

1 **TOWN OF COVENTRY**

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3 **ORDINANCE OF THE TOWN COUNCIL**

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5 **IN AMENDMENT OF CHAPTER 255 OF THE CODE OF ORDINANCES**  
6 **OF THE TOWN OF COVENTRY ENTITLED “ZONING”**

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8 **Ordinance No. 2025-XX**  
9 **UNCODIFIED**

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11 Passed:

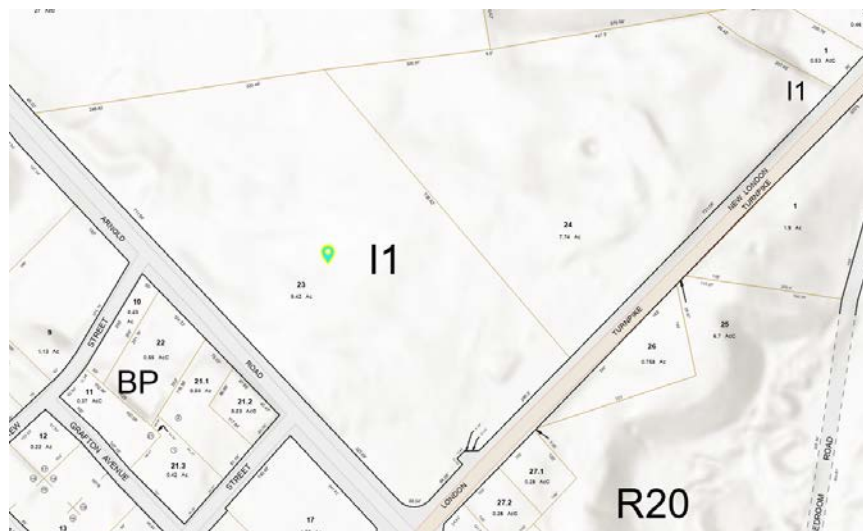
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13 \_\_\_\_\_  
14 Council President

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16 Approved:

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18 Town Manager

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20 *It is hereby ordained by the Town of Coventry Town Council as follows:*

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22 **Section 1. Establishment of Coventry Centre Planned District.** There is hereby created the  
23 Coventry Centre Planned District. The property identified as 2271 New London Turnpike and  
24 666 Arnold Road, and further described as Assessor’s Plat 7, Lots 24 and 23, respectfully (the  
25 “Property”), are hereby designated as being within the Coventry Centre Planned District (PCD).  
26 The following zoning and development requirements shall apply. Where there are  
27 inconsistencies contained within the Coventry Zoning Ordinance (the “Zoning Ordinance”)  
28 and/or Subdivision and Land Development Regulations (the “Regulations”), the provisions of  
29 this Ordinance shall apply. Where this Ordinance is silent on a particularly regulatory issue, the  
30 provisions of the Zoning Ordinance and Regulations shall apply.



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**Section 2. Planning Commission review.** The Planning Commission shall review the development of this Property as a Major Land Development Plan, including master plan, preliminary plan and final plan stages of review. The recorded final plan remains valid as the approved plan for the site unless and until an amendment to the plan is approved (or a new plan is approved by the Planning Commission). Minor changes, as defined by the Regulations, may be approved administratively by the administrative officer. Major changes, as defined by the Regulations, may be approved by the Planning Commission and shall include a public hearing.

**Section 3. Permitted uses.** The following uses shall be permitted in the Coventry Centre Planned District:

- A. Residential
  - 10. Motel and hotel.
- B. Agricultural
  - 01. Veterinarian and animal hospital.
- C. Industry
  - 4. Transportation, communications and utilities.
  - 16. Roof-mounted solar installation.
- D. Commercial
  - 2. Retail trade: building materials, hardware and farm equipment; no outdoor storage.
    - 01. Sale of lumber and other building materials.
    - 02. Sale of heating, plumbing and electrical supply and service.
    - 03. Sale of paint, glass, floorcovering and wallpaper.
    - 04. Sale of hardware.
  - 3. Retail trade: food.
    - 01. Supermarkets.
    - 02. Grocery stores, delicatessens, meat and fish markets, retail sale of baked goods and dairy products; permanent fruit and vegetable markets.
    - 03. Convenience stores.
  - 4. Retail trade: motor vehicles
    - 02. Tire, battery and accessory dealers – service (auto parts store).
    - 03. Gasoline service (full or self) station (minor repairs only, may be combined with convenience store).
  - 5. Retail trade: apparel and apparel accessories.
    - 01. Shoe store.
    - 02. Tailor or dressmaker.
    - 03. Sale of miscellaneous apparel and accessories including yarn, fabric, sewing shop, leather shops.
  - 6. Retail trade: furniture, furnishing, and equipment.

- 77 01. Sale and repair of furniture, floor covering, home furnishings and accessories  
78 stores.
- 79 02. Sale and repair of appliances.
- 80 03. Sale and repair of radio, television, musical instruments, record, CD, and tape  
81 shops.
- 82 04. Rental service stores (light equipment).
- 83 05. Camping, fishing or hunting equipment store (retail or rental).
- 84 7. Retail trade: eating and drinking places.
- 85 01. Lunchroom or restaurant (no alcoholic beverage).
- 86 02. Tavern, café, club, bar or lounge (alcoholic beverage).
- 87 03. Lunchroom or restaurant (alcoholic beverage).
- 88 04. Drive-in and fast-food restaurants (no alcoholic beverages).
- 89 8. Retail trade: miscellaneous retail stores; no outdoor sales.
- 90 01. Drugstores, video rental, office equipment, sporting goods and gun stores.
- 91 02. Packaged liquor stores.
- 92 03. Secondhand stores.
- 93 04. Antique shops.
- 94 07. Lawn and garden supply stores.
- 95 08. Swimming pool sales.
- 96 09. Fuel dealers, oil and bottle gas sale and service only.
- 97 10. Sale of general merchandise. Department store (including storage up to 30%  
98 of GFA).
- 99 11. Landscape supply (in bulk).
- 100 XX. Other Retail: Sale of jewelry, personal items, bath, kitchen and other similar  
101 products and goods.
- 102 9. Storage facilities.
- 103 10. Personal, business and professional services.
- 104 1. Professional offices.
- 105 01. General commercial office, bank or financial institution.
- 106 02. Temporary real estate office and/or model home.
- 107 05. Physical therapy and other health-related services.
- 108 06. Medical and dental offices and laboratories, legal, engineering and design and  
109 other professional offices.
- 110 2. Personal services.
- 111 01. Laundry or dry cleaners (pick up) and self-service laundromat.
- 112 02. Photo studio, taxidermist and similar specialty shops.
- 113 03. Beautician and barber shops, shoe repair, tattoo shop and similar specialty  
114 shops.
- 115 05. Caterer.
- 116 06. Travel agency, newspaper office (no printing).
- 117 3. Automotive repair, services and garages.
- 118 02. General automotive repair, automobile body shop, vehicle washing shop.

- 119 4. Governmental, education and institutional.
- 120 01. Government-owned building (except garage or utility).
- 121 04. Private day-care, kindergarten, elementary or secondary school, junior
- 122 college, college or university.
- 123 05. Trade or professional school.
- 124 06. Individual instruction.
- 125 07. Group instruction.
- 126 09. Churches.
- 127 13. Walk-in medical clinic or treatment center.

128 XX. Other personal services. Pet grooming services.

129 G. Recreation.

- 130 06. Indoor commercial amusement or recreation services.
- 131 01. Studios and schools for musical instruments, dance, singing, etc.
- 132 02. Bowling alleys, billiard and pool, motion picture theater, exercise center,
- 133 gymnasium, sauna or Turkish bath.
- 134 03. Video or pinball arcades.

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 136 **Section 4. Dimensional regulations.** The following dimensional regulations shall apply to the  
 137 Coventry Centre Planned District.

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139	Maximum Impervious Area/Lot Coverage	65% percent
140	Maximum Gross Floor Area	120,000 square feet
141	Minimum Parking Lot/Driveway Setbacks	10 feet (see perimeter landscape buffer)
142	Minimum Building Setbacks	20 feet
143	Maximum Height	35 feet; building height may be increased to a
144		maximum of 60 feet for buildings set back a
145		minimum of 200 feet from New London Turnpike
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147 **Section 5. Parking regulations.** Parking in the Coventry Centre Planned District shall be a  
 148 minimum of 1 space per 250 square feet of gross floor area.

149 **Section 6. Landscaping.**

150 **Perimeter Landscape Buffer:**

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153	Along New London Avenue and Arnold Road	10 feet
154	From shared property line with AP 7, Lot 1	35 feet
155	Rear yard	20 feet

156 The perimeter landscape buffer shall be provided to separate commercial and office uses  
 157 from the street. At least a ten-foot strip along roadways shall be landscaped with trees,  
 158 shrubs, fences, berms or other means deemed acceptable by the Planning Commission.  
 159 Along shared property lines, existing trees and woodlands shall be preserved to the  
 160 greatest extent possible. Otherwise, supplemental plantings shall be introduced as  
 161 appropriate to adequately buffer adjacent land uses.

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**Parking areas:**

The development shall contain a minimum of 5% interior landscaping in parking areas with a mix of evergreen, ornamental, shade trees and shrubs; the landscape plan shall be designed to promote safe and efficient circulation of pedestrians and vehicles, while considering the need for properly vegetated and maintained landscaped areas in order to enhance and preserve the visual character by promoting high-quality developments.

**Remaining pervious areas:**

The total pervious area shall be considered greenspace totaling 35% of the total project area and will include well-maintained natural, vegetated and lawn areas to enhance the development. Well-maintained retaining walls, drainage areas and development amenities may be included in these areas. Half of pervious areas may be devoted to major stormwater facilities, as approved by the Planning Commission.

**Section 7.** This ordinance shall take effect immediately and any ordinance or portions thereof inconsistent herewith are hereby repealed.