

2013 -- S 0076

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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2013

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A N A C T

RELATING TO TOWNS AND CITIES -- ZONING ORDINANCES

Introduced By: Senators Sosnowski, Miller, Pichardo, Felag, and P Fogarty

Date Introduced: January 16, 2013

Referred To: Senate Housing & Municipal Government

It is enacted by the General Assembly as follows:

1 SECTION 1. Section 45-24-37 of the General Laws in Chapter 45-24 entitled "Zoning
2 Ordinances" is hereby amended to read as follows:

3 **45-24-37. General provisions -- Permitted uses.** -- (a) The zoning ordinance provides a
4 listing of all land uses and/or performance standards for uses which are permitted within the
5 zoning use districts of the municipality.

6 (b) Notwithstanding any other provision of this chapter, the following uses are permitted
7 uses within all residential zoning use districts of a municipality and all industrial and commercial
8 zoning use districts except where residential use is prohibited for public health or safety reasons:

9 (1) Households;

10 (2) Community residences; ~~and~~

11 (3) Family day care homes- ; ~~and~~

12 (4) Animal agriculture being defined herein as animals, including birds, raised for meat
13 or fibers for human consumption where the owner of the land has a least ten (10) contiguous
14 acres.

15 (c) Any time a building or other structure used for residential purposes, or a portion of a
16 building containing residential units, is rendered uninhabitable by virtue of a casualty such as fire
17 or flood, the owner of the property is allowed to park, temporarily, mobile and manufactured
18 home or homes, as the need may be, elsewhere upon the land, for use and occupancy of the
19 former occupants for a period of up to twelve (12) months, or until the building or structure is

1 rehabilitated and otherwise made fit for occupancy. The property owner, or a properly designated
2 agent of the owner, is only allowed to cause the mobile and manufactured home or homes to
3 remain temporarily upon the land by making timely application to the local building official for
4 the purposes of obtaining the necessary permits to repair or rebuild the structure.

5 (d) Notwithstanding any other provision of this chapter, appropriate access for people
6 with disabilities to residential structures is allowed as a reasonable accommodation for any
7 person(s) residing, or intending to reside, in the residential structure.

8 (e) Notwithstanding any other provision of this chapter, an accessory family dwelling
9 unit in an owner-occupied, single-family residence shall be permitted as a reasonable
10 accommodation only for family members with disabilities. The appearance of the structure shall
11 remain that of a single-family residence and there shall be an internal means of egress between
12 the principal unit and the accessory family dwelling unit. If possible, no additional exterior
13 entrances should be added. Where additional entrance is required, placement should generally be
14 in the rear or side of the structure. When the structure is serviced by an individual sewage
15 disposal system, the applicant shall have the existing or any new system approved by the
16 department of environmental management. The zoning enforcement officer shall require that a
17 declaration of the accessory family dwelling unit for the family member or members and its
18 restrictions be recorded in the land evidence records and filed with the zoning enforcement officer
19 and the building official. Once the family member or members with disabilities no longer resides
20 in the premises on a permanent basis, or the title is transferred, the property owner shall notify the
21 zoning official in writing, and the accessory family dwelling unit shall no longer be permitted,
22 unless there is a subsequent, valid application.

23 (f) When used in this section the terms "people with disabilities" or "member or
24 members with disabilities" means a person(s) who has a physical or mental impairment which
25 substantially limits one or more major life activities, as defined in section 34-37-3 of the general
26 laws.

27 (g) Notwithstanding any other provisions of this chapter, plant agriculture is a permitted
28 use within all zoning districts of a municipality, including all industrial and commercial zoning
29 districts, except where prohibited for public health or safety reasons or the protection of wildlife
30 habitat.

31 SECTION 2. This act shall take effect upon passage.

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
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- 1 This act would expand the permitted use within all residential use districts and all
- 2 industrial and commercial zoning use districts of a municipality to include animal agriculture.
- 3 This act would take effect upon passage.

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