

Public Hearing
Proposed Changes to New Shoreham Zoning Ordinance
“Trades Trailers”
Town Hall, Old Town Road, Block Island
March 2, 2009
7:00 p.m.

The New Shoreham Town Council will hold a public hearing to consider changes to the Zoning Ordinance at the Town Hall, Old Town Road on Monday, March 2, 2009. Changes will be considered to Article 1 Section 111 “General Prohibitions,” additions will be considered to Section 112 “Special Temporary Permits,” there will be consideration of adding a new section 516 “Trades Trailers” to Article 5 Performance Standards. The proposed amendments follow. New language is in italics (*like this*), language to be deleted is shown crossed through (~~like this~~). For a copy of this ordinance, please call the New Shoreham Town Clerk’s Office at 466-3200.

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 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, with the exception of trades trailers, 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. *Does not exceed eight (8) feet in width nor twenty-four (24) feet in length; and*
 5. *Is able to be entirely closed so that the contents are not visible when not in use.*
- 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 shall be allowed on a contractor's resident property.*

The proposed ordinance or map to be discussed at the Public Meeting may be altered or amended prior to the close of the Public Hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any alteration or amendment must be presented for comment in the course of the hearing.

Before acting on the foregoing, the New Shoreham Town Council will hold a Public Hearing on Monday, March 2, 2009 at 7:00 p.m. at the Block Island Town Hall, Old Town Road, Block Island, at which time all persons for or against may be heard.

Attest:

Fiona Fitzpatrick
Town Clerk

Posted: February 10, 2009
Hearing: March 2, 2009
Adopted:
Posted:
Effective: