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TOWN OF COVENTRY

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**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 V  
**Zoning Districts and Zoning District Map**

**§ 255-500. Zoning districts.**

For the purpose of this chapter, the Town of Coventry is hereby divided into the following districts:

A. Residential

...

(5) RMH – Residential Mobile Home District. ~~These are districts~~ **These are floating zones** limited to **use as a mobile home parks and associated accessory uses** and created in accordance with the provisions of Article XI of this chapter.

...

ARTICLE XI  
**Residential Mobile Home Districts (RMD)**

**§ 255-1100. Establishment and Purpose.**

**A. This article establishes the procedures for the review and creation of Residential Mobile Home Districts (RMD) as a floating zone. This floating zone is an unmapped zoning district, which is established on the Zoning Map only when an application for development meeting the zone requirements is approved as defined in R.I.G.L. 45-24-31.**

44 ~~A.~~ **B.** ~~The purpose of this article is to permit the creation of residential mobile home districts-~~  
 45 ~~(RMD) and to establish the procedures for their creation.~~ It is the ~~intent~~ **purpose** of this  
 46 article to regulate the location and design of RMDs in such a manner as to create  
 47 neighborhoods designed for long-term occupancy, to ensure compatibility with surrounding  
 48 areas and with the natural environment, and to provide safe, sanitary and attractive living  
 49 conditions for occupants of mobile homes located in such parks. No mobile home park shall  
 50 be created or extended in the Town of Coventry after this article is adopted except in  
 51 conformance with this article.

52 ~~C. Residential mobile home district. A district limited to mobile home parks and accessory uses~~  
 53 ~~as permitted by this chapter, created in accordance with this chapter and based on an~~  
 54 ~~approved comprehensive site plan as set forth below. The minimum gross land area,~~  
 55 ~~excluding swamps, ponds, streams, unsuitable soils and other unusable land under single-~~  
 56 ~~ownership, shall be 10 acres. All RMDs shall adhere to the regulations of this article and~~  
 57 ~~Chapter 11 of the Code of Ordinances of the Town.~~  
 58

59 **§ 255-1110. Establishment of residential mobile home districts. Procedures.**

60 ~~A. RMDs may be established in the Town by amendment of this chapter and accompanying~~  
 61 ~~maps in accordance with the requirements and procedures of this article.~~  
 62

63 ~~B. Procedures. Notwithstanding any other provisions of this chapter or any other provisions~~  
 64 ~~of the ordinances of the Town, the following procedures shall apply:~~

65 ~~(1) Application for an amendment to the Zoning Map to create a RMD shall be made~~  
 66 ~~according to Article XVIII of this chapter. However, the fee for such application shall~~  
 67 ~~be \$500 plus advertising costs. In addition to the plat requirements, a site plan, prepared~~  
 68 ~~by a registered architect or engineer, shall be required that, as a minimum, shows the~~  
 69 ~~following, together with appropriate dimensions and descriptive material as necessary:~~

70 ~~(a) The items in § 255-1620B(1) through (18) of this chapter;~~

71 ~~(b) Proposed location of riser pipes;~~

72 ~~(c) Refuse disposal facilities;~~

73 ~~(d) Location of electrical system;~~

74 ~~(e) Location and details of underground gas and oil systems;~~

75 ~~(f) Plans and specifications of all buildings constructed in the park;~~

76 ~~(g) Number, location, dimensions and size of all lots;~~

77 ~~(h) Evidence that other local, state, or federal permits have been applied for or~~  
 78 ~~obtained;~~

79 ~~(i) An impact analysis of the proposed development which shall contain detailed~~  
 80 ~~economic, social, physical studies of the area and a proposed population analysis.~~  
 81 ~~The Commission may request additional information if desired;~~

82 ~~(j) Type and size of home to be used in development; and~~

~~(k) —Applicable rules and regulations for the development.~~

**A.** Application for an amendment to the Zoning Map to create a RMD shall be filed in accordance with the requirements and procedures of Article XVIII of this chapter. Town Council may consider an application for a RMD floating zone map amendment simultaneously with rezoning to the underlying district as one rezoning application.

**B.** Application for an amendment to the Zoning Map to create a RMD may be allowed to be filed concurrently with a land development application, in accordance with the requirements and procedures of Article XIV of this chapter. However, the fee for the Zone Map amendment application shall be \$500 plus advertising costs.

~~§ 255-1120. Planning Commission review.~~

~~**A.**~~ **C.** All applications for a Zoning Map amendment to RMD shall be referred to the Planning Commission by the Town Council. The Planning Commission shall have 60 days to respond to the Council. This sixty-day period shall begin upon the receipt of two copies of all plans and the application in the Planning Department from the Town Clerk's Office after referral by the Council. The Planning Commission may request an extension of this time period if additional time is required to complete the review of the proposed RMD rezoning. The Council may act if the Commission fails to respond within the allotted time.

**D.** All RMD Zoning Map amendments shall be approved as conditional upon land development approval of the site plan. Conditional approval of the RMD zone change shall not bind the Planning Commission to approving a land development project for the site. The approval of a RMD zone change legally binds commitment by the applicant to carry out the development as proposed.

**E.** In addition to the plat requirements, a site plan, prepared by a Rhode Island registered engineer, and additional application materials shall be required consistent with the application forms and checklists maintained in the Department of Planning and Development.

~~**F.**~~ **F.** The applicant shall show to the satisfaction of the Planning Commission that:

- (1) The granting of approval will not result in conditions inimical to the public health, safety, morals and welfare;
- (2) The granting of such approval will not substantially or permanently injure the appropriate use of property in the surrounding area or district;
- (3) The plans for such project comply with all of the requirements of this chapter; and
- (4) The plans for such project are in conformance with the Coventry Comprehensive Plan.

~~**G.**~~ **G.** In recommending an action to the Town Council, the Planning Commission shall enumerate its reasons for approval or denial and any stipulations that the Planning Commission would like imposed.

~~**H.**~~ **H.** After receipt of the Planning Commission's recommendations, the Council shall hold a public hearing in accordance with Article XVIII of this chapter and shall act on the

126 amendment within 45 days of the hearing and may attach conditions to ensure the public  
127 health, safety, morals and welfare. Approval of the amendment requires that the final  
128 development shall conform to the plans as approved by the Council. Any changes to the plan  
129 will require a resubmittal of the application for the rezoning following all procedures of this  
130 article.

131 ~~E.~~ **I.** The approved site plan with any conditions stipulated in the rezoning shall be recorded in the  
132 Town Clerk's Office within 14 days of the Zoning Approval. The Town Planner and Town  
133 Engineer shall review the site plan for conformity with the approved rezoning and shall  
134 certify to the Town Clerk the conformance of the plan prior to its recording. If the plan does  
135 not conform to the approved rezoning, it shall not be recorded and the applicant shall have  
136 14 days to correct the plan and resubmit for review and recording.

137 ~~F.~~ ~~There shall be written on the plan the following note: "Failure to act on this rezoning in one-~~  
138 ~~year shall cause this plan to become null and void."~~  
139

140 ~~§ 255-1130.~~ **255-1120. Permitted uses and development standards.**

141 ~~§ 255-1140.~~ **255-1130. Occupancy.**

142 ~~§ 255-1150.~~ **255-1140. Service building.**

143  
144 ~~§ 255-1160.~~ **255-1150. Sale of mobile homes.**

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146 ~~§ 255-1170.~~ **255-1160. Change of lot size.**

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ARTICLE XIV  
Land Development Projects

152 ...  
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155 **§ 255-1430. Procedure.**

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157 B. If a use is not permitted in the underlying zoning district, the applicant may apply for a special  
158 use permit or a use variance, as applicable, or obtain a zone change from the Town Council,  
159 by establishing a planned development, ~~or~~ ~~planned business park district,~~ **or Residential**  
160 **Mobile Home District,** in accordance with R.I.G.L. § 45-23-61(b), as amended. The  
161 approved zone change shall be designated on the Coventry Zoning Map.

