

2020 -- H 7256

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LC003087  
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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2020

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A N A C T

RELATING TO TOWNS AND CITIES - ZONING ORDINANCES

Introduced By: Representatives Bennett, Tobon, Edwards, McNamara, and Barros

Date Introduced: January 23, 2020

Referred To: House Municipal Government

It is enacted by the General Assembly as follows:

1           SECTION 1. Chapter 45-24 of the General Laws entitled "Zoning Ordinances" is hereby  
2 amended by adding thereto the following section:

3           **45-24-46.5. Special provision - Residential density.**

4           For all property in which a municipality allows for conservation, industrial, commercial,  
5 or manufacturing use, including, but not limited to, solar installations, to be constructed or  
6 situated on land suitable for development located within a residential zone, that municipality  
7 shall, within six (6) months of the final approval of that use provide for the ability to replace the  
8 lost residential density of the property supplanted by the new use, by allowing increased  
9 residential density on other properties in the municipality in locations which the municipality  
10 determines are most suitable, with preference given to areas with supportive water, sewer, storm  
11 water, and environmentally protective infrastructure.

12           SECTION 2. This act shall take effect upon passage.

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EXPLANATION  
BY THE LEGISLATIVE COUNCIL  
OF  
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RELATING TO TOWNS AND CITIES - ZONING ORDINANCES

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1           This act would provide for the preservation of housing density within a community when  
2 a municipality situates alternative uses within a residential zone. Transferal of the residential  
3 density would be to locations at the discretion of the municipality, with preference given to areas  
4 with supportive water, sewer, storm water, and environmentally protective infrastructure.

5           This act would take effect upon passage.

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