

MEMORANDUM

TO: Doug McLean, Director of Planning and Development
FROM: Elizabeth Haney, Senior Project Planner
DATE: August 13, 2026
SUBJECT: Coventry Comprehensive Plan, Updated Buildout Analysis

This submittal provides the residential buildout analysis completed as part of Weston & Sampson's work on the Coventry Comprehensive Plan. The analysis estimates the amount of additional residential development that could be accommodated under Coventry's current zoning by evaluating parcels against applicable minimum lot-size requirements and removing land affected by identified environmental, conservation, roadway, and other development constraints.

The enclosed memorandum documents the data sources, methodology, assumptions, and results of the analysis. It identifies developable vacant and subdividable parcels, estimates the number of additional dwelling units that could be accommodated under current zoning, and calculates total dwelling units and population at buildout. It also provides an illustrative estimate of the time to buildout based on Coventry's recent average annual housing production.

As discussed with Town staff in early July, the buildout analysis is being provided separately for incorporation by Town staff into the Land Use Chapter of the Comprehensive Plan.

The buildout is a high-level desktop analysis and does not determine whether development is feasible on any individual parcel. Additional site-specific analysis would be necessary to account for infrastructure capacity and other conditions that may affect future development. We welcome your comments on the methodology, assumptions, and findings. Please direct any questions or comments to Elizabeth Haney at haney.elizabeth@wseinc.com or 508-203-8323.

Coventry Housing Buildout Analysis

Methodology

Buildout analyses are utilized to estimate future development patterns. The data and information gained through a buildout analysis is important to future planning efforts and provides the community with a general understanding of future development conditions under current the current zoning framework. As part of this comprehensive plan update a thorough desktop analysis using GIS to determine how much additional development would be feasible in Coventry was conducted. This analysis was based on existing assessor's data, zoning regulations, development constraints, and projected development patterns.

Buildable areas were determined using assessor's parcel data, Coventry's zoning ordinance, Town-provided data on legally protected lots and other parcels identified as unlikely to be developed, and publicly sourced environmental data. A GIS analysis was used to exclude undevelopable, environmentally constrained, or protected parcels. Zoning conditions for the remaining parcels were then analyzed to estimate both the number of additional dwelling units that could be built and the maximum future dwelling unit capacity in Coventry. As this is a high-level desktop analysis, additional research would be required to evaluate specific infrastructure constraints and determine the Town's capacity to accommodate new development in the coming decades.

Data Preparation

1. The layers below were collected for the analysis:

Data Type	Layer Name	Original Dataset	Data Updated Date	Source
Location	Coventry Parcels	Assessor's Data	2026	Town
Location	Coventry Boundary	Municipalities (1997)	2025	RIGIS
Environmental Constraint	Wetlands	National Wetlands Inventory	2025	RIGIS
Environmental Constraint	Rivers and Streams	Rivers and Streams (24K)	2024	RIGIS
Environmental Constraint	Lakes and Ponds (Quarter to 10 Acres)	Lakes and Ponds (24K)	2024	RIGIS
Development Constraint	Roadways	E-911 Road Centerlines	2024	RIGIS
Environmental Constraint	Flood Hazard Areas	Flood Hazard Areas	2026	RIGIS
Environmental Constraint	Conservation Lands	Local Conservation Areas & State Conservation Lands	2026	RIGIS
Environmental Constraint	Land Use	Land Use and Land Cover (2020)	2025	RIGIS

2. The layers were clipped to Coventry's boundary.

Step 1. Remove Non-Developable Areas

The first step was to identify protected lots and paper streets, or streets that only exist on a map but are not yet built, from the parcel data. A total of 15,372 parcels were initially brought into the analysis from

the assessor's parcel data. An additional column, "Area (Acres)," was created to include the area of parcels. The "calculate geometry" tool was used to populate this field.

The team conducted a development constraints analysis on the 15,372 parcels to determine which lots were non-buildable. Development constraints were used to define non-developable areas and inform the calculation of development potential. Some layers were included with a buffer that accounted for state and local regulations regarding development around environmentally sensitive areas, as listed in the table below. Flood Hazard Areas were included without any buffer. Land uses were included based on their attributes, as described in the table below.

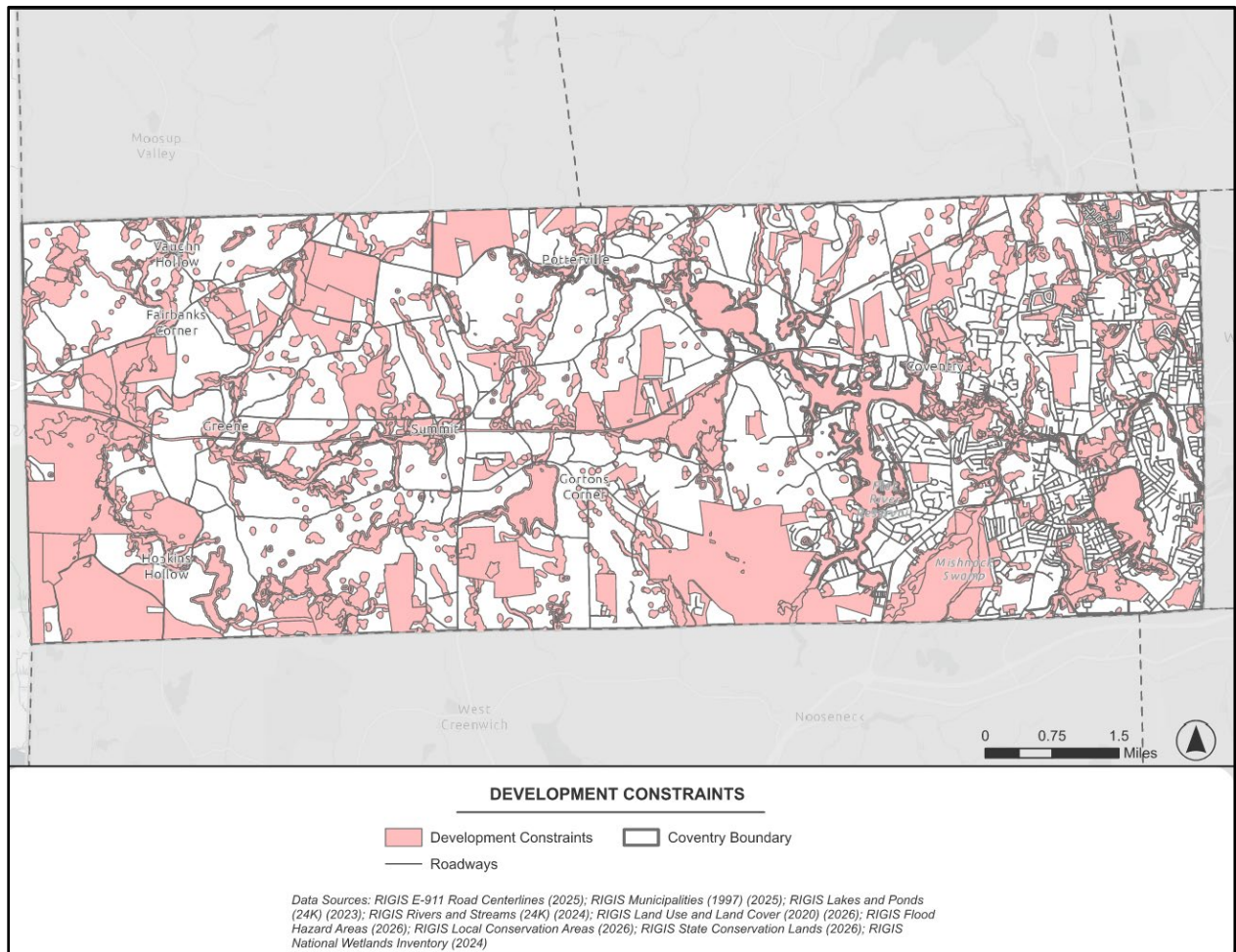
Development Constraint Layers and Buffers

Layer	Data Updated Date	Buffer	Details
Conservation Lands	2026	None	None
National Wetlands Inventory	2025	100 ft	Per RIDEM regulations
RIGIS' Rivers and Streams (24K)	2024	100 ft	Per RIDEM regulations
RIGIS' Lakes and Ponds (24K)	2024	Up to 100 ft	Per RIDEM regulations
E-911 Road Centerlines	2024	15 ft	An average roadway width from the roadway's centerline
Flood Hazard Areas	2026	None	None
Land Use & Land Cover (2020)	2025	None	Land Use Types Included: • Airports • Beaches • Mines, Quarries, and Gravel Pits • Other Transportation (terminals, docks, etc.) • Power Lines (100' or more width) • Roads (divided highways > 200' plus related facilities) • Sandy Areas (Not Beaches) • Water • Wetlands

The constraints exercise is designed to consider the aggregate of all development constraints and their outermost boundaries, so while overlapping datasets occur, they are not counted separately. Thus, overlapping features do not impact the results of this analysis.

The development constraints layers listed above were merged using the "Merge" tool. This is referred to as the "Combined Development Constraints" layer in later steps.

Map 1: Development Constraints

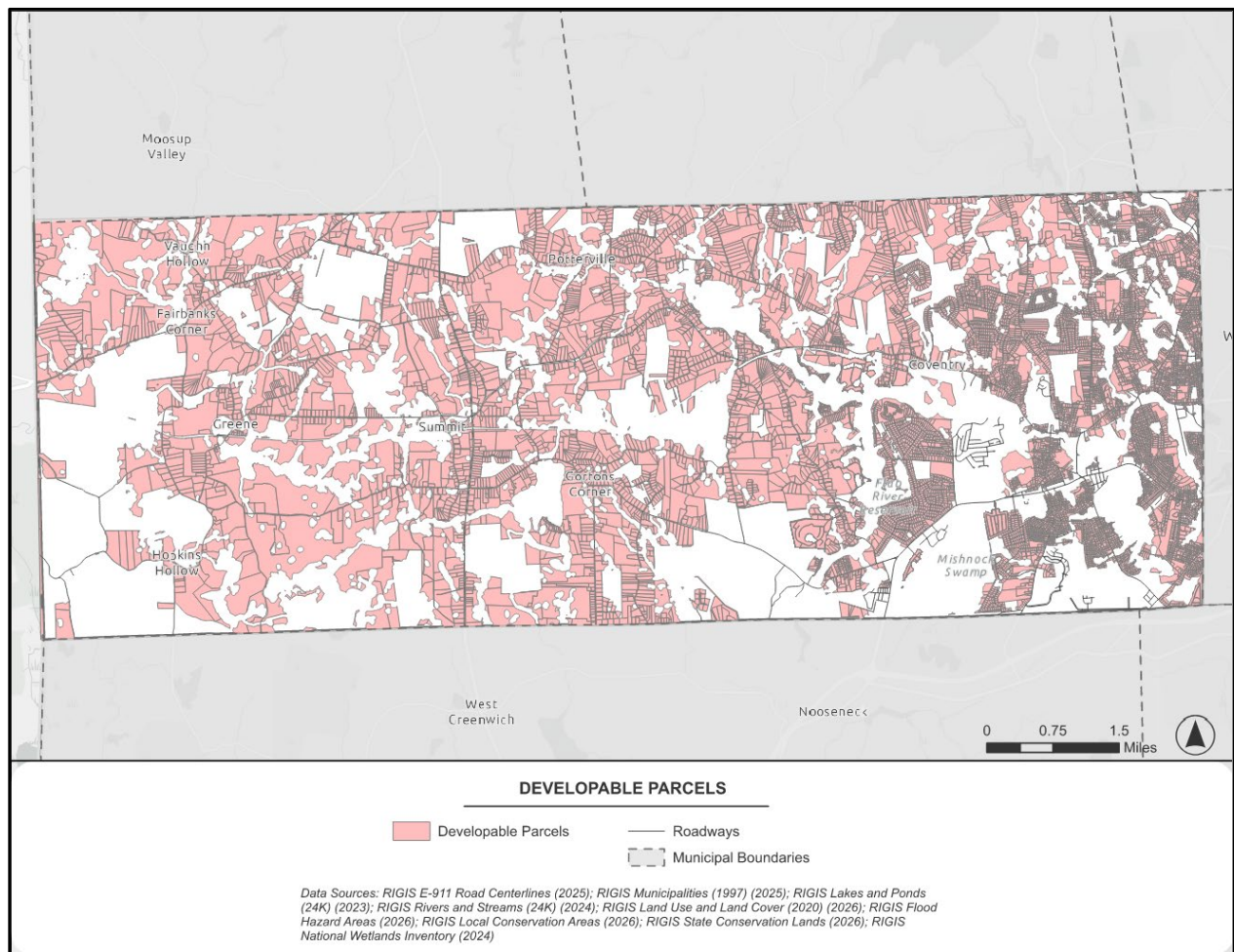


Step 2. Generate “Final Parcel” Shapefiles

The “Erase” tool was run on the “Combined Development Constraints” layer to remove all areas with development constraints from the “Coventry Parcels” layer. A new column, “Updated Area (Acres),” was added to the final shapefile. The “calculate geometry” tool was run to obtain the updated, unconstrained areas of the new parcel boundaries (in acreage). Note that the updated area calculation maybe imprecise if GIS data does not perfectly align with real-world property lines.

The final shapefile was exported to an Excel Spreadsheet where further analysis was conducted.

Map 2: Developable Parcels



Step 3. Categorize Development Potential (Number of Potential New Units per Parcel)

For this step, we added seven columns to the Excel Spreadsheet to calculate potential new units per parcel. Using Coventry assessor data and zoning regulations, the number of existing dwelling units and potential dwelling units were identified for each parcel. Due to discrepancies in the assessor data, including duplicate parcel numbers, an additional step was taken to ensure each parcel was only represented once for further analysis.

The following table represents the number of units and minimum lot size for each residential zoning district in Coventry, which were used in the buildout analysis. Since multi-family is not permitted anywhere in Coventry, all districts have a maximum of only one (1) dwelling unit:

District	Max # of Units	(Max Unit) Minimum Lot Area (SF)
R20	1	20,000
RR2	1	87,120
RR3	1	130,680
RR5	1	217,800
VMC	1	7,500

District	Max # of Units	(Max Unit) Minimum Lot Area (SF)
VRC	1	40,000

The seven additional fields were:

Field	Description	Source
Dwelling Units	Number of existing dwelling units on a given parcel	Assessor's Data
(Max Unit) Minimum Lot Size	Minimum lot size for the maximum number of units, as denoted in table above	Zoning Ordinance
Total Lots if Subdivided	Divide Updated Area Square Feet by Minimum Lot Size and round down. If value is 3 or greater, reduce Updated Area Square Feet by 15% to account for potential roadway and recalculate.	Calculated in Excel spreadsheet
Additional Lots if Subdivided	Divide Updated Area Square Feet by Minimum Lot Size and round down. If value is 3 or greater, reduce Updated Area Square Feet by 15% to account for potential roadway and recalculate. Subtract one from final number to account for existing lot.	Calculated in Excel spreadsheet
Max Units for Minimum Lot Size	Maximum number of units for the minimum lot size, as denoted in table above	Zoning Ordinance
Number of Potential Units This Lot:	Maximum number of units for Minimum Lot Size*Updated Area Square Feet/Minimum Lot Size, rounded down	Calculated in Excel spreadsheet
Number of Potential Units Net Of Existing	If the Dwelling Units > Number of Potential Units this Lot, Else, Number of Potential Units this Lot – Dwelling Units	Calculated in Excel spreadsheet

The Excel fields of Number of Net Potential Units were then summed for all rows for a total of 5,282 new units. The number of potential units this lot and the net potential units are estimates that may overestimate or underestimate the actual number due to infrastructure considerations, zoning updates, and ongoing property changes.

The State of Rhode Island General Assembly passed H7062, pertaining to Accessory Dwelling Unit (ADU) development, as a method of addressing the ongoing housing crisis. This legislation permits homeowners to develop a single ADU by right “to accommodate a disabled family member, or within the existing footprint of their structure or on any lot larger than 20,000 square feet, provided that the ADU’s design satisfies building code, size limits and infrastructure requirements” (H 7062, 2024). Although this buildout cannot provide an exact number of ADUs that will be built in Coventry, an estimate can be derived from the number of eligible lots. A total of 7,632 developable lots is larger than 20,000 square feet and, therefore, would be eligible to build an ADU by right. It is difficult to predict what percentage of homeowners would build an ADU that are eligible. Information provided by Freddie Mac suggests that on average about 1% of homes have an ADU.

Step 4. Calculate Total Units at Buildout, Years for Buildout and Total Population

1. The total number of new dwelling units at buildout (5,282) were added to the current number of dwelling units (11,312) to determine the total number of units at buildout (16,594).
2. The total number of new units at buildout was then divided by the average number of new dwelling units per year (57) to determine the year by which residential buildout can be expected (2119).
3. The total population at buildout was then calculated based on the average persons per household (2.44) multiplied by the total number of units at buildout (16,594), providing a total buildout population (40,489).

Total # of Developable Vacant Lots	1,705	
Total Number of Developable Subdividable Lots	1,014	
Total # of New Dwelling Units at Build-Out	5,282	
Current # of Dwelling Units within Municipality (2021)	11,312	
Total # of Units at Build-out within municipality	16,594	
Average # of New Dwelling Units Per Year	57	
How many years will it take to build all new units?	93	
Year by which residential build out is likely to occur	2119	Required Data Point
Persons per household (avg 2019-2023 census)	2.44	
Total Population at Build-Out	40,489	Required Data Point