

**Notice of Public Hearing**  
**Proposed Amendments to New Shoreham Zoning Ordinances**  
regarding Tour Business, adding to Article 2, 202 Definitions, Article 3, adding Sections 306 – 312 and  
amending the Zoning Appendix B – Use Categories Allowed by Zoning District table

Tuesday, May 7, 2024  
Town Hall, 16 Old Town Road  
Block Island, RI 02807  
7:00 p.m.

The New Shoreham Town Council will consider amendments to New Shoreham Zoning Ordinance regarding Tour Business, adding to Article 2, 202 Definitions, Article 3, adding Sections 306 – 312 and amending the Zoning Appendix B – Use Categories Allowed by Zoning District table. Language proposed to be deleted is shown in ~~strikeout~~ ~~strikeout~~. New proposed language is UNDERLINED. The proposed language 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.

**Appendix E**  
**ZONING ORDINANCE**

**§202. Definitions.**

TOUR BUSINESS— A business enterprise or establishment that engages in, offers, provides or conducts, public or private, guided tours either for walking, or utilizing a bicycle (including motorized bicycle), kayak, or by other means, equipment, or vehicle, but not mopeds.

**Adding to the “Permitted Use” list in Sections 306-312:**

Tour Business

§ **Tour Business.**

Tour Businesses shall conform to the following:

- A. Location. Tour facilities, and any facilities utilized for conducting or offering a private or public Tour Business, including but not limited to any office, rental or sales facility, and/or storage, shall be located entirely on private property and shall be operated so as not to interfere with pedestrian or vehicular traffic.
- B. Size. No Tour Business shall offer availability for more than 25 participants at one time.
- C. Amplifying Device. The use of an amplifying device is prohibited.
- D. Tour groups of any size shall not obstruct or otherwise inhibit the free, safe, and efficient flow of vehicular or pedestrian traffic and must abide by Rhode Island General Laws, R.I.G.L 31-19-1 et. seq.

E. A Tour Business may supply the necessary equipment used in conjunction with a tour, such as bicycles or kayaks. All such equipment shall be maintained in a safe mechanical condition and operative at all times when in service.

F. Nothing in this section shall be construed to permit the rental of electronic or motorized bicycles or other electronic or motorized vehicles or apparatus, including but not limited to skateboards, or scooters.

G. Additional Standards: All Tour Businesses that utilize bicycles shall additionally conform to the following:

1. Tours shall be organized in groups with a maximum group size of 6 guests, excluding the tour guide, on an itinerary which has been packaged, priced, or sold as a bicycle tour;
2. Guests must be over the age of 15;
3. Tour hours are limited to sunrise to sunset;
4. If a guided tour, tour guides must ride at the front of the tour group;
5. Every bicycle shall have a sign in plain view identifying the name of the business operating the tour.

## ZONING APPENDIX B. - USE CATEGORIES ALLOWED BY ZONING DISTRICT

P = Permitted Use  
 S = Special Use  
 X = Not Allowed/Prohibited  
 LDP = Land Development Project

Uses	RA	RB	RC	RC/M	M	OHC	NHC	SC	PU
Accessory Apartment	P	P	P	P	P	P	P	P	X
Accessory Dwelling Units	S	S	S	S	S	S	S	S	X
Accessory Residential Structure	P	P	P	P	P	P	P	P	X
Accessory Use-Home Occupation	P	P	P	P	P	P	P	P	X
Affordable Housing (Section 405)	S	S	S	S	S	S	S	S	X
Assembly Halls	X	X	X	X	X	S	S	S	X
Attached Multi-Family	X	X	X	X	X	S	S	S	X
Auto Sales-Service-Repair	X	X	X	X	X	X	X	S	X
Bicycle Rental	X	X	X	X	S	S	S	S	X
Cellular Antenna Tower	X	X	X	X	X	X	X	S	X
Commercial Fishing	X	X	X	X	P	P	P	X	X
Commercial Radio/TV	X	X	X	X	X	S	S	S	X
Community Residences	P	P	P	P	P	P	P	P	X
Commercial/Residential Mixed Use	X	X	X	S	S	P	P	P	X
Day Care Center	S	S	S	S	S	S	S	S	X
Earth Removal	S	S	S	X	S	X	X	X	X
Family Day Care Homes	P	P	P	P	P	P	P	P	X
Farming	P	P	P	P	P	P	P	P	X
Government Facility	S	S	S	S	S	S	S	S	X
Hotel	X	X	S	S	X	S	S	X	X
Inn	X	X	S	S	S	S	S	S	X

Light Assembly	X	X	X	S	X	S	S	S	X
Flexible Design Residential Development	LDP	LDP	LDP	LDP	LDP	LDP	LDP	LDP	X
Parking Lot	X	X	S	S	S	S	S	S	X
Professional & Business Service	X	X	X	P	P	P	P	P	X
Public Works Facility	S	S	S	S	S	S	S	S	S
Recreational Facility	S	S	S	S	S	S	S	S	S
Religious Facility	S	S	S	S	S	S	S	S	X
Rental Rooms	P	P	P	P	P	P	P	P	X
Restaurant	X	X	X	X	S	P	P	P	X
Retail Trade	X	X	X	X	X	P	P	P	X
Secondary Dwelling Development	S	S	S	S	S	S	S	S	X
Single Family Dwelling Unit	P	P	P	P	P	P	P	P	X
Solid Waste Transfer Facility	X	X	X	X	X	X	X	X	S
Stables	S	S	X	X	X	X	X	X	X
Theaters	X	X	X	X	X	S	S	X	X
<b>Tour Business</b>									
Utility Facility	S	S	S	S	S	S	S	S	S
Warehouse & Storage	X	X	X	X	X	S	S	S	X
Waterfront Uses	S	S	X	X	S	S	S	S	S
WECS*	P	P	P	P	P	P	P	P	P
WECS, Utility	X	X	X	X	X	X	X	X	S

\*Under Section 508, WECS are a permitted use provided all applicable location and general standards can be met; otherwise a Special Use Permit is required.

Zoning Use Table: Updated June 7, 2010

Posted: March 21, 2024

Hearing: May 7, 2024

Adopted:

Effective:

Posted:

Attest: Millicent McGinnes Highet, MMC  
Town Clerk