

TOWN OF LINCOLN • TOWN COUNCIL
NOTICE OF PUBLIC HEARING
SEPTEMBER 15, 2015
TO CONSIDER ZONING ORDINANCE AMENDMENTS

Notice is hereby given that the Lincoln Town Council will hold a Public Hearing at the Lincoln Town Hall, 100 Old River Road, Lincoln, RI 02865 at 7:00 pm on September 15, 2015, for the purpose of considering amendments to the Zoning Ordinance (updated through July 30, 2013). A hardcopy copy of the proposed zoning ordinance amendments may be examined and copied at cost in the office of the Town Clerk, 100 Old River Road, Lincoln, RI, Monday through Friday from 9:00 AM to 4:30 PM or by calling the Town Clerk for special arrangements. In addition, an electronic copy of the proposed zoning ordinance amendments is posted on the Town's website, WWW.LINCOLNRI.ORG.

The proposed amendments may be altered or further amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any alternations or amendments will be presented for comment in the course of the hearing. The following amendments of the zoning ordinance are under consideration (proposed changes are underlined):

Article III Use Regulations

§260-9; Residential Uses	RA	RS	RL	RG	BL	ML	MG	CR1	CR2	VCMU
§260-9F; Temporary lodging, 26 or more rooms	N	N	N	N	S	S	S	N	<u>N P**</u>	N

F. Includes hotels and motels. Cooking on premises is allowed for guests only, not open to public.

**Temporary Lodging, 26 or more rooms in a CR2 zoning district: such a use is allowed by right as an accessory to a State licensed casino gaming and entertainment facility, so long as it is subject to review under applicable Town of Lincoln land use regulations.

§260-13: Restaurant and Entertainment Uses

D. Any establishment used for gambling or gaming excluding greyhound racing, pari-mutuel wagering and/or electronic or mechanical lottery terminals; excepting, however, "casino-type" table games, including but not limited to, blackjack, poker and any and all card games, roulette baccarat and/or dice tables are expressly prohibited unless established by referendum. [Amended 9-18-2001 by Ord. No 01-7]

§260-20: Accessory Uses

F. Accessory uses for CR2 District are:

- Commercial off-street parking. Temporary lodging (26 rooms or more) subject to review and approval pursuant to the Town of Lincoln land use regulations.

ARTICLE IV – DIMENSIONAL REQUIREMENTS

§260-24: Commercial Recreation Districts. [Amended 9-18-2001 by Ord. No. 01-7]

District	Area	Width	Front	Rear	Side	Cover	Height	Far
CR1	40,000	250	40	40	40	5.0%	25	0.050
CR2	40,000	250	75	75	40	7.5% <u>8.5%</u>	60	0.050 <u>0.120</u>

Article V Parking and Loading

§260-31: Off-street parking requirements

B. Construction requirements.

- (1) In allocating space for off-street parking facilities, each car space shall have a minimum width of 9 feet and a minimum length of 20 feet. In allocating space for off-street parking in a CR-2 Zoning District, car spaces with a width of 9 feet and a length of 18 feet, which were in existence as of January 1, 2015, may be maintained, re-located and/or re-placed with spaces having a minimum width of 9 feet and a minimum length of 18 feet.

§260-33: Off-street loading

- C. For each commercial and industrial enterprise of over 2,500 square feet of gross floor area or ground area, in which commodities are sold, displayed, serviced, repaired, altered, or fabricated as a principal use of the enterprise, there shall be at least one off-street loading space. For uses with more than 40,000 square feet of gross floor area, there shall be at least two off-street loading spaces. For uses with more than 80,000 square feet of gross floor area, there shall be at least three off-street loading spaces. Thereafter, there shall be at least one off-street loading space for each additional 40,000 square feet of gross floor area. Additional off-street loading spaces shall be required by the Zoning Enforcement Officer when necessary to provide adequate area for off-street loading. Accessory temporary lodging in the Commercial Recreational 2 zoning district shall require a single off-street loading space appurtenant to the temporary lodging structure.

Article VIII – OVERLAY ZONES

H. Guidelines: The guidelines for the Area of Planning Concern districts are as follows:

- (2) ~~Lincoln Park~~ Twin River Casino: Assessor's Plat 42; Lots 24, 25, 28, 29, 30, 41, 47, 48, 49, 50.
 - (a) This site has been utilized for a casino gaming use since 1992, with the introduction of video lottery terminals. In turn, the site was recreated as the "Twin River Casino" with a completion of the re-construction and a full complement of video lottery terminals in 2007. Moreover, table games were allowed by the voters pursuant to the 2012 Referendum. In addition, the General Assembly has enacted recent legislation to remove the prohibition on the construction and operation of a hotel at or in close proximity to the Twin River Casino and that such use shall remain subject to all of the Town of Lincoln's land use regulations and ordinances. As such, development of what is now the Twin River Casino site may be allowed as an accessory by right to the casino gaming and entertainment use, as subject to the Town of Lincoln Land Use Regulations and subject to subsections (b) through (f), below.

~~Reuse of this site in some form may be possible and the town should consider the best long-time potential use. It must be stated that to conform to the intent of the 1994 voter referendum in which the voters overwhelmingly approved that there should be no expansion of gambling without voter approval, see §133-1 and §1332 of the Lincoln Code.~~

Individuals requesting interpreter services for the hearing impaired must notify the Town Clerk at (401) 333-8451 one week prior to the hearing date.

Karen D. Allen, CMC
Town Clerk