

TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

IN AMENDMENT OF CHAPTER 255 OF THE CODE OF ORDINANCES OF THE TOWN OF COVENTRY, ENTITLED "Zoning"

Ordinance No. 2024-X

Passed:

Hillary V. Lima, Council President

Approved:

Daniel O. Parrillo, Town Manager

It is Ordained by the Town of Coventry Town Council as follows:

Note: Words set as ~~strikeover~~ are to be deleted from the ordinance; words set in underline/**bold** are to be added to the ordinance.

ARTICLE II
Definitions

§ 255-200. Standard interpretations.

- A. For the purposes of this chapter, certain terms or words used herein shall be interpreted as follows:
(1) The word "person" includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual.
(2) The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
(3) The word "shall" is mandatory, the word "may" is permissive.
(4) The words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied."
(5) The word "lot" includes the words "plot" or "parcel."
(6) The word "land" includes the words "water" and "marsh," unless otherwise designated herein.
(7) The word "structure" includes the word "building."
B. Where used in this chapter, words and terms defined in R.I.G.L. 45-22.2-4 shall have the meanings ascribed therein, unless otherwise defined by this chapter.
C. Where used in the Ordinance, the specific definition of words and terms listed in this article shall be interpreted as stated and shall have the meaning ascribed to them.

40 § 255-210. Specific definitions.

41 As used in this chapter, the following terms shall have the meanings indicated:

42 ~~ACCESSORY DWELLING STRUCTURE—An accessory residential structure that constitutes~~
 43 ~~a dwelling unit under these definitions and which is located on the same lot as the principal~~
 44 ~~residence.[Amended 5-14-2018 by Ord. No. 04-18-322]~~

45 **ACCESSORY DWELLING UNIT - A residential living unit on the same lot where the**
 46 **principal use is a legally established single-family dwelling unit, two-family dwelling unit, or**
 47 **multi-family dwelling unit. An ADU provides complete independent living facilities for one or**
 48 **more persons. It may take various forms including, but not limited to, a detached unit; a unit**
 49 **that is part of an accessory structure, such as a detached garage; or a unit that is part of an**
 50 **expanded or remodeled primary dwelling.**

51 ~~ACCESSORY FAMILY DWELLING UNIT (AFDU)/IN-LAW APARTMENT—An area, room~~
 52 ~~or combination of rooms located in or attached to an existing principal residence that constitute a~~
 53 ~~separate and distinct accessory dwelling unit for use by one or more family members of the owner~~
 54 ~~of the principal residence. The principal means of ingress and egress to an accessory family~~
 55 ~~dwelling unit shall be through the living area within the principal residence and shall not rely on a~~
 56 ~~separate exterior entrance.[Amended 5-14-2018 by Ord. No. 04-18-322]~~

57 **ACCESSORY STRUCTURE - A structure that is incidental and subordinate to the primary**
 58 **use/structure on the same lot, such as a garage, shed, deck, or accessory dwelling unit.**

59 ~~ADMINISTRATIVE VARIANCE—Permission granted and administered by the Building~~
 60 ~~Inspector or the Zoning Enforcement Officer of Coventry, and pursuant to the provisions of this~~
 61 ~~chapter contained herein, to grant a dimensional variance other than lot area requirements from~~
 62 ~~this chapter, but not to exceed 25% of each of the applicable dimensional requirements.~~

63 BUILDING HEIGHT - The vertical distance from grade **plane**, as **defined by the Rhode Island**
 64 **Building Code Rules, determined by the Town**, to the **average height of the highest roof surface**
 65 **top of the highest point of the roof or structure**. The distance shall exclude spires, chimneys, flag
 66 poles, and the like.

67 **MODIFICATION - Permission granted and administered by the Zoning Enforcement**
 68 **Officer of Coventry, and pursuant to the provisions of this chapter to grant a dimensional**
 69 **variance other than lot area requirements from this chapter, but not to exceed 25% of each**
 70 **of the applicable dimensional requirements.**

71
 72 **RESIDENTIAL MOBILE HOME DISTRICTS - Residential Mobile Home Districts (RMD)**
 73 **are floating zones limited to mobile home parks and accessory uses, based on an approved**
 74 **comprehensive site plan as set forth in Article XI of this chapter. The minimum gross land**
 75 **area, excluding swamps, ponds, streams, unsuitable soils and other unusable land under**
 76 **single ownership, shall be 10 acres. All RMDs shall adhere to the regulations of Article XI**
 77 **and Chapter 11 of the Code of Ordinances of the Town.**

78
 79 YARD, FRONT - The area between a street line and a line parallel thereto, drawn through the
 80 nearest point of a main structure, extending between side lot lines. On a corner lot, there shall be
 81 only one front yard; the other potential front yard shall be considered a **side yard, or where**
 82 **applicable, a** corner side yard.