

Dear Honorable Chairman Casey and Members of the Committee,

Unfortunately, I am unable to testify in person in **opposition** to this house bill 7324 tonight due to work obligations, therefore, I am submitting my testimony in writing to the committee via this email.

As you are aware, the use of floor area ratio (FAR) regulation has been explicitly enabled in RI Zoning Enabling Law since 1991 under RIGL Section 45-24-33 and is listed as one of the “Standard Provisions” authorized for **local regulatory control**. Section 45-24-33 provides the basis of a variety of local standards for regulation including FAR and regulating zoning districts and uses within them, authorizing performance standards, density / intensity of use, dimensions, size, and lot coverage.

The Floor Area Ratio (FAR) is a crucial factor that affects the affordability of housing. FAR is the ratio of a building's total floor area to the size of the land on which it is built. This ratio determines the maximum amount of square footage that can be built on a piece of land. Higher FARs allow for more floor space to be built, which can lead to increased housing density. However, higher FARs can also lead to higher housing costs, which can make it difficult for low-income individuals and families to find affordable housing.

The primary purpose of the FAR regulation is to ensure that a residential structure is balanced with the size of the lot. The Town of Narragansett has regulated FAR in certain zones since 2009 and the implementation of a FAR ordinance is a stated goal of the approved 2017 Narragansett Comprehensive Plan. FAR is a vital tool for municipalities as it provides a reasonable standard for development that is not always addressed by application of setbacks and lot coverage limits.

In conclusion, **I oppose house bill 7324**. FAR is used by many RI jurisdictions and has existed in several RI Zoning Regulations since prior to 1991 and should be retained as an option for each municipality to adopt as appropriate. House bill 7324 **eliminates “floor area ratio” (FAR) in the state enabling legislation** and thereby usurps local management and regulation of land use. I ask that the committee **not recommend passage** to sustain local authority to regulate land use.

Respectfully,

*Ewa M. Dzwierzynski*

President | Narragansett Town Council  
Town of Narragansett



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