


Town of Johnston  
State of Rhode Island

Ordinance 2023- 17

**ADOPTED**  
DATE 2/22/24 AS Amended  
JOHNSTON TOWN COUNCIL  
ATTEST: 

AN ORDINANCE AMENDING ARTICLE V SUPPLEMENTARY REGULATIONS OF  
CHAPTER 340 OF THE TOWN OF JOHNSTON CODE OF ORDINANCES TO  
REGULATE THE SIZE OF COMMERCIAL BUILDINGS.

The Town Council of the Town of Johnston hereby ordains:

**Section 1. Amend Article V Supplementary Regulations** by adding to Section 340-27.1. Site plan review and approval for commercial and business uses. K. as follows:

K. Design Guidelines for B-1 and B-2 Zones. The intent of these regulations is to encourage development of village center development and to discourage strip store development. Buildings are to be arranged in such a manner so that small scale commercial buildings are located along the street frontage with multiple tenants with parking located to the side and rear of the development. Large scale commercial buildings with one or more tenants shall be set back from the street.

(1) Definitions:

Small scale Commercial buildings are buildings no larger than 10,000 gross square feet on the ground floor with no fewer than four units.

Large scale commercial buildings are buildings larger than 10,000 square feet where one unit may occupy the full building.

(2) Uses.

(a) Permitted. In addition to the uses permitted by right or special use permit as detailed in Section 340-8. "Table of Uses" multifamily housing may be permitted by special use permit on the second or third floor provided that:

No more than 12 units are proposed per floor,

Parking for residential uses are separated from parking for the retail uses, and

Units may not have more than two bedrooms.

(b) Use limitations. Where outdoor storage is granted by special use permit in a B-2 zone, such storage must be located to the rear of the lot and screened so as to not be viewable from the street.

(3) Dimensional requirements. In order to have flexibility in the design of commercial space, small scale commercial buildings may be designed with a 10-foot front yard setback, subject to Planning Board approval. Large scale commercial buildings front yard setback shall be 150 feet minimum. Where a lot fronts on multiple roads, this requirement applies to all roads.

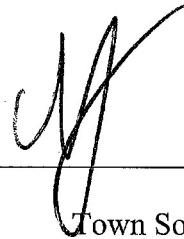
(4) Site access. The intent is to limit the number of curb cuts onto the existing public rights-of-way to strategically placed locations. The location(s) shall be designed to effectively allow for the efficient and safe movement of vehicular traffic in and out of the site.

This Ordinance shall take effect immediately upon its passage.

*Albert T. Carnault*

\_\_\_\_\_  
Councilperson

Approved to form:

  
\_\_\_\_\_

Town Solicitor

**Ordinance 2023-17**

*Date of passage* **February 12, 2024**

Aye  
Linda L. Folcarelli-Councilwoman  
*District 1*

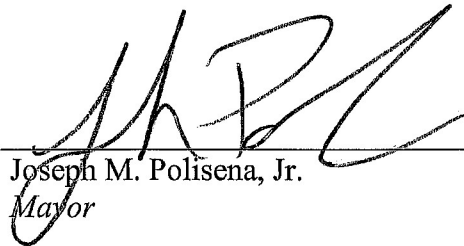
Aye  
Lauren A. Garzone - Vice-President  
*District 2*

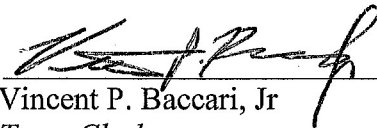
Aye  
Alfred T. Carnevale -Councilman  
*District 3*

Abstain  
Robert J. Civetti - Councilman  
*District 5*

Aye  
Robert V. Russo -President  
*District 4*

Approve ✓ Veto \_\_\_\_\_

  
\_\_\_\_\_  
Joseph M. Polisena, Jr.  
*Mayor*

Attest:   
\_\_\_\_\_  
Vincent P. Baccari, Jr  
*Town Clerk*

*Date* 2/14/24