

ORDINANCE NO. ____

**AN ORDINANCE IN AMENDMENT TO
THE ZONING CODE OF THE TOWN OF TIVERTON**

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

ZONING

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Art. II, Definitions.

(2a) Accessory structure: A subordinate structure detached from but located on the same lot or parcel as the principal structure, the use of which is incidental and accessory to that of the principal structure. A structure is detached when there is no physical connection to the primary structure.

Examples- Detached garage used for storage of vehicles and lawn maintenance equipment; garden or tool shed used only for the storage of garden implements and light home maintenance tools; cabana used for dressing and shower rooms and/or swimming pool equipment

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Art. V, Sec. 1, District Dimensional Regulations
The dimensional regulation table shall be amended as follows:

	Lot Area	Lot width	Front yard	Rear yard	Side yard, each side	Bldg. coverage	Height main bldg.	Height access-structure*
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*This column is deleted in its entirety.

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Art. VI - OTHER DISTRICT REGULATIONS

Section 1. - Yard regulations and accessory structures.

~~The front and side yard setbacks as required in article V shall be unoccupied and unobstructed by buildings or structures, except fences as permitted in this ordinance, and shall not be used for outdoor storage. Driveways and walkways may be located within any required front or side yard. In the general commercial zone, parking will be prohibited forward of the primary commercial building or between the side of a building and side street where it is on a corner lot.~~

a) No permanent accessory structure, except as provided in subsection (b), below, may be placed in the front yard of a lot. Accessory structures shall be permitted in the rear and side yard, including the rear and side yard setback, provided that no accessory structure shall be placed any closer than five (5) feet to a side or rear lot line. No accessory structure shall be more than twenty-five (25) feet in height or shall not exceed the height of the ridge line of the primary structure, whichever is greater. No accessory structure shall have a footprint greater than eight-hundred and sixty-four (864) square feet. No accessory structure shall be located closer than six (6) feet to the primary structure.

b) An accessory structure shall be allowed within the front yard of a lot under the following circumstances:

1) If a lot has five (5) acres of land or more, an accessory structure is permitted in the front yard, but not within the front setback;

2) For lots with less than five (5) acres, a garage is permitted in the front yard, but not within the front setback, under the following conditions: (i) the garage doors are oriented so that they do not face the front property line; and

3) Fences, as permitted by this ordinance, are permitted in the front yard and within the front setback.

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~~Section 3.— Accessory structures.~~

~~a. In nonresidential zoning districts, no accessory building, structure or use, except fences as permitted by section 2 above, shall be located closer than five feet to any lot line within the required rear yard.~~

~~b. In a residential district, a permitted accessory structure may cover up to 25 percent of the rear yard area, but may not be placed closer to a boundary line than the minimum side or rear yard requirements of that district, unless the structure is on a temporary footing, in which case it may not be placed closer than five feet to any lot line. A detached garage may be placed between the principal structure and the side lot line provided it is not within the minimum side yard setback.~~

