

2023 -- H 6084

LC002193

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2023

A N A C T

RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES

Introduced By: Representatives Felix, Shekarchi, Azzinaro, Hull, Kazarian, and Tanzi

Date Introduced: March 03, 2023

Referred To: House Municipal Government & Housing

It is enacted by the General Assembly as follows:

1 SECTION 1. Chapter 45-24 of the General Laws entitled "Zoning Ordinances" is hereby
2 amended by adding thereto the following section:

3 **45-24-77. Transit-oriented development pilot program - Effective January 1, 2024.**

4 (a) Findings and declarations. The general assembly finds and declares that in order to
5 increase the availability of residential housing near convenient public transportation, alleviate
6 traffic congestion and further the goals of the state's 2021 act on climate, there is a need to identify
7 growth centers for higher density housing, considering the capacity for water service, sewer service,
8 transit connections, and employment centers.

9 (b) Applicability. Effective January 1, 2024, in addition to the criteria to be established by
10 the department of housing as set forth in subsection (d) of this section, to qualify for the pilot
11 program, a municipality must have developable land or properties which is within a one-quarter
12 (1/4) mile radius of a regional mobility hub or a one-eighth (1/8) mile radius of a frequent transit
13 stop as such terms are defined in the 2020 Rhode Island transit master plan or its successor
14 document.

15 (c) Establishment. To fulfil the findings and declarations of this section, a transit-oriented
16 development pilot program is hereby established which shall allow municipalities to apply for funds
17 for residential development.

18 (d) Authority. The department of housing, in conjunction with input and data from the
19 department of transportation and division of statewide planning, is hereby authorized to promulgate

1 rules and regulations consistent with this section which establish:

2 (1) The criteria to qualify for consideration into the pilot program;

3 (2) Provide the application process, submission requirements and pre-requisites, including,
4 but not limited to, an established zoning overlay district or other provisions which provide increased
5 density for residential development at a minimum of ten units per acre (10 U/A), mandates for the
6 development of affordable housing, and the easing of dimensional restrictions and parking
7 requirements for such development;

8 (3) Criteria for acceptance into the pilot program;

9 (4) Reporting requirements for municipalities accepted into the pilot program; and

10 (5) Penalties for lack of compliance with the pilot program regulations.

11 (e) Reporting. Beginning on May 15, 2024, the department of housing shall publish an
12 annual report regarding development under this pilot program, funds distributed and/or committed,
13 and such report shall include categories of metrics and data agreed upon by the department of
14 housing, department of transportation, and the participating municipalities.

15 SECTION 2. This act shall take effect on January 1, 2024.

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
A N A C T
RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES

1 This act would create the transit-oriented development pilot program to encourage
2 residential housing near convenient public transportation.

3 This act would take effect on January 1, 2024.

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