

2026 -- S 2628

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S T A T E O F R H O D E I S L A N D

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2026

A N A C T

RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES -- MINIMUM PARKING REQUIREMENTS

Introduced By: Senators Kallman, Bissaillon, Gu, DiMario, Rogers, Lauria, Mack, Zurier, Valverde, and Raptakis

Date Introduced: February 13, 2026

Referred To: Senate Special Legislation and Veterans Affairs

It is enacted by the General Assembly as follows:

1 **SECTION 1.** Findings and declarations.

2 The general assembly hereby finds and declares:

3 In order to ensure that demand for off-street parking is managed efficiently in conjunction
4 with fostering housing production, economic development, historic reservation, and land
5 conservation and conservation throughout the state, there is a need to establish statewide standards
6 concerning minimum requirements for off-street parking.

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

9 **45-24-78. Minimum requirements for off-street parking.**

10 (a) A municipality shall not:

11 (1) Require more than one off-street parking space per single-family dwelling unit;

12 (2) Require more than one-half (0.5) of an off-street parking space per multi-family
13 dwelling unit;

14 (3) Require more than two (2) off-street parking spaces per one thousand (1,000) square
15 feet of commercial space.

16 (b) Project-based parking. A municipality shall not require off-street parking for:

17 (1) An attached or detached single-family dwelling unit that is less than twelve hundred
18 (1,200) square feet of gross floor area in size;

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

- 1 This act would implement statewide standards concerning minimum requirements for off-street parking, project-based parking, while affording municipalities inherent rights to establish its own requirements, all in conjunction with the federal Americans with Disabilities Act.
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- 3
- 4 This act would take effect upon passage.

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