286 – Off-street parking requirements shall be amended as follows to match amendments to the definition section and to add a licensing requirement.

(a) Any structure or use erected or developed after July 6, 1967, must provide off-street parking facilities in accordance with the following regulations:

- (1) Dwellings and motels, one car for each dwelling unit;
- (2) Hotels and ~~lodging houses~~short term rental structures, one car space for every two suites or rooms;
- (3) Office uses, one car space for every 250 square feet of floor area;
- (4) Retail and service businesses, one car space for every 200 square feet of gross building area, with a minimum of four spaces per building;
- (5) Parking space width, nine feet;
- (6) Restaurants, theaters, churches and other places of assembly, one car space for every five persons of capacity;
- (7) Industrial and wholesale uses, two car spaces for every three employees; and
- (8) All other uses, parking as may be required by ~~commercial site~~ development plan review, section 38-394 or section 38-395.

(b) Plans and specifications for the required parking facility and its access drives shall be submitted at the time of application for the zoning certificate for the main use. In allocating space for off-street parking facilities, each car space shall have a minimum width of nine feet and minimum length of 18 feet and shall be served by suitable aisles to permit access to all car spaces. In no case shall the gross area of the facility be less than 270 square feet per car space.

(c) Off-street parking lots of more than two motor vehicles capacity shall conform to the following standards of construction:

(1) The area shall have a dust free, hard surface and shall be provided with bumper guards where needed.

(2) Where such area adjoins or lies within an AR agricultural/residential district, or adjoins a residential use in any other district, an opaque fence not less than four feet nor more than six feet in height, or a compact evergreen screen not less than four feet in height shall be erected and maintained between such area and the adjoining AR district or residential use.

(3) Lighting fixtures used to illuminate the parking area shall reflect away from adjoining property and away from adjacent traffic arteries.

(d) In any AR district, the parking or storage of commercial vehicles of over 1.5 tons capacity and of commercial or house trailers (not including camping trailers) shall not be permitted except by license issued by the town clerk, ~~where such parking or storage is directly related to and is accessory to a permitted use or a legal preexisting use.~~
