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TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND

TOWN OF CHARLESTOWN, RI
RESOLUTION IN SUPPORT OF AMENDMENTS
TO RIGL 45-24-38
GENERAL PROVISIONS – SUBSTANDARD LOTS OF RECORD

WHEREAS certain amendments were made to the RI Zoning Enabling Act during the last session of the General Assembly; to wit, RIGL 45-24-38 Substandard Lots of Record, and

WHEREAS the amendments mandate reduced setback dimensional requirements, and increased building coverage area requirements based on the proportion to which the lot is substandard in lot area (the “Amendments”), and

WHEREAS the Amendments, while addressing one area of lot building envelope inequity, created unanticipated exigencies such as allowing overdevelopment of undersized lots causing disruption of neighborhood character and potentially environmentally damaging side-effects in areas not serviced by public water and sewer, and

WHEREAS the unforeseen overdevelopment of substandard lots in developed pre-existing neighborhoods will likely cause reductions in property values of the existing homes, allow for in-fill development that will likely cause disruption to the existing pattern and character of the neighborhood’s development, and could lead to neighborhood conflicts and increased tensions, and

WHEREAS the objective to provide for appropriate development of substandard lots of record is sound public policy and supportive of individual property rights, nevertheless, the current Amendments do not accomplish those objectives.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Charlestown hereby supports an amendment to Section 45-24-38 of the General Laws to provide for minimum standards to ensure public health and safety rather than the wholesale and arbitrary reduction to building envelope dimensional standards contained in the Amendments; and

BE IT FURTHER RESOLVED that the Town Clerk is hereby authorized to provide a copy of this resolution to the Town of Charlestown’s representatives in the R.I. General Assembly and the other cities and towns of Rhode Island.

This RESOLUTION shall take effect upon passage.

By resolution of the Charlestown Town Council at a meeting held on February 26, 2024.

Amy Rose Weinreich, CMC
Amy Rose Weinreich, CMC Town Clerk

