**This is a new template. Manufactured homes may be permitted in all towns and cities as a type of single-family home on any lot zoned for single-family use. The template language provided reflects the minimum requirements and municipalities can be more permissive but cannot be more restrictive than the language provided below. The language in red is directly from state law and must be inserted into the comprehensive permit section as written.**

**TEMPLATE SECTIONS FOR INSERTION INTO THE ZONING ORDINANCE.**

* 1. *Definitions.*

Manufactured Home.**[[1]](#footnote-1)** As used in this section, a manufactured home shall have the same definition as in 42 U.S.C. §5402, meaning a structure, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with a permanent foundation connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this definition except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the United States Secretary of Housing and Urban Development and complies with the standards established under chapter 70 of Title 42 of the United States Code; and except that such term shall not include any self-propelled recreational vehicle.

**UNDER PERMITTED USES SECTION, ADD:**

(i) Notwithstanding any other provisions of this chapter, manufactured homes which comply with RIGL § 23-27.3-109.1.3 may**[[2]](#footnote-2)** be considered as a type of single-family home on any lot zoned for single-family use. Such home shall comply with all dimensional requirements of a single-family home in the district or seek relief for the same under the provisions of this chapter.

1. The bill enacting this legislation included a provision that exempts manufactured homes on single family lots from the requirements of Chapter 44 of Title 31. See RIGL § 31-44-23. [↑](#footnote-ref-1)
2. Although this is listed under RIGL § 45-24-37 is listed as a permitted use, the use of the word may in the statute implies that municipalities have a choice. This should be discussed with the local solicitor. [↑](#footnote-ref-2)