

**Amendment to New Shoreham Zoning Ordinance
“Trades Trailers”**

It is ordained by the Town Council New Shoreham Zoning Ordinance be amended in Article 1, Section 111 (General Prohibitions) and Section 112 (Special Temporary Permits) and by adding a new Section 516 (“Trades Trailers”). The changes follow, with additions in italics, and deletions stricken through.

ARTICLE 1 – GENERAL

Section 111 – General Prohibitions

The following uses are prohibited in all (except as noted) zoning districts:

A. Any structure or building or any use of any structure, building, premises or land which is injurious, obnoxious, offensive, dangerous or a nuisance to the community or to the neighborhood through noise, vibration, concussion, odors, fumes, smoke, gases, dust, harmful fluids or substances, danger of fire or explosion, or any other objectionable features detrimental to the community or neighborhood health, safety, convenience, morals or welfare, including but not limited to the following:

1. Outside storage of inoperative or unregistered motor vehicle for over thirty (30) days;
2. Tents for human habitation;
3. ~~Trailers or mobile homes for human habitation or any accessory use, except use incidental to construction~~
Trailers or mobile homes for residential or residential accessory use, except on a day-use (non-habitation) basis by a contractor in association with a permitted construction job site, or on a temporary living basis by a resident under the provisions of Section 112;

~~23. All temporary and/or mobile facilities for residential, commercial or industrial use or storage (unless authorized under Section 112) (Amended November 7, 1994)~~

The parking or use of trailers, shipping containers and similar temporary and/or mobile facilities for any commercial or industrial activity or storage, except by a contractor in association with a permitted construction job site. The following uses of trailers shall be exempt from this prohibition:

- a. *Livestock or other agricultural purposes*
- b. *Transport of machinery, equipment or materials*
- c. *Trades purposes, as provided for in Section 516.*

Section 112 – Special Temporary Permits

B. *The use of temporary structures or facilities associated with building construction or rehabilitation shall only be permitted as follows:*

1. A temporary building or yard for construction materials and/or equipment or a temporary trailer used for residential occupancy necessitated by any loss or damage of a principal structure by fire, hurricane or other natural disaster shall be permitted in any district subject to the approval by the Building Official provided, that any building permit for any such temporary use shall be valid for not more than six (6) months unless such time period is extended by the Building Official, for one additional six (6) month period, for good cause.
2. *A temporary facility for the storage of an owner or occupant's household or interior belongings shall be permitted in any district for the duration of the construction period, regardless of the circumstances, provided that such facility is removed prior to the issuance of the Certificate of Occupancy.*

(Proposed new section)

Section 516 – Trades Trailers

A. General Standards: *Commercially used enclosed trailers which provide for the storage and transport of equipment and supplies related to the building and other trades are permitted, provided that any such trailer:*

1. *Is currently registered as a commercial vehicle;*
2. *Is equipped with wheels so that it is transportable by towing;*
3. *Does not include interior plumbing fixtures;*
4. *Box size does not exceed eight (8) feet in width nor twenty-four (24) feet in length;*
5. *Is able to be entirely closed so that the contents are not visible when not in use; and*
6. *Shall be painted in a neutral color or a color that blends with the surrounding environment.*

B. Identification: *Trades trailers shall be identifiable from the exterior by either the business name or the Rhode Island license number for the business. Any building contractor making use of a trades trailer shall include either the contractor's registration number or the building trade's license number on the exterior of the trailer.*

C. Use Standards: *Such trailers may be in place or use at any location, including the owner's residence, but shall be used only for storage and transport, and on-site construction activity. No more than one such trailer for each registered contractor or tradesperson, with a maximum of two trailers, shall be allowed on a property.*

Attest:

Fiona Fitzpatrick,
Town Clerk

Posted: December 18, 2009

Hearing: January 20, 2010
Adopted: January 20, 2010
Posted: January 21- January 31, 2010
Effective: January 20, 2010