Parcel 14

**Parcel Area**
0.29 ac.

**Zoning**
- District: D-1-100
- Overlay Districts: 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’

**Depth 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.

**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.
- 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.

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### Illustrative Test Fits

**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): 5.5
- Gross Floor Area: 70K

**TOTAL WITH BONUS**
- Stories: 11
- Building Height: 130’
- Floor Area Ratio (FAR): 7.4
- 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

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**Active Uses as % of ground floor area**
- 25 to 50%
- 51 to 75%
- 76 to 100%
- 10 to 15%
- 16 to 25%
- > 25%

**Public Open Space as % of lot area**
- 10%
- 20%
- 30%
- 50%
- 75%
- 100%

**Height Bonus**
- 10%
- 20%
- 30%
**Parcel 27**

**PARCEL AREA** 0.51 ac.

**ZONING**
- District D-I-120
- 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 bike ways 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.

---

**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.

- **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.

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**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)** 8.1
- **Gross Floor Area** 177K

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**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)** 6.3
- **Gross Floor Area** 137K

**TOTAL WITH BONUS**
- **Stories** 11
- **Building Height** 155’
- **Floor Area Ratio (FAR)** 8.5
- **Gross Floor Area** 185K

---

**Illustrative Test Fits**

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

---

**Active Uses as % of ground floor area**

<table>
<thead>
<tr>
<th>Active Uses as % of ground floor area</th>
<th>Public Open Space as % of lot area</th>
</tr>
</thead>
<tbody>
<tr>
<td>25 to 50%</td>
<td>50% to 75%</td>
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<tr>
<td>51 to 75%</td>
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<td>15% to 25%</td>
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<td>16 to 25%</td>
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</table>

**Height Bonus**

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<tr>
<th>Height Bonus</th>
<th>15%</th>
<th>20%</th>
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</thead>
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<td>30%</td>
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<td>20%</td>
<td>30%</td>
</tr>
</tbody>
</table>
Parcel 28

PARCEL AREA 1.25 ac.

ZONING

| Districts | D-I-120
| Overlay Districts | 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.

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.

I-195 Redevelopment District

Illustrative Test Fits

Measure 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: 55K
- Gross Typ. Upper Floor Area: 35K
- TOTAL AS-OF-RIGHT:
  - Stories: 10
  - Building Height: 119’
  - Floor Area Ratio (FAR): 7.5
  - Gross Floor Area: 410K

TOTAL WITH BONUS

- Stories: 13
- Building Height: 152’
- Floor Area Ratio (FAR): 9.4
- Gross Floor Area: 515K

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: 55K
- Gross Typ. Upper Floor Area: 43K
- TOTAL AS-OF-RIGHT:
  - Stories: 8
  - Building Height: 114.5’
  - Floor Area Ratio (FAR): 6.9
  - Gross Floor Area: 380K

TOTAL WITH BONUS

- Stories: 11
- Building Height: 155’
- Floor Area Ratio (FAR): 9.3
- Gross Floor Area: 509K

| Active Uses as % of ground floor area | 25 to 50% | 51 to 75% | 76 to 100% | > 25% |
| Public Open Space as % of lot area | 10 to 25% | 26 to 50% | 51 to 75% | > 75% |
| Height Bonus | 10% | 20% | 30% | 40% | 50% | 60% | 70% | 80% | 90% | 100% | > 100% |
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.

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.

<table>
<thead>
<tr>
<th>Height Bonus</th>
<th>Active Uses as % of ground floor area</th>
<th>Public Open Space as % of lot area</th>
</tr>
</thead>
<tbody>
<tr>
<td>10%</td>
<td>25 to 50% 50% 75%</td>
<td>10 to 15% 15 to 25% 25% 30%</td>
</tr>
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</table>

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 61K
Gross Typ. Upper Floor Area 38K
TOTAL AS-OF-RIGHT
Stories 17
Building Height 196’
Floor Area Ratio (FAR) 11.3
Gross Floor Area 715K
TOTAL WITH BONUS
Stories 22
Building Height 251’
Floor Area Ratio (FAR) 14.3
Gross Floor Area 905K

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 61K
Gross Typ. Upper Floor Area 46K
TOTAL AS-OF-RIGHT
Stories 14
Building Height 195.5’
Floor Area Ratio (FAR) 10.7
Gross Floor Area 689K
TOTAL WITH BONUS
Stories 18
Building Height 249.5’
Floor Area Ratio (FAR) 13.6
Gross Floor Area 873K
**Parcel 35**

**PARCEL AREA**
2.15 ac.

**ZONING**
- **District**: D-1-200
- **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.

**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.

### Active Uses as % of ground floor area
- 25 to 50%
- 51 to 75%
- 76 to 100%

### Public Open Space as % of lot area
- 10 to 15%
- 16 to 25%
- > 25%

### Height Bonus
- 10%
- 20%
- 30%

**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**: 94K
- **Gross Typ. Upper Floor Area**: 57K

**TOTAL AS-OF-RIGHT**
- **Stories**: 17
- **Building Height**: 195.5'
- **Floor Area Ratio (FAR)**: 11.5
- **Gross Floor Area**: 1.1M

**TOTAL WITH BONUS**
- **Stories**: 22
- **Building Height**: 251'
- **Floor Area Ratio (FAR)**: 14.5
- **Gross Floor Area**: 1.4M

**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**: 94K
- **Gross Typ. Upper Floor Area**: 75K

**TOTAL AS-OF-RIGHT**
- **Stories**: 14
- **Building Height**: 195.5'
- **Floor Area Ratio (FAR)**: 11.8
- **Gross Floor Area**: 1.1M

**TOTAL WITH BONUS**
- **Stories**: 18
- **Building Height**: 249.5'
- **Floor Area Ratio (FAR)**: 15.0
- **Gross Floor Area**: 1.4M

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Development Guidelines
Providence, RI

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Development Guidelines
Providence, RI
**Parcel 37**

**Parcel Area** 0.49 ac.

**Zoning**
- District: D-1-200
- 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.

**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**
Measure 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: 21K
- Gross Typ. Upper Floor Area: 15K

**TOTAL AS-OF-RIGHT**
- Stories: 17
- Building Height: 196'
- Floor Area Ratio (FAR): 12.5
- Gross Floor Area: 273K

**TOTAL WITH BONUS**
- Stories: 22
- Building Height: 251'
- Floor Area Ratio (FAR): 15.9
- Gross Floor Area: 348K

**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: 21K
- Gross Typ. Upper Floor Area: 15K

**TOTAL AS-OF-RIGHT**
- Stories: 14
- Building Height: 195.5'
- Floor Area Ratio (FAR): 10.5
- Gross Floor Area: 228K

**TOTAL WITH BONUS**
- Stories: 18
- Building Height: 249.5'
- Floor Area Ratio (FAR): 13.2
- Gross Floor Area: 348K

<table>
<thead>
<tr>
<th>Active Uses as % of ground floor area</th>
<th>Public Open Space as % of lot area</th>
</tr>
</thead>
<tbody>
<tr>
<td>25 to 50%</td>
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<td>51 to 75%</td>
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<td>16 to 25%</td>
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<tr>
<td>&gt; 25%</td>
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**Height Bonus**
- 10% 20% 30% 10% 20% 30%
**Parcel 41**

**PARCEL AREA**

0.29 ac.

**ZONING**

<table>
<thead>
<tr>
<th>Areas</th>
<th>D-1-200</th>
<th>I-3-E</th>
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<tbody>
<tr>
<td>MIN Building Height</td>
<td>3 stories</td>
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<tr>
<td>MIN First Story Height</td>
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<td>MAX Building Height</td>
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<tr>
<td>MAX Building Height + Bonus</td>
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</table>

**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 bike ways 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.

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<tr>
<th>Active Uses as % of ground floor area</th>
<th>25 to 50%</th>
<th>51 to 75%</th>
<th>76 to 100%</th>
<th>10 to 15%</th>
<th>16 to 25%</th>
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<th>Height Bonus</th>
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<tbody>
<tr>
<td>50%</td>
<td>10%</td>
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<td>30%</td>
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<td>30%</td>
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</tbody>
</table>

**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 Uses** 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**

*Measureings 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**

<table>
<thead>
<tr>
<th>Floors &amp; Height</th>
<th>Stories</th>
<th>Building Height</th>
<th>Floor Area Ratio (FAR)</th>
<th>Gross Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>As-of-Right</td>
<td>17</td>
<td>196'</td>
<td>13.3</td>
<td>165,000</td>
</tr>
<tr>
<td>Bonus</td>
<td>22</td>
<td>251'</td>
<td>17.0</td>
<td>210,000</td>
</tr>
</tbody>
</table>

**COMMERCIAL TEST FIT**

<table>
<thead>
<tr>
<th>Floors &amp; Height</th>
<th>Stories</th>
<th>Building Height</th>
<th>Floor Area Ratio (FAR)</th>
<th>Gross Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>As-of-Right</td>
<td>14</td>
<td>195.5'</td>
<td>11.2</td>
<td>138,000</td>
</tr>
<tr>
<td>Bonus</td>
<td>18</td>
<td>249.5'</td>
<td>14.2</td>
<td>174,000</td>
</tr>
</tbody>
</table>