

TOWN OF PORTSMOUTH, RI

Ordinance # 2023-01-23

**AN ORDINANCE AMENDING THE TOWN CODE OF THE
TOWN OF PORTSMOUTH**

Be it ORDAINED by the Town Council of the Town of Portsmouth:

Section 1. The Town Code, Chapter 405 entitled “Zoning” is hereby amended as follows:

Chapter 405. Zoning

Article V. Use Regulations

* * *

PRINCIPAL USE DISTRICTS

	R10	R20	R30	R40	R60	C-1	I-L	I-H	WD	TC
A. RESIDENTIAL										
14. Planned Resort Development (PRD), as approved by the Planning Board *[2]	N	Y*	Y*	Y*	Y*	N	N	Y*	N	N

* * *

* Planned Resort Development (PRD) is permitted within the R20, R40 and HI Zones limited to (a) the areas bounded by Willow Lane, West Main Road, Bristol Ferry Road and the Mount Hope Bridge; and (b) the following lots within the R20, R40, R60 and HI zones, *to wit:*

Lots Covered by 1998 SUP (Golf Course)

325 & 335 Corys Lane
185 and 163 Corys Lane

AP 32, Lot 2
AP 32, Lot 3

515 West Main Road	AP 32, Lot 5
269 West Main Road	AP 32, Lot 8
0 Depot Avenue	AP 26, Lot 1
717 West Main Road	AP 38, Lot 4-B
125 Corys Lane	AP 32, Lot 3-CA
225 & 275 Depot Avenue	AP 26, Lot 1-CA

Lots Covered by 1999 SUP (South of Willow)

0 Willow Lane	AP 26, Lot 2C
0 Carnegie Harbor Drive	AP 26, Lot 2D
(Tower)	AP 26, Lot 2
(Residences)	AP 26, Lot 2A
(Cottages)	AP 26, Lot 2B

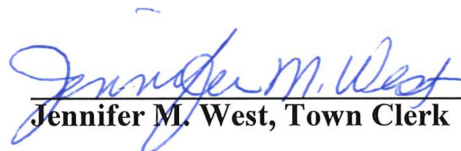
Planned Resort Development (PRD) is permitted within the R30 Zone limited to Map 55, Lot 1A.

* * *

[2] All “Planned Unit Developments” are subject to Article VIII and are approved by the Planning Board. For purposes of this Section: (a) any and all parcels which were subject to the Special Use Permit dated January 18, 1999 and recorded at Book 1235/Page103 as extended and modified (“1999 SUP”); and (b) any and all parcels which were subject to the Special Use Permit dated March 25, 1988 and recorded at Book 546/Page 232 as extended and modified (“1988 SUP”) are deemed to be a Planned Resort Development in full compliance with Article VIII with the 1998 SUP and the 1999 SUP constituting the approved plans for the Planned Resort Development regardless of whether construction has commenced on any such parcels and regardless of any purported expiration/termination of any of the approved plans and said plans may be modified by the Planning Board pursuant to Article VIII.

Section 2. This Ordinance shall take effect upon passage.

**ADOPTED BY TOWN COUNCIL
ACTION ON: January 23, 2023**



Jennifer M. West, Town Clerk