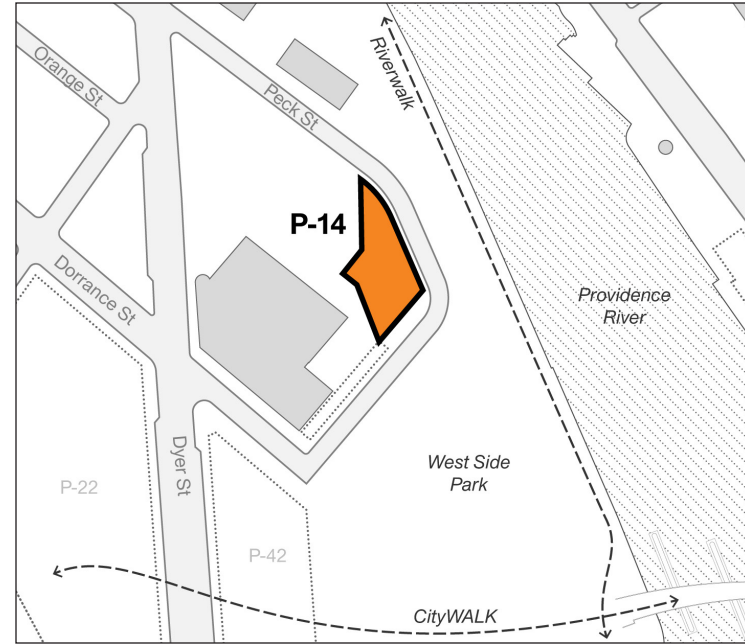


# Parcel 14



**PARCEL AREA** 0.29 ac.

### ZONING

District	D-1-100
Overlay District	I-3-E, I-3-H
MIN Building Height	3 stories
MIN First Story Height	12' (floor-to-ceiling)
MAX Building Height	100'
MAX Building Height with Bonus	130'

### Deep Utility Infrastructure

Portions of this parcel are subject to an easement granted to the Narragansett Bay Commission (NBC) due to the presence of subsurface infrastructure associated with NBC's Combined Sewer Overflow tunnel. The infrastructure includes a stormwater storage tunnel and lateral connections installed in bedrock beneath the property at a depth of approximately 190 feet below the ground surface and approximately 100 feet into bedrock. Development on this parcel will require consideration of this infrastructure and coordination with NBC.

### BONUS

Eligible for an increased building height bonus if space is provided within the project for the uses, improvements, or facilities set forth below. Bonuses may in no case result in more than 30% additional building height.

**Active Ground-Floor Uses** include the publicly-accessible areas of restaurants, retail, cultural or entertainment facilities, or other uses determined by the Downtown Design Review Committee and the I-195 Commission to promote pedestrian activity and commerce in Downtown.

**Publicly-accessible Open Space** must be accessible to the public during daylight hours every day, year-round, and maintained by the property owner. It is preferable that such areas contribute to a planned network of connected pedestrian and bikeways and parks.

**Parking Garages** must be integrated into or on the same lot as a building for which a bonus is sought. For each square foot of parking in a garage, an equivalent amount of floor area may be added to the building above the max height, not to exceed two additional stories.

	Active Uses as % of ground floor area			Public Open Space as % of lot area		
	25 to 50%	51 to 75%	76 to 100%	10 to 15%	16 to 25%	> 25%
<b>Height Bonus</b>	10%	20%	30%	10%	20%	30%

### MINIMUM SETBACKS

**Front** Building facades shall be built to between zero and eight feet from the street line. Facades shall occupy this build-to zone for at least 80% of each lot frontage of the property. These provisions may be waived to create courtyards, wider sidewalks, open space, and/or outdoor seating. It is preferable that such areas contribute to a planned network of connected pedestrian and bike ways and parks. These provisions may also be waived to create accessory parking areas along B Streets developed in accordance with Section 604.G.16 of the Providence Zoning Ordinance.

Interior Side	0' Build-to-line
Corner Side	0' Build-to-line
Rear	None

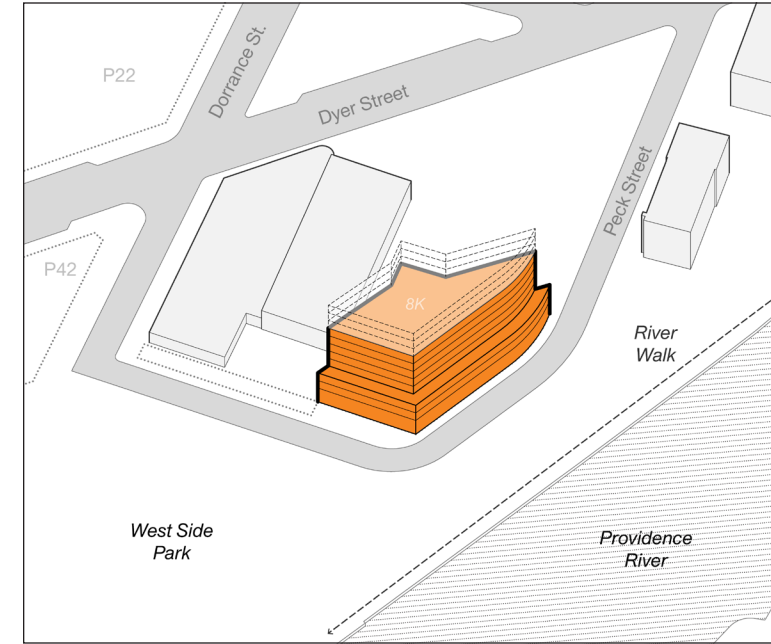
**Parking Garage** on the ground floor shall be separated from an A Street by a permitted ground-floor use having a depth of at least 20 feet from the A Street.

**Residential Use** for a building that fronts on an A Street, residential uses shall not be permitted on the ground floor within 20 feet of the A Street. Lobbies and common spaces associated with residences are permitted within this area.

**Recess** on both A and B Street facades, buildings over six stories shall have a recess line of at least ten feet above the 3rd story and below the 7th story.

# Illustrative Test Fits

Massings shown are not preferred designs; they are for illustrative purposes only, in order to show floor area capacity within the zoning requirements.



### MIXED-USE RESIDENTIAL TEST FIT

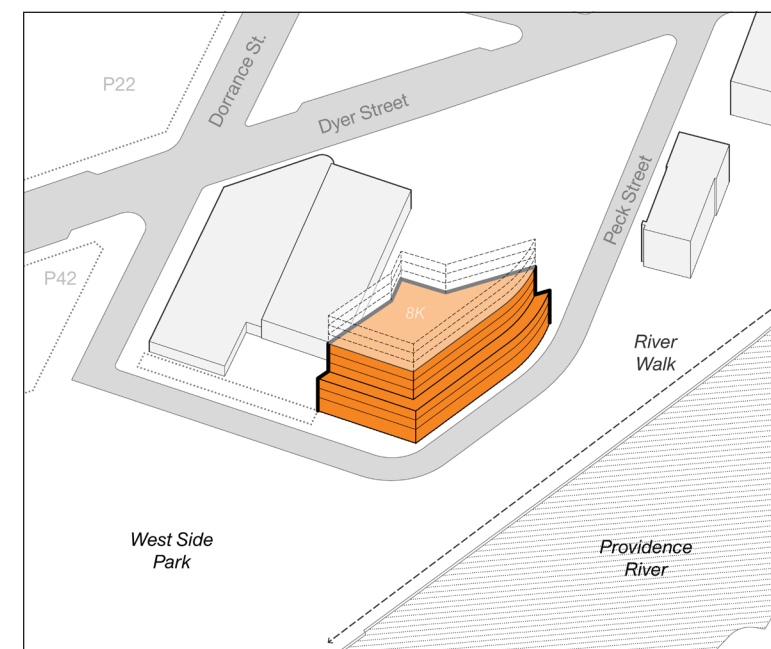
Ground Level Floor-to-floor Height	20'
Upper Level Floor-to-floor Height	11'
Typ. Upper Floor Plate Width	65'
Gross Ground Floor Area	10K
Gross Typ. Upper Floor Area	8K

### TOTAL AS-OF-RIGHT

Stories	8
Building Height	97'
Floor Area Ratio (FAR)	5.6
Gross Floor Area	70K

### TOTAL WITH BONUS

Stories	11
Building Height	130'
Floor Area Ratio (FAR)	7.5
Gross Floor Area	94K



### COMMERCIAL TEST FIT

Ground Level Floor-to-floor Height	20'
Upper Level Floor-to-floor Height	13.5'
Typ. Upper Floor Plate Width	65'
Gross Ground Floor Area	10K
Gross Typ. Upper Floor Area	8K

### TOTAL AS-OF-RIGHT

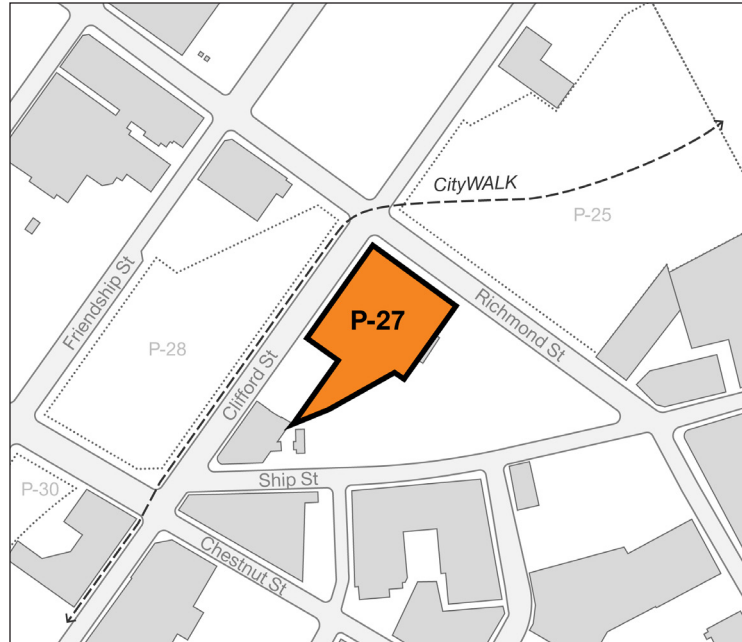
Stories	6
Building Height	87.5'
Floor Area Ratio (FAR)	4.3
Gross Floor Area	54K

### TOTAL WITH BONUS

Stories	9
Building Height	128'
Floor Area Ratio (FAR)	6.2
Gross Floor Area	78K

■ as-of-right □ bonus

# Parcel 27



<b>PARCEL AREA</b>	<b>0.51 ac.</b>
<b>ZONING</b>	
District	D-1-I20
Overlay District	I-3-E, I-3-H
MIN Building Height	3 stories
MIN First Story Height	12' (floor-to-ceiling)
MAX Building Height	120'
MAX Building Height with Bonus	156'

## BONUS

Eligible for an increased building height bonus if space is provided within the project for the uses, improvements, or facilities set forth below. Bonuses may in no case result in more than 30% additional building height.

**Active Ground-Floor Uses** include the publicly-accessible areas of restaurants, retail, cultural or entertainment facilities, or other uses determined by the Downtown Design Review Committee and the I-195 Commission to promote pedestrian activity and commerce in Downtown.

**Publicly-accessible Open Space** must be accessible to the public during daylight hours every day, year-round, and maintained by the property owner. It is preferable that such areas contribute to a planned network of connected pedestrian and bikeways and parks.

**Parking Garages** must be integrated into or on the same lot as a building for which a bonus is sought. For each square foot of parking in a garage, an equivalent amount of floor area may be added to the building above the max height, not to exceed two additional stories.

Height Bonus	Active Uses as % of ground floor area			Public Open Space as % of lot area		
	25 to 50%	51 to 75%	76 to 100%	10 to 15%	16 to 25%	> 25%
10%	20%	30%	10%	20%	30%	

## MINIMUM SETBACKS

**Front** Building facades shall be built to between zero and eight feet from the street line. Facades shall occupy this build-to zone for at least 80% of each lot frontage of the property. These provisions may be waived to create courtyards, wider sidewalks, open space, and/or outdoor seating. It is preferable that such areas contribute to a planned network of connected pedestrian and bike ways and parks. These provisions may also be waived to create accessory parking areas along B Streets developed in accordance with Section 604.G.16 of the Providence Zoning Ordinance.

**Interior Side** 0' Build-to-line  
**Corner Side** 0' Build-to-line  
**Rear** None

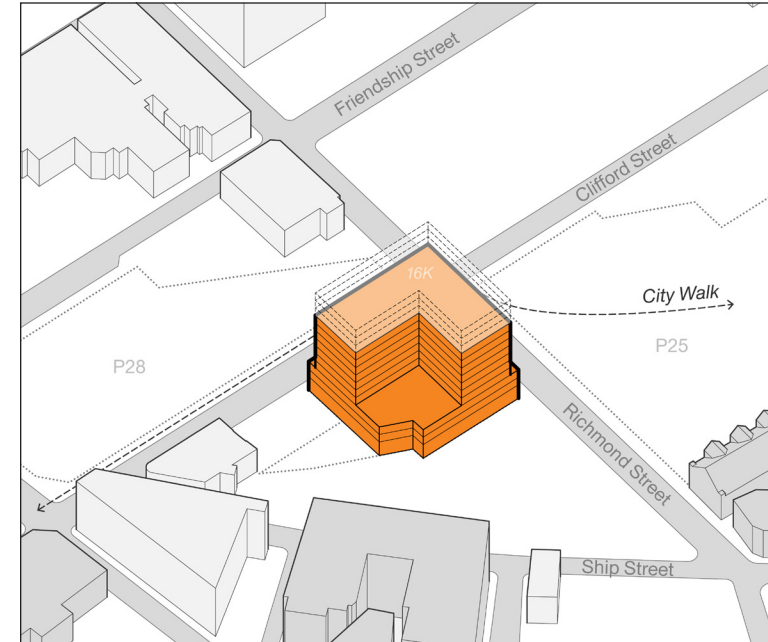
**Parking Garage** on the ground floor shall be separated from an A Street by a permitted ground-floor use having a depth of at least 20 feet from the A Street.

**Residential Use** for a building that fronts on an A Street, residential uses shall not be permitted on the ground floor within 20 feet of the A Street. Lobbies and common spaces associated with residences are permitted within this area.

**Recess** on both A and B Street facades, buildings over six stories shall have a recess line of at least ten feet above the 3rd story and below the 7th story.

# Illustrative Test Fits

Massings shown are not preferred designs; they are for illustrative purposes only, in order to show floor area capacity within the zoning requirements.



## MIXED-USE RESIDENTIAL TEST FIT

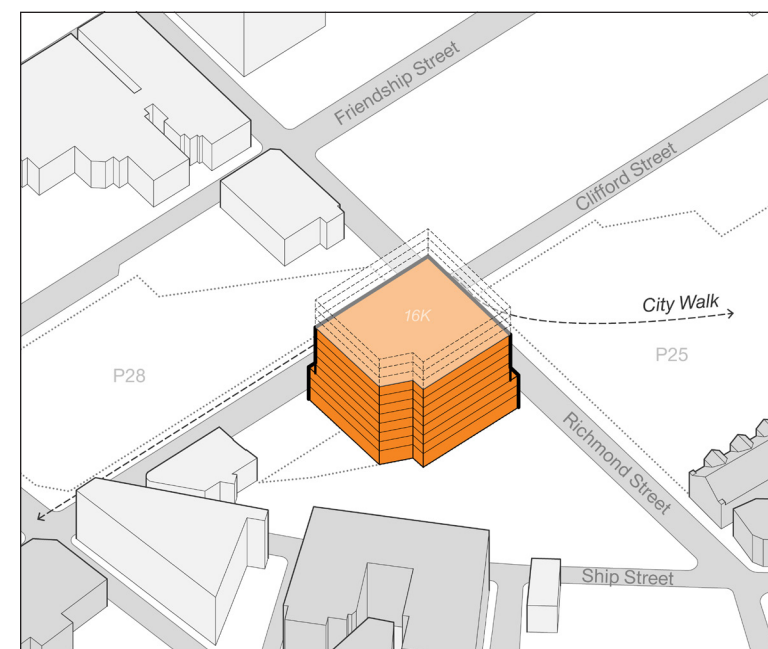
Ground Level Floor-to-floor Height	20'
Upper Level Floor-to-floor Height	11'
Typ. Upper Floor Plate Width	65'
Gross Ground Floor Area	19K
Gross Typ. Upper Floor Area	12K

## TOTAL AS-OF-RIGHT

Stories	10
Building Height	119'
Floor Area Ratio (FAR)	6.4
Gross Floor Area	141K

## TOTAL WITH BONUS

Stories	13
Building Height	152'
Floor Area Ratio (FAR)	8.0
Gross Floor Area	177K



## COMMERCIAL TEST FIT

Ground Level Floor-to-floor Height	20'
Upper Level Floor-to-floor Height	13.5'
Typ. Upper Floor Plate Width	120'
Gross Ground Floor Area	19K
Gross Typ. Upper Floor Area	16K

## TOTAL AS-OF-RIGHT

Stories	8
Building Height	114.5'
Floor Area Ratio (FAR)	6.2
Gross Floor Area	137K

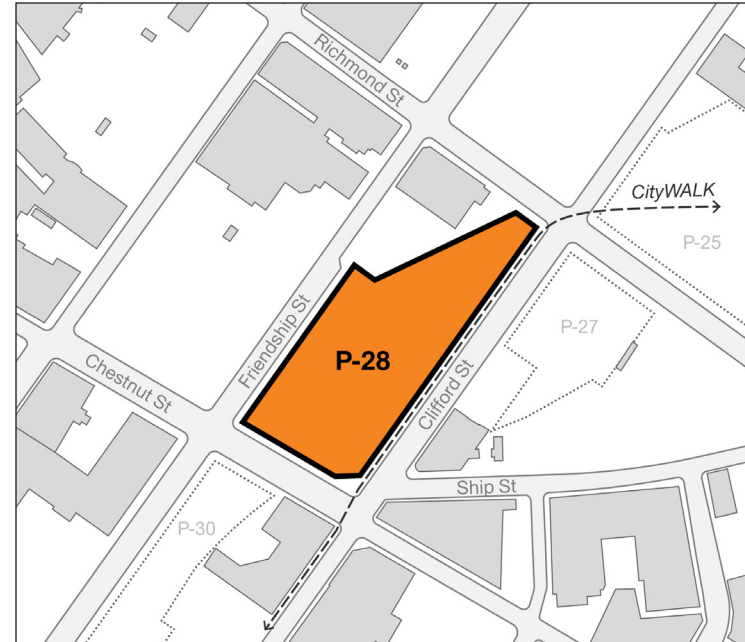
## TOTAL WITH BONUS

Stories	11
Building Height	155'
Floor Area Ratio (FAR)	8.3
Gross Floor Area	185K

as-of-right bonus



# Parcel 28



<b>PARCEL AREA</b>	<b>1.25 ac.</b>
<b>ZONING</b>	
District	D-1-I20
Overlay District	I-3-E, I-3-H
MIN Building Height	3 stories
MIN First Story Height	12' (floor-to-ceiling)
MAX Building Height	120'
MAX Building Height with Bonus	156'

## BONUS

Eligible for an increased building height bonus if space is provided within the project for the uses, improvements, or facilities set forth below. Bonuses may in no case result in more than 30% additional building height.

**Active Ground-Floor Uses** include the publicly-accessible areas of restaurants, retail, cultural or entertainment facilities, or other uses determined by the Downtown Design Review Committee and the I-195 Commission to promote pedestrian activity and commerce in Downtown.

**Publicly-accessible Open Space** must be accessible to the public during daylight hours every day, year-round, and maintained by the property owner. It is preferable that such areas contribute to a planned network of connected pedestrian and bikeways and parks.

**Parking Garages** must be integrated into or on the same lot as a building for which a bonus is sought. For each square foot of parking in a garage, an equivalent amount of floor area may be added to the building above the max height, not to exceed two additional stories.

	Active Uses as % of ground floor area			Public Open Space as % of lot area		
	25 to 50%	51 to 75%	76 to 100%	10 to 15%	16 to 25%	> 25%
<b>Height Bonus</b>	10%	20%	30%	10%	20%	30%

## MINIMUM SETBACKS

**Front** Building facades shall be built to between zero and eight feet from the street line. Facades shall occupy this build-to zone for at least 80% of each lot frontage of the property. These provisions may be waived to create courtyards, wider sidewalks, open space, and/or outdoor seating. It is preferable that such areas contribute to a planned network of connected pedestrian and bike ways and parks. These provisions may also be waived to create accessory parking areas along B Streets developed in accordance with Section 604.G.16 of the Providence Zoning Ordinance.

**Interior Side** 0' Build-to-line  
**Corner Side** 0' Build-to-line  
**Rear** None

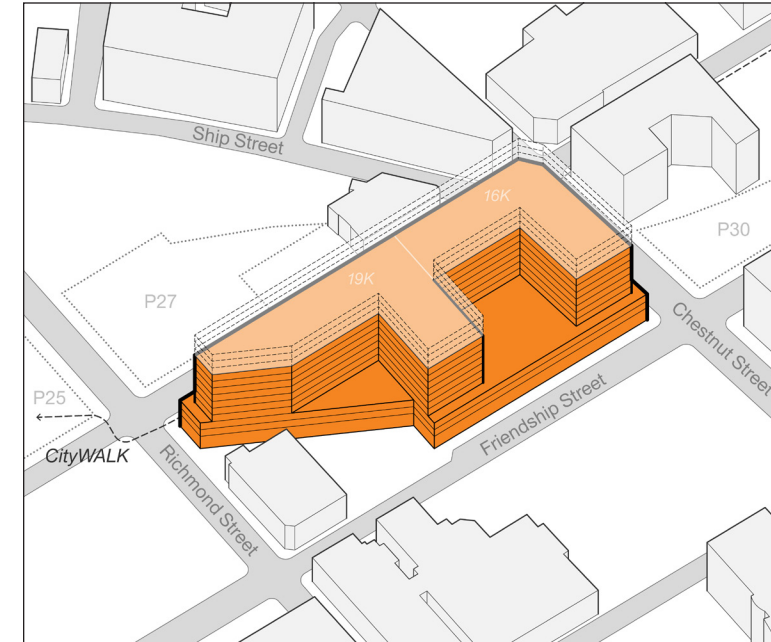
**Parking Garage** on the ground floor shall be separated from an A Street by a permitted ground-floor use having a depth of at least 20 feet from the A Street.

**Residential Use** for a building that fronts on an A Street, residential uses shall not be permitted on the ground floor within 20 feet of the A Street. Lobbies and common spaces associated with residences are permitted within this area.

**Recess** on both A and B Street facades, buildings over six stories shall have a recess line of at least ten feet above the 3rd story and below the 7th story.

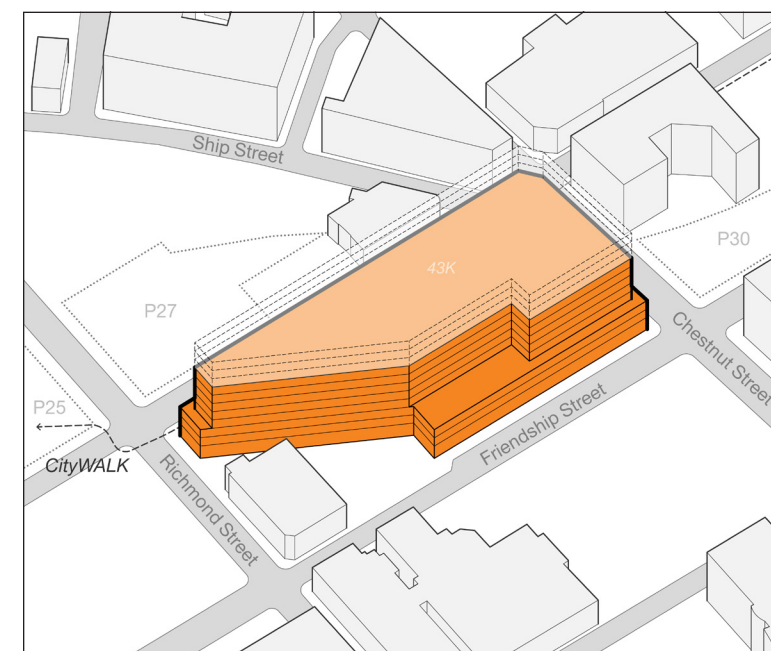
# Illustrative Test Fits

Massings shown are not preferred designs; they are for illustrative purposes only, in order to show floor area capacity within the zoning requirements.



<b>MIXED-USE RESIDENTIAL TEST FIT</b>	
Ground Level Floor-to-floor Height	20'
Upper Level Floor-to-floor Height	11'
Typ. Upper Floor Plate Width	65'
Gross Ground Floor Area	55K
Gross Typ. Upper Floor Area	35K
<b>TOTAL AS-OF-RIGHT</b>	
Stories	10
Building Height	119'
Floor Area Ratio (FAR)	7.5
Gross Floor Area	410K

<b>TOTAL WITH BONUS</b>	
Stories	13
Building Height	152'
Floor Area Ratio (FAR)	9.4
Gross Floor Area	515K

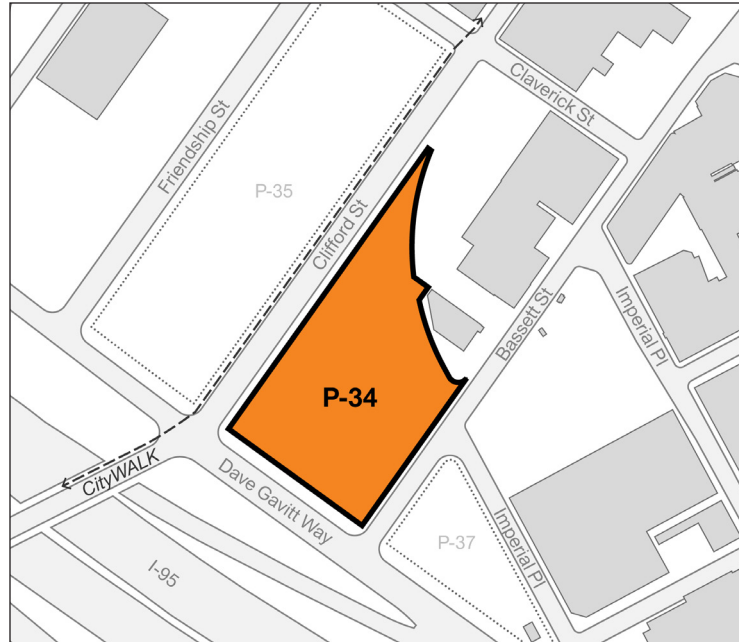


<b>COMMERCIAL TEST FIT</b>	
Ground Level Floor-to-floor Height	20'
Upper Level Floor-to-floor Height	13.5'
Typ. Upper Floor Plate Width	120'
Gross Ground Floor Area	55K
Gross Typ. Upper Floor Area	43K
<b>TOTAL AS-OF-RIGHT</b>	
Stories	8
Building Height	114.5'
Floor Area Ratio (FAR)	7.0
Gross Floor Area	380K

<b>TOTAL WITH BONUS</b>	
Stories	11
Building Height	155'
Floor Area Ratio (FAR)	9.3
Gross Floor Area	509K

■ as-of-right □ bonus

# Parcel 34



<b>PARCEL AREA</b>	<b>1.47 ac.</b>
<b>ZONING</b>	
District	D-I-200
Overlay District	I-3-E, I-3-H
MIN Building Height	3 stories
MIN First Story Height	12' (floor-to-ceiling)
MAX Building Height	200'
MAX Building Height with Bonus	260'

## BONUS

Eligible for an increased building height bonus if space is provided within the project for the uses, improvements, or facilities set forth below. Bonuses may in no case result in more than 30% additional building height.

**Active Ground-Floor Uses** include the publicly-accessible areas of restaurants, retail, cultural or entertainment facilities, or other uses determined by the Downtown Design Review Committee and the I-195 Commission to promote pedestrian activity and commerce in Downtown.

**Publicly-accessible Open Space** must be accessible to the public during daylight hours every day, year-round, and maintained by the property owner. It is preferable that such areas contribute to a planned network of connected pedestrian and bikeways and parks.

**Parking Garages** must be integrated into or on the same lot as a building for which a bonus is sought. For each square foot of parking in a garage, an equivalent amount of floor area may be added to the building above the max height, not to exceed two additional stories.

Height Bonus	Active Uses as % of ground floor area			Public Open Space as % of lot area		
	25 to 50%	51 to 75%	76 to 100%	10 to 15%	16 to 25%	> 25%
10%	20%	30%	10%	20%	30%	

## MINIMUM SETBACKS

**Front** Building facades shall be built to between zero and eight feet from the street line. Facades shall occupy this build-to zone for at least 80% of each lot frontage of the property. These provisions may be waived to create courtyards, wider sidewalks, open space, and/or outdoor seating. It is preferable that such areas contribute to a planned network of connected pedestrian and bike ways and parks. These provisions may also be waived to create accessory parking areas along B Streets developed in accordance with Section 604.G.16 of the Providence Zoning Ordinance.

**Interior Side** 0' Build-to-line  
**Corner Side** 0' Build-to-line  
**Rear** None

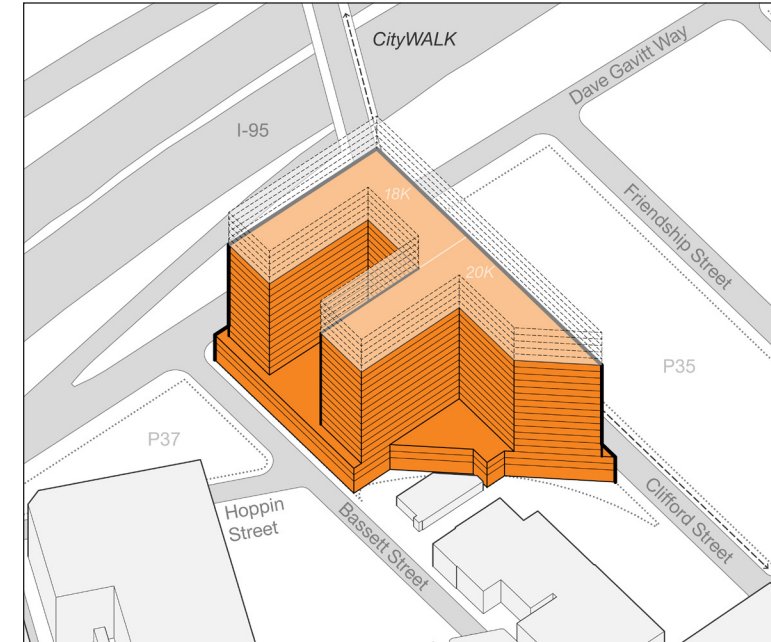
**Parking Garage** on the ground floor shall be separated from an A Street by a permitted ground-floor use having a depth of at least 20 feet from the A Street.

**Residential Use** for a building that fronts on an A Street, residential uses shall not be permitted on the ground floor within 20 feet of the A Street. Lobbies and common spaces associated with residences are permitted within this area.

**Recess** on both A and B Street facades, buildings over six stories shall have a recess line of at least ten feet above the 3rd story and below the 7th story.

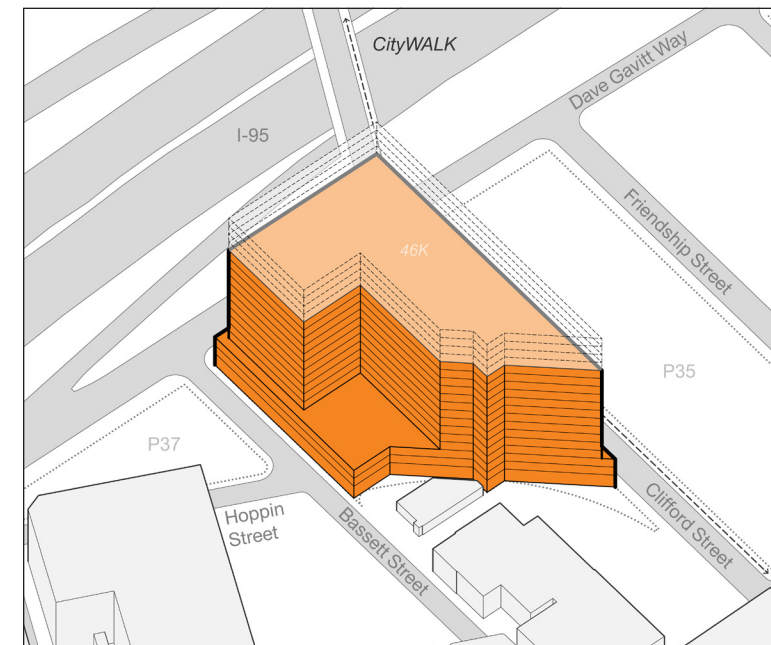
# Illustrative Test Fits

Massings shown are not preferred designs; they are for illustrative purposes only, in order to show floor area capacity within the zoning requirements.



<b>MIXED-USE RESIDENTIAL TEST FIT</b>	
Ground Level Floor-to-floor Height	20'
Upper Level Floor-to-floor Height	11'
Typ. Upper Floor Plate Width	65'
Gross Ground Floor Area	61K
Gross Typ. Upper Floor Area	38K
<b>TOTAL AS-OF-RIGHT</b>	
Stories	17
Building Height	196'
Floor Area Ratio (FAR)	11.2
Gross Floor Area	715K

<b>TOTAL WITH BONUS</b>	
Stories	22
Building Height	251'
Floor Area Ratio (FAR)	14.2
Gross Floor Area	905K



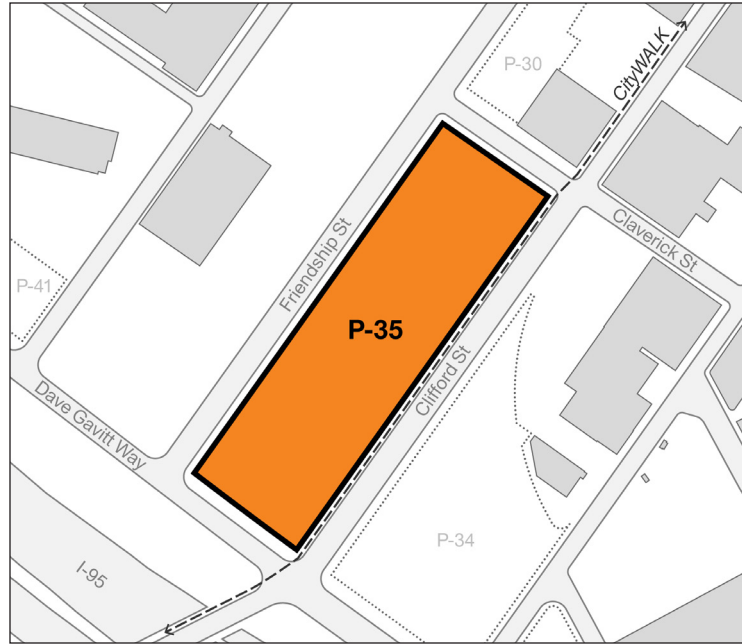
<b>COMMERCIAL TEST FIT</b>	
Ground Level Floor-to-floor Height	20'
Upper Level Floor-to-floor Height	13.5'
Typ. Upper Floor Plate Width	120'
Gross Ground Floor Area	61K
Gross Typ. Upper Floor Area	46K
<b>TOTAL AS-OF-RIGHT</b>	
Stories	14
Building Height	195.5'
Floor Area Ratio (FAR)	10.8
Gross Floor Area	689K

<b>TOTAL WITH BONUS</b>	
Stories	18
Building Height	249.5'
Floor Area Ratio (FAR)	13.7
Gross Floor Area	873K

■ as-of-right □ bonus



# Parcel 35



<b>PARCEL AREA</b>	<b>2.15 ac.</b>
<b>ZONING</b>	
District	D-I-200
Overlay District	I-3-E, I-3-H
MIN Building Height	3 stories
MIN First Story Height	12' (floor-to-ceiling)
MAX Building Height	200'
MAX Building Height with Bonus	260'

## BONUS

Eligible for an increased building height bonus if space is provided within the project for the uses, improvements, or facilities set forth below. Bonuses may in no case result in more than 30% additional building height.

**Active Ground-Floor Uses** include the publicly-accessible areas of restaurants, retail, cultural or entertainment facilities, or other uses determined by the Downtown Design Review Committee and the I-195 Commission to promote pedestrian activity and commerce in Downtown.

**Publicly-accessible Open Space** must be accessible to the public during daylight hours every day, year-round, and maintained by the property owner. It is preferable that such areas contribute to a planned network of connected pedestrian and bikeways and parks.

**Parking Garages** must be integrated into or on the same lot as a building for which a bonus is sought. For each square foot of parking in a garage, an equivalent amount of floor area may be added to the building above the max height, not to exceed two additional stories.

	Active Uses as % of ground floor area			Public Open Space as % of lot area		
	25 to 50%	51 to 75%	76 to 100%	10 to 15%	16 to 25%	> 25%
<b>Height Bonus</b>	10%	20%	30%	10%	20%	30%

## MINIMUM SETBACKS

**Front** Building facades shall be built to between zero and eight feet from the street line. Facades shall occupy this build-to zone for at least 80% of each lot frontage of the property. These provisions may be waived to create courtyards, wider sidewalks, open space, and/or outdoor seating. It is preferable that such areas contribute to a planned network of connected pedestrian and bike ways and parks. These provisions may also be waived to create accessory parking areas along B Streets developed in accordance with Section 604.G.16 of the Providence Zoning Ordinance.

**Interior Side** 0' Build-to-line  
**Corner Side** 0' Build-to-line  
**Rear** None

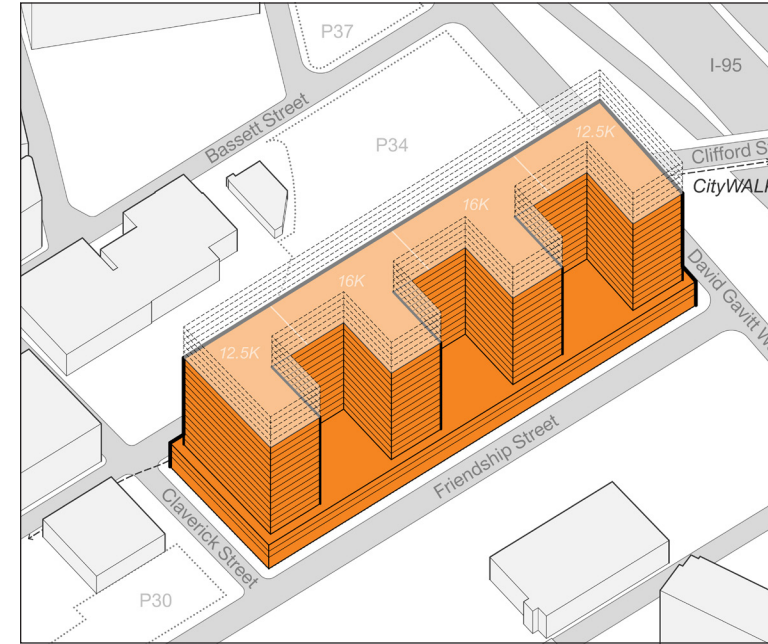
**Parking Garage** on the ground floor shall be separated from an A Street by a permitted ground-floor use having a depth of at least 20 feet from the A Street.

**Residential Use** for a building that fronts on an A Street, residential uses shall not be permitted on the ground floor within 20 feet of the A Street. Lobbies and common spaces associated with residences are permitted within this area.

**Recess** on both A and B Street facades, buildings over six stories shall have a recess line of at least ten feet above the 3rd story and below the 7th story.

# Illustrative Test Fits

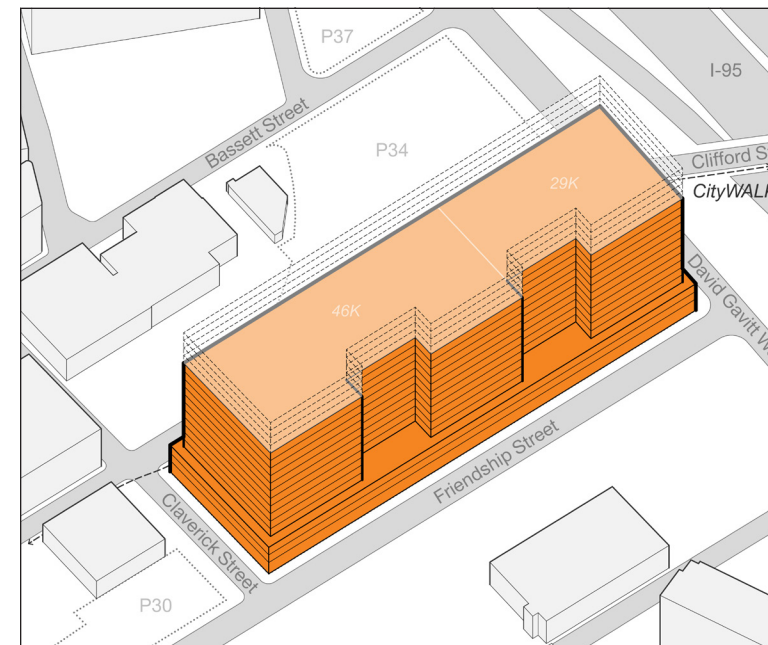
Massings shown are not preferred designs; they are for illustrative purposes only, in order to show floor area capacity within the zoning requirements.



<b>MIXED-USE RESIDENTIAL TEST FIT</b>	
Ground Level Floor-to-floor Height	20'
Upper Level Floor-to-floor Height	11'
Typ. Upper Floor Plate Width	65'
Gross Ground Floor Area	94K
Gross Typ. Upper Floor Area	57K

<b>TOTAL AS-OF-RIGHT</b>	
Stories	17
Building Height	196'
Floor Area Ratio (FAR)	11.7
Gross Floor Area	1.1M

<b>TOTAL WITH BONUS</b>	
Stories	22
Building Height	251'
Floor Area Ratio (FAR)	14.9
Gross Floor Area	1.4M



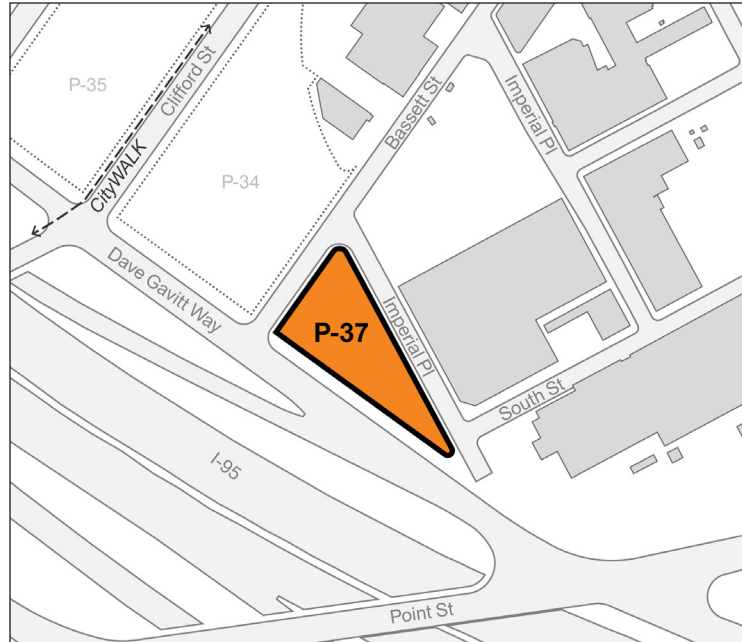
<b>COMMERCIAL TEST FIT</b>	
Ground Level Floor-to-floor Height	20'
Upper Level Floor-to-floor Height	13.5'
Typ. Upper Floor Plate Width	120'
Gross Ground Floor Area	94K
Gross Typ. Upper Floor Area	75K

<b>TOTAL AS-OF-RIGHT</b>	
Stories	14
Building Height	195.5'
Floor Area Ratio (FAR)	11.7
Gross Floor Area	1.1M

<b>TOTAL WITH BONUS</b>	
Stories	18
Building Height	249.5'
Floor Area Ratio (FAR)	14.9
Gross Floor Area	1.4M

■ as-of-right □ bonus

# Parcel 37



<b>PARCEL AREA</b>	<b>0.49 ac.</b>
<b>ZONING</b>	
District	D-I-200
Overlay District	I-3-E, I-3-H
MIN Building Height	3 stories
MIN First Story Height	12' (floor-to-ceiling)
MAX Building Height	200'
MAX Building Height with Bonus	260'

## BONUS

Eligible for an increased building height bonus if space is provided within the project for the uses, improvements, or facilities set forth below. Bonuses may in no case result in more than 30% additional building height.

**Active Ground-Floor Uses** include the publicly-accessible areas of restaurants, retail, cultural or entertainment facilities, or other uses determined by the Downtown Design Review Committee and the I-195 Commission to promote pedestrian activity and commerce in Downtown.

**Publicly-accessible Open Space** must be accessible to the public during daylight hours every day, year-round, and maintained by the property owner. It is preferable that such areas contribute to a planned network of connected pedestrian and bikeways and parks.

**Parking Garages** must be integrated into or on the same lot as a building for which a bonus is sought. For each square foot of parking in a garage, an equivalent amount of floor area may be added to the building above the max height, not to exceed two additional stories.

Height Bonus	Active Uses as % of ground floor area			Public Open Space as % of lot area		
	25 to 50%	51 to 75%	76 to 100%	10 to 15%	16 to 25%	> 25%
10%	20%	30%	10%	20%	30%	

## MINIMUM SETBACKS

**Front** Building facades shall be built to between zero and eight feet from the street line. Facades shall occupy this build-to zone for at least 80% of each lot frontage of the property. These provisions may be waived to create courtyards, wider sidewalks, open space, and/or outdoor seating. It is preferable that such areas contribute to a planned network of connected pedestrian and bike ways and parks. These provisions may also be waived to create accessory parking areas along B Streets developed in accordance with Section 604.G.16 of the Providence Zoning Ordinance.

**Interior Side** 0' Build-to-line  
**Corner Side** 0' Build-to-line  
**Rear** None

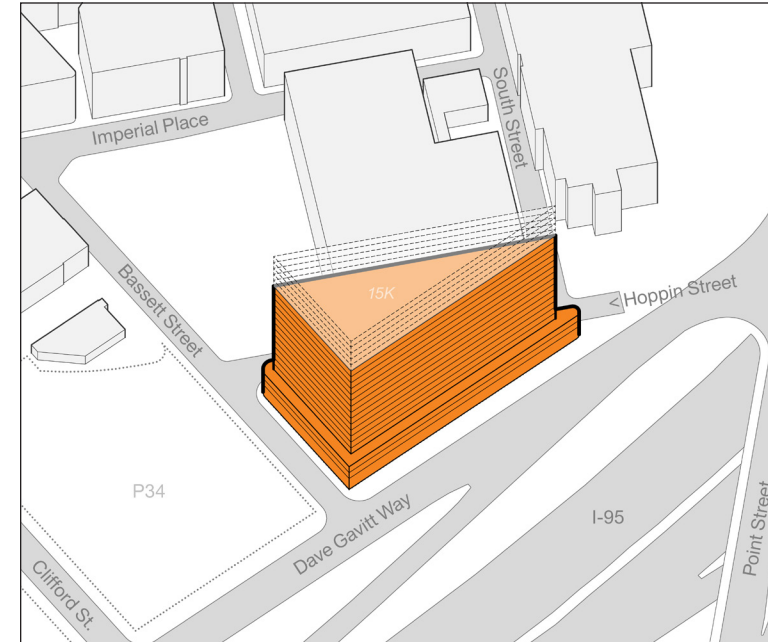
**Parking Garage** on the ground floor shall be separated from an A Street by a permitted ground-floor use having a depth of at least 20 feet from the A Street.

**Residential Use** for a building that fronts on an A Street, residential uses shall not be permitted on the ground floor within 20 feet of the A Street. Lobbies and common spaces associated with residences are permitted within this area.

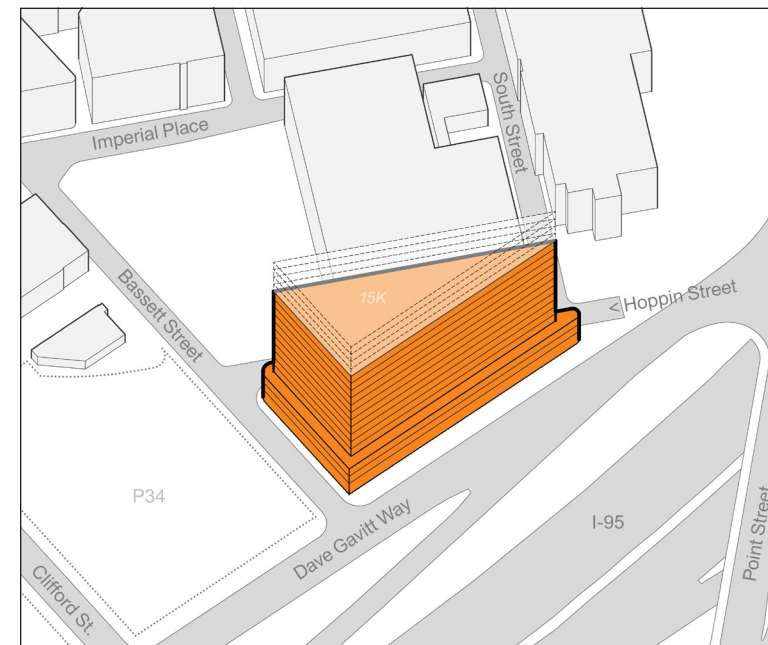
**Recess** on both A and B Street facades, buildings over six stories shall have a recess line of at least ten feet above the 3rd story and below the 7th story.

# Illustrative Test Fits

Massings shown are not preferred designs; they are for illustrative purposes only, in order to show floor area capacity within the zoning requirements.



<b>MIXED-USE RESIDENTIAL TEST FIT</b>	
Ground Level Floor-to-floor Height	20'
Upper Level Floor-to-floor Height	11'
Typ. Upper Floor Plate Width	+/- 65'
Gross Ground Floor Area	21K
Gross Typ. Upper Floor Area	15K
<b>TOTAL AS-OF-RIGHT</b>	
Stories	17
Building Height	196'
Floor Area Ratio (FAR)	12.8
Gross Floor Area	273K
<b>TOTAL WITH BONUS</b>	
Stories	22
Building Height	251'
Floor Area Ratio (FAR)	16.3
Gross Floor Area	348K

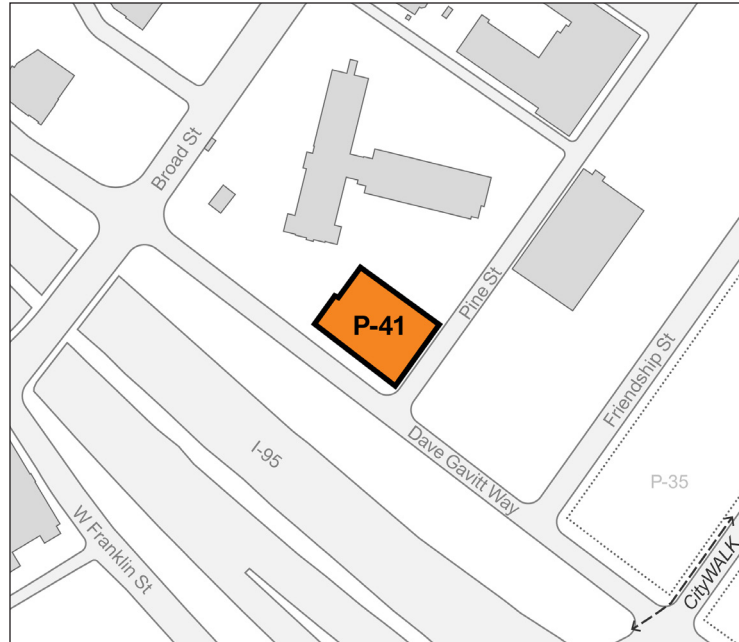


<b>COMMERCIAL TEST FIT</b>	
Ground Level Floor-to-floor Height	20'
Upper Level Floor-to-floor Height	13.5'
Typ. Upper Floor Plate Width	+/- 65'
Gross Ground Floor Area	21K
Gross Typ. Upper Floor Area	15K
<b>TOTAL AS-OF-RIGHT</b>	
Stories	14
Building Height	195.5'
Floor Area Ratio (FAR)	10.7
Gross Floor Area	228K
<b>TOTAL WITH BONUS</b>	
Stories	18
Building Height	249.5'
Floor Area Ratio (FAR)	13.5
Gross Floor Area	288K

■ as-of-right □ bonus



# Parcel 41



<b>PARCEL AREA</b>	<b>0.29 ac.</b>
<b>ZONING</b>	
District	D-I-200
Overlay District	I-3-E
MIN Building Height	3 stories
MIN First Story Height	12' (floor-to-ceiling)
MAX Building Height	200'
MAX Building Height with Bonus	260'

## BONUS

Eligible for an increased building height bonus if space is provided within the project for the uses, improvements, or facilities set forth below. Bonuses may in no case result in more than 30% additional building height.

**Active Ground-Floor Uses** include the publicly-accessible areas of restaurants, retail, cultural or entertainment facilities, or other uses determined by the Downtown Design Review Committee and the I-195 Commission to promote pedestrian activity and commerce in Downtown.

**Publicly-accessible Open Space** must be accessible to the public during daylight hours every day, year-round, and maintained by the property owner. It is preferable that such areas contribute to a planned network of connected pedestrian and bikeways and parks.

**Parking Garages** must be integrated into or on the same lot as a building for which a bonus is sought. For each square foot of parking in a garage, an equivalent amount of floor area may be added to the building above the max height, not to exceed two additional stories.

Height Bonus	Active Uses as % of ground floor area			Public Open Space as % of lot area		
	25 to 50%	51 to 75%	76 to 100%	10 to 15%	16 to 25%	> 25%
10%	20%	30%	10%	20%	30%	

## MINIMUM SETBACKS

**Front** Building facades shall be built to between zero and eight feet from the street line. Facades shall occupy this build-to zone for at least 80% of each lot frontage of the property. These provisions may be waived to create courtyards, wider sidewalks, open space, and/or outdoor seating. It is preferable that such areas contribute to a planned network of connected pedestrian and bike ways and parks. These provisions may also be waived to create accessory parking areas along B Streets developed in accordance with Section 604.G.16 of the Providence Zoning Ordinance.

**Interior Side** 0' Build-to-line  
**Corner Side** 0' Build-to-line  
**Rear** None

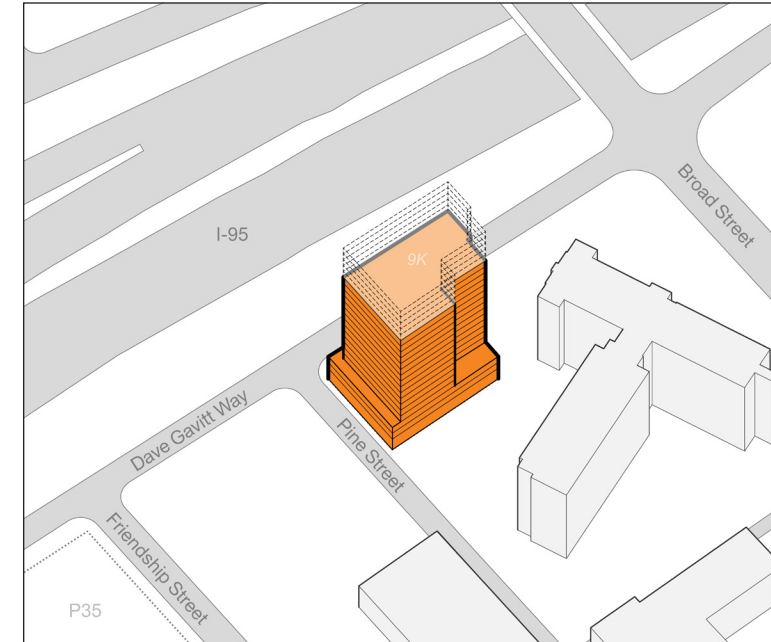
**Parking Garage** on the ground floor shall be separated from an A Street by a permitted ground-floor use having a depth of at least 20 feet from the A Street.

**Residential Use** for a building that fronts on an A Street, residential uses shall not be permitted on the ground floor within 20 feet of the A Street. Lobbies and common spaces associated with residences are permitted within this area.

**Recess** on both A and B Street facades, buildings over six stories shall have a recess line of at least ten feet above the 3rd story and below the 7th story.

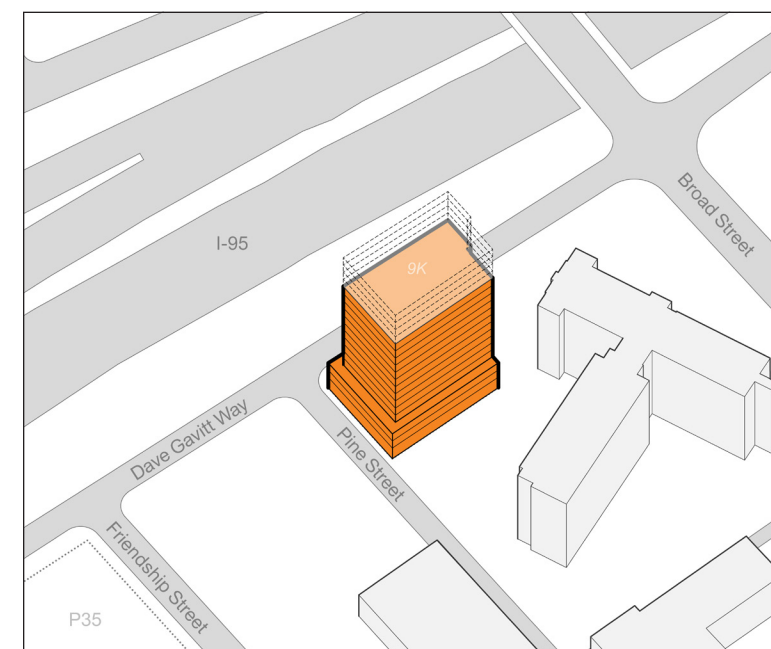
# Illustrative Test Fits

Massings shown are not preferred designs; they are for illustrative purposes only, in order to show floor area capacity within the zoning requirements.



<b>MIXED-USE RESIDENTIAL TEST FIT</b>	
Ground Level Floor-to-floor Height	20'
Upper Level Floor-to-floor Height	11'
Typ. Upper Floor Plate Width	65'
Gross Ground Floor Area	13K
Gross Typ. Upper Floor Area	9K
<b>TOTAL AS-OF-RIGHT</b>	
Stories	17
Building Height	196'
Floor Area Ratio (FAR)	13.2
Gross Floor Area	165K

<b>TOTAL WITH BONUS</b>	
Stories	22
Building Height	251'
Floor Area Ratio (FAR)	16.7
Gross Floor Area	210K



<b>COMMERCIAL TEST FIT</b>	
Ground Level Floor-to-floor Height	20'
Upper Level Floor-to-floor Height	13.5'
Typ. Upper Floor Plate Width	80'
Gross Ground Floor Area	13K
Gross Typ. Upper Floor Area	9K
<b>TOTAL AS-OF-RIGHT</b>	
Stories	14
Building Height	195.5'
Floor Area Ratio (FAR)	11.0
Gross Floor Area	138K

<b>TOTAL WITH BONUS</b>	
Stories	18
Building Height	249.5'
Floor Area Ratio (FAR)	13.9
Gross Floor Area	174K

■ as-of-right □ bonus