

1 A detached garage or shed may be located within the required rear yard or side yard setback,
2 but not less than six feet from any rear or side lot line, provided such structure is no more
3 than 14 feet in height and no greater than 120 square feet in floor area. Provided, however,
4 that the Building Official may grant a variance to permit the roof pitch to match the principal
5 structure, after the immediate abutting property owners have been advised in writing by
6 certified mail, return receipt requested, cost of same borne by the applicant, and have not
7 objected within 10 calendar days after receipt of such notice.

8
9 ~~(g)~~(h) The Building Official, may at his/her discretion, approve the location of a shed, not-to-
10 exceed 120 square feet of gross floor space to be placed within the required side yard
11 provided that such shed cannot be placed in compliance with these regulations due to
12 dimensional or topographical conditions peculiar to the site, after the immediate abutting
13 property owners have been advised in writing by certified mail, return receipt requested, cost
14 of same borne by the applicant, and have not objected within 10 calendar days after receipt
15 of such notice. Such permission shall be in writing and shall state the reasons therefore, and
16 be signed by the Building Official.

17
18 ~~(h)~~(i) A swimming pool may be located within the required rear yard, but not less than six feet
19 from any rear or side lot line.

20
21 ~~(i)~~(j) A private garage or shed may be used to store vehicles, boats, recreational vehicles or
22 similar equipment owned by the occupant. Storage or parking of tractor-trailers is prohibited in
23 A and R zones, except where such tractor-trailers are exclusively used for agricultural purposes
24 in connection with such lot. Storage or parking of dump trucks, heavy construction
25 equipment, with or without transporting vehicles, and box trucks with cargo sections 12 feet or
26 more in length are prohibited in R zones, except on a transitory basis where such vehicles are
27 used in conjunction with work performed on the premises.

28
29 ~~(j)~~(k) No recreational vehicle shall be used for residential occupancy, except in cases where the
30 residential structure has been destroyed by fire or other act of nature, and, in such case, for
31 no more than one year or until the residential structure is rebuilt, whichever comes first. No
32 recreational vehicle shall be stored for a period in excess of one year unless it is registered
33 and inspected under state law and is in a condition for safe and effective performance of the
34 function for which it is intended.

35 ~~Section 3~~Section 3. Section 6-5 of Appendix B – Zoning, entitled “Accessory uses in A and R
36 Zones” is hereby amended as follows:

37 ~~(a) Accessory family dwelling units (AFDU). Notwithstanding any other provision of this~~
38 ~~appendix, an accessory family dwelling unit in an owner-occupied, single family residence~~
39 ~~shall be permitted as a reasonable accommodation for family members with disabilities or~~
40 ~~who are 62 years of age or older, or to accommodate other family members. The appearance~~
41 ~~of the structure shall remain that of a single family residence and there shall be an internal~~
42 ~~means of egress between the principal unit and the accessory family dwelling unit. If~~
43 ~~possible, no additional exterior entrances should be added. Where an additional entrance is~~
44 ~~required, placement should generally be in the rear or side of the structure. When the~~
45 ~~structure is serviced by an individual sewage disposal system, the applicant shall have the~~

1 existing or any new system approved by the Department of Environmental Management. The
2 Zoning Enforcement Officer shall require that a declaration of the accessory family dwelling
3 unit for the family member, or members, and its restrictions be recorded in the land evidence
4 records and filed with the Zoning Enforcement Officer and the Building Official. Once the
5 family members with disabilities or who are 62 years of age or older, or any other family
6 member, no longer reside(s) in the premises on a permanent basis, or the title is transferred,
7 the property owner shall notify the Zoning Official in writing, and the accessory family
8 dwelling unit shall no longer be permitted, unless there is a subsequent, valid application.
9

10 (b) Accessory dwelling units (ADU). An accessory dwelling unit shall be permitted as a
11 reasonable accommodation for family members with disabilities or who are 62 years of age
12 or older, or to accommodate other family members. ADUs may be located within an existing
13 principal or accessory structure, such as a garage or shed, and meet the following conditions:
14

15 (2) An One ADU per lot is permitted by right under the following circumstances:
16

- 17 (a) On an owner-occupied property as a reasonable accommodation for family members
18 with disabilities; or
- 19 (b) On a lot with a total lot area of twenty thousand square feet (20,000 s.f.) or more for
20 which the primary use is residential; or
- 21 (c) Where the proposed ADU is located within the existing footprint of the primary
22 structure or existing accessory attached or detached structure and does not expand the
23 footprint of the structure.
24

25 (2) An ADU must shall be on the same lot where the principal use is accessory to a single-family
26 or multifamily residence dwelling unit;
27

28 (2) The owner of the property must reside in either the principal dwelling or the ADU;
29

30 (3) The ADU must shall have separate cooking and sanitary facilities and be a complete, separate
31 housekeeping unit provide complete independent living facilities for one or more persons;
32

33 (4) Only one The ADU shall be permitted on a lot and may include up to two bedrooms;
34

35 (5) All utilities for the ADU must be shared with the principal dwelling;
36

37 (6) The minimum number of off-street parking spaces required for an ADU is one per bedroom;
38

39 (7) The ADU cannot contain more than two bedrooms as defined by the R.I. Department of
40 Environmental Management, Office of Individual Sewerage Disposal Systems (ISDS) shall
41 comply with all state agency regulations and building code requirements;
42

43 (8) The size of the ADU may be no more than 50%60% of the living-floor area of the principal
44 dwelling unit or 800-900 square feet of living-floor area for a studio or one-bedroom ADU and
45 1,200 square feet of floor area for a two-bedroom ADU, whichever is less;
46

1 (9) The ADU shall meet all the dimensional requirements of Article 5 of this appendix.
2

3 ~~(10) . Zoning relief shall not be required for ADU applications proposed within an existing~~
4 ~~footprint of the primary of accessory structure which is a legal nonconforming structure in order~~
5 ~~to address the existing dimensional nonconformity.~~
6 ~~however, a proposed ADU shall not be prohibited for failure to meet existing dimensional~~
7 ~~nonconformities in a legally nonconforming structure;~~
8

9 ~~(11+9) The ADU shall not be offered or rented for tourist or transient use or through a hosting~~
10 ~~platform, as such term is defined in R.I.G.L. § 42-63.1-2.~~
11

12 ~~(10) For ADUs not connected to the Town sewer system, a system suitability determination~~
13 ~~from the Rhode Island Department of Environmental Management, ISDS Office, shall~~
14 ~~be required;~~
15

16 ~~(11) The Zoning Enforcement Officer shall require that a declaration of the accessory~~
17 ~~dwelling unit for the family member, or members, and its restrictions be recorded in the~~
18 ~~land evidence records and filed with the Zoning Enforcement Officer and the Building~~
19 ~~Official. Once the family members with disabilities or who are 62 years of age or older,~~
20 ~~or any other family member, no longer reside(s) in the premises on a permanent basis,~~
21 ~~or the title is transferred, the property owner shall notify the Zoning Official in writing,~~
22 ~~and the accessory family dwelling unit shall no longer be permitted, unless there is a~~
23 ~~subsequent, valid application.~~
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**MOTION BY COUNCILOR BEAULIEU, SECONDED BY COUNCILOR SHAW TO APPROVE
ORDINANCE #25-21 BY A ROLL CALL VOTE. VOTE 5/2.**

Nay: Councilors Bradley and Magill

DATE ADOPTED: December 3, 2025

A true copy. ATTEST:

Jeffrey J. Mutter, Mayor

Michael L. Kinch, President

Sandra M. Giovanelli, Town Clerk