

A building used exclusively for one household and containing only one dwelling unit.

**59. Dwelling, Two-Family**

A building used exclusively for occupancy by two (2) households living independently of each other.

**60. Established Grade**

The elevation of the street grade as fixed by the Town or the State of Rhode Island.

**61. Family**

A person or persons related by blood, marriage or other legal means. (See Household).

**80. Household**

One (1) or more persons living together in a single dwelling unit, with common access to, and common use of, all living and eating areas and all areas and facilities for the preparation and storage of food within the dwelling unit. The term household unit shall be synonymous with the term dwelling unit for determining the number of such units allowed within any structure on any lot in a zoning district. Any individual household shall consist of any one (1) of the following:

- (a) A family, which may also include servants and employees living with the family or,
- (b) a person or group of not more than three (3) unrelated persons living together.

4.3 TABLE OF USES

P=Permitted by RIGHT

S= Use Permitted by SPECIAL USE PERMIT

N = Use Not Permitted

Zoning Uses	ZONING DISTRICTS													
	R-200	R-80	R-Med	R-20	R-20M	MU	V	C	HC	LI	I	PC	PD	PCD-B
<b>A. AGRICULTURAL USES</b>														
1. Raising of crops & trees, commercial	P	P	N	N	N	N	N	N	N	N	N	N	N	N
2. Raising of crops & trees, noncommercial	P	P	P	P	P	P	P	P	P	P	P	P	P	P
3. Animal Raising, commercial	S	S	N	N	N	N	N	N	N	N	N	N	N	N
4. Animal Raising, noncommercial, outdoor	P	P	S	S	N	N	N	N	N	N	N	N	N	N
5. Animal Kennels & Daycare Facilities	S	S	N	N	N	N	N	S	N	S	S	S	S	S
6. Animal Raising, noncommercial, indoor	P	P	P	P	P	P	P	P	P	N	N	N	P	P
7. Conservation	P	P	P	P	P	P	P	P	P	P	P	P	P	P
8. Dairy Farming, commercial	S	S	N	N	N	N	N	N	N	N	N	N	N	N
9. Greenhouse or Nursery, commercial	S	S	N	N	N	N	N	N	S	S	N	N	N	N
<b>B. RESIDENTIAL USES</b>														
1. Accessory Dwelling Unit	P	P	P	P	P	P	N	N	N	N	N	N	N	N
2. Bed & Breakfast Home	S	S	S	S	S	S	S	N	N	N	N	N	N	S
3. Boarders (maximum 2)	P	P	P	P	P	P	N	N	N	N	N	N	N	S
4. Community Residence	P	P	P	P	P	P	P	N	N	N	N	N	N	P
5. Congregate Housing, Life Care, Nursing Home														
5A. Congregate Housing	S	S	S	S	S	S	N	N	N	N	N	N	N	S
5B. Life Care Facility	S	S	S	S	S	S	N	N	N	N	N	N	N	S
5C. Nursing Home	S	S	S	S	S	S	N	N	N	N	N	N	N	S
6. Dormitory, Off-campus	S	S	S	S	N	N	N	N	N	N	N	N	N	N
7. Dwelling Unit for Operator of Non-Res. Use	S	S	S	S	S	P	S	N	N	N	N	N	N	N
8. Dwelling, Multi-Family														
8A. Multi-Family	N	N	N	N	P	N	N	N	N	N	N	N	N	P
8B. Public Home for Elderly	N	N	N	N	S	N	N	N	N	N	N	N	N	P
9. Dwelling, Single-Family detached	P	P	P	P	P	S	S	N	N	N	N	N	N	P
10. Dwelling, Two-Family	N	N	N	N	S	N	S	N	N	N	N	N	N	P

\*See page 33 for key to Zoning District Abbreviations

P\*\*Permitted as an Accessory Use

S\*\*Allowed as an Accessory Use only with a Special Use Permit

**B. RESIDENTIAL USES**

- B-1. Accessory Dwelling Unit (ADU)** - A dwelling unit: (i) Rented to and occupied either by one or more members of the family of the occupant or occupants of the principal residence; or (ii) Reserved for rental occupancy by a person or a family where the principal residence is owner occupied and that meets the following provisions:
- A. In zoning districts that allow residential uses, no more than one ADU may be an accessory to a single-family dwelling.
  - B. An ADU shall include separate cooking and sanitary facilities, with its own legal means of ingress and egress, and is a complete, separate dwelling unit. The ADU shall be within, or attached to, the principal dwelling-unit structure or within an existing structure, such as a garage or barn, and designed so that the appearance of the principal structure remains that of a one-family residence.
  - C. An ADU shall not be less than 400 square feet in area and not greater than 800 square feet of interior floor area
  - D. At a minimum, the ADU must share the following utilities with the principal structure: water, electric and sewer/OWTS.
  - E. Provide proof that the on-site wastewater treatment system (OWTS) is suitable for the increase in the number of bedrooms.
  - F. An application for an accessory dwelling unit shall be filed annually with the Official and recorded in the Smithfield Land Evidence Records.