



ORDINANCE NO. _____

AN ORDINANCE IN AMENDMENT TO
THE ZONING CODE OF THE TOWN OF FOSTER

IT IS HEREBY ORDAINED by the Town Council of Foster, Rhode Island, that the Zoning Ordinance of the Town be amended as follows:

ARTICLE VI. – SUPPLEMENTARY REGULATIONS

Sec. 38-280 – ~~House trailers or mobile~~ Manufactured homes

Sec. 38-280 – House trailers or mobile homes shall be amended to permit new individual trailers while prohibiting trailer parks.

Sec. 38-280. - ~~House trailers or mobile~~ Manufactured homes.

~~House trailers or mobile~~ Manufactured homes, ~~so called as defined in Sec. 38-2, whether on wheels, temporary foundations or permanent foundations shall not be permitted within the town AR, GB, and HC2 zoning districts as a single family detached dwelling, except Exceptions, whereby a manufactured home is permitted without a permanent foundation are~~ as follows: ~~trailers mobile homes~~ that were lawfully located in the town as of July 1, 1971, and ~~replacements for such trailers; camping trailers, so called; and house trailers when used as a temporary substitute residence following damage, arising from fire, windstorm or sudden casualty to a permanent residence which has made such permanent residence uninhabitable pursuant to RISBC-1, 1.22 Chapter 31: Special Construction, Section 3103.0 – Temporary Structures.~~ Such temporary use of a house trailer shall continue only during repairs to the permanent residence and shall, in no event, continue for a period of more than one year from the date of the ~~zoning and building permit~~ temporary permit allowing its location. Such temporary house trailer shall be located only on the same lot as the damaged permanent residence is located and shall comply with all dimensional requirements of the district where located. Such temporary house trailers shall be promptly removed as soon as the permanent residence shall be habitable and, in any event, within one year of the date of the temporary permit for its location. ~~This section shall apply only to damage to a permanent residence occurring on and after January 1, 1974. Camping trailers shall be permitted to be located within the town. Camping trailers shall not be used as a residence under any circumstances. This section shall not be construed to permit manufactured home parks. Trailer parks and manufactured home parks are prohibited pursuant to Sec. 16-121.~~
