1. (a) Building Height: For a vacant parcel of land, building height shall be measured from the average, existing-grade elevation where the foundations of the structure is proposed. For an existing structure, building height shall be measured from average-grade elevation taken from the existing foundation. In all cases, building height shall be measured to the top of the highest point of the existing or proposed roof or structure. The distance shall exclude chimneys, flag poles, and the like. For a property or structure located in a special flood hazard area, as shown on the official FEMA Flood Insurance Rate Map (FIRM), building height shall be measured from base flood elevation and, where floodproofing is defined in this section, in being utilized or proposed, such floodproof area, not to exceed five feet (5'), shall be excluded from the building height calculation, provided however that the Rhode Island coastal erosion management board shall adopt, by rule, regulations that establish a base flood elevation for a property that is higher than the official FEMA FIRM.
1. THE UTILITIES SHOW ON THIS PLAN ARE SHOWN FROM SURFACE TO THE TOP OF THE BUILDING. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PAY ALL COSTS TO THE OWNERS OF THE UTILITIES. IF ANY DAMAGE OCCURS TO EXISTING UTILITIES DURING THE COURSE OF SITE EXCAVATION SHALL BE REMOVED FROM THE APPROVED PLANS IS NECESSARY THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL CONSULT WITH THE OWNERS' REPRESENTATIVES.


4. Museums;

D. PROVIDE A TRANSITION BETWEEN AND A REDUCTION IN THE ENVIRONMENTAL, AESTHETIC, AND OTHER IMPACTS OF THE SPECIFIED USES.

B. IMPROVE THE PHYSICAL ENVIRONMENT THROUGH THE PROVISION OF AMENITIES SUCH AS OPEN SPACE, WATER FEATURES, PLANTINGS, AND ARCHITECTURAL DETAILS.

C. PRESERVE THE CHARACTER AND SCALE OF EXISTING DEVELOPMENT AND CONTROL NEW DEVELOPMENT TO ENSURE THAT THE AREA REMAINS CONSISTENT WITH THE OVERALL PLAN AND PURPOSE OF THE DISTRICT.

3. THE MANUFACTURE, PROCESSING, ASSEMBLY, OR STORAGE OF GOODS;

12. Banks and other financial institutions;

13. The manufacture, processing, assembly, or storage of goods;

11. Radio and television broadcasting studios, excluding transmitting and receiving towers;

16. Taverns;

17. Clubs for outdoor recreation;

18. Commercial indoor recreation facilities;

19. Municipal and public service corporation buildings and facilities; community water supply and/or sewerage facilities and water mains. • Provide on-site storage for fuel and related equipment necessary for daily operation of the facility. • Connect existing facilities to on-site public fueling stations or, in the absence thereof, to nearby public fueling facilities. • Implement measures to ensure that fuel storage facilities are secure.

4. Museums;

C. CHURCHES, PLACES OF WORSHIP, THEATERS, ASSEMBLY HALLS, AUDITORIUMS, OR STADIUMS AND THE LIKE:

1. THE UTILITIES SHOW ON THIS PLAN ARE SHOWN FROM SURFACE TO THE TOP OF THE BUILDING. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PAY ALL COSTS TO THE OWNERS OF THE UTILITIES. IF ANY DAMAGE OCCURS TO EXISTING UTILITIES DURING THE COURSE OF SITE EXCAVATION SHALL BE REMOVED FROM THE APPROVED PLANS IS NECESSARY THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL CONSULT WITH THE OWNERS' REPRESENTATIVES.


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