

1 THE TOWN OF COVENTRY
2
3

4 **ORDINANCE OF THE TOWN COUNCIL**

5
6 IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES,
7 2008 PART II – GENERAL LEGISLATION,
8 CHAPTER 255, ARTICLE XIII – Residential Cluster Development
9

10 **Ordinance No. 2026-13**

11
12 *The Town Council of the Town of Coventry hereby ordains as follows:*

13
14 **Section 1.** The Town of Coventry Code of Ordinance, Part II General Legislation is hereby
15 amended by amending the following Chapter and Sections of Article XIII:
16

17 **Article XIII, Chapter 255 — Zoning (Residential Cluster Development)**

18
19 **§ 255-1340 General requirements.**

20
21 A. Cluster developments are permitted only in residential districts. The Commission shall not
22 approve a cluster development in an established single-family neighborhood where in their
23 determination, such land use will be inconsistent with or will have a detrimental effect upon the
24 surrounding property. If the Commission denies a cluster development based on this section,
25 they shall identify this as the reason for denial.
26

27 B. The minimum frontage of the parcel for development proposals shall be at least 75 feet per
28 ingress and egress in all residential districts. Said frontage shall be landscaped in accordance
29 with Article XVII. Additional frontage may be required if more than one access road is deemed
30 necessary by the Commission.
31

32 C. Each lot shall have adequate access on a public or private way.
33

34 D. Each lot shall be of a size and shape to provide a building site which shall be in harmony with
35 the natural terrain and other features of the land.
36

37 E. There shall be an adequate, safe, and convenient arrangement of pedestrian circulation,
38 facilities, roadways, driving, and parking.
39

40 F. Streets, driveways and other paved areas intended to remain in private ownership shall be
41 approved as to design and construction standards by the Commission. At the discretion of the
42 Commission, private roads serving cluster developments may be owned in common by the
43 homeowners and maintained as private rights-of-way, provided that such roads at the time of
44 approval are bonded to guarantee all construction standards as required for public improvements.
45

46 G. A written agreement or contract to be executed between the developer and the Town of
47 Coventry shall be submitted at the final stage of the review process stating:
48

49 (1) That the owner or developer will construct the development and install improvements both
50 public and private in accordance with the approved plan. An acceptable form of “Financial
51 Security” as authorized and defined in the Town of Coventry Code of Ordinances, Part II
52 General Legislation, Chapter 123 ~~performance bond~~ shall be posted to guarantee completion in
53 an amount to be set by the Commission.
54

55 (2) That in the event of failure of the owners, successors, or assigns to maintain any common
56 open space, recreation areas, landscaping features or other required improvements, the Town
57 may enter said development and perform such necessary maintenance work and charge the cost,
58 including attorney fees, to the owner, successor, or assigns.
59

60 (3) That this contract shall be binding upon the heirs, assigns, successors or receivers of the
61 development and shall constitute a lien on the property in the development.
62

63 (4) Any other conditions required by the Commission.
64

65 H. A site plan shall be recorded after the RCD is approved.
66

67 **§ 255-1380 Approval required before improvements.**
68

69 No street and no public water supply or other improvement shall be constructed and no building
70 permit shall be issued for the construction of any building within any cluster development unless
71 a plat of such development has been approved by the Commission and all infrastructure
72 improvements have been completed, or an acceptable form of “Financial Security” as authorized
73 and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter
74 123 ~~security/performance bond~~ has been posted pursuant to § 255-13100, prior to recording the
75 plat in the office of the Town Clerk.
76

77 **§ 255-13100 (Security/performance bond).**
78

79 The acceptable forms of “Financial Security” are authorized and defined in the Town of Coventry
80 Code of Ordinances, Part II General Legislation, Chapter 123. ~~A performance bond, letter of credit~~
81 ~~or other form of surety~~ Such Financial Security shall be posted in an amount to be determined by
82 the Commission to ensure proper development of the project in accordance with this article. After
83 evidence of the nonconformance or nonperformance of the applicant, the Commission will
84 recommend that the Financial Security ~~bond~~ be defaulted and measures taken to accomplish
85 necessary work in fulfillment of the intent of the regulations. Upon satisfactory completion of the
86 project, the Commission shall issue a written certification that the above requirements have been
87 met. The Financial Security ~~performance bond letter of credit or other surety~~ shall be released to
88 the landowner upon receipt of the written certification from the Commission.
89

90 **Section 2.** This ordinance shall take effect upon its passage and final adoption.
91

92 Approved as to Form:

93

94

95 _____

Town Solicitor

Date

96

97

98

99 Introduced by/Pursuant to: Council 

100

101 Referred to/for: First Reading of the Ordinance on _____, 2026

102

103 Planning Commission for recommendation on _____, 2026

104

105 Public Hearing before the Town Council on _____, 2026

106

107

108 Passed or Denied on a vote of _____

109

110

111 _____
John-Paul A. Verducci – Town Council President

112

113

114 Approved:

115

116

117 _____
Daniel O. Parrillo – Town Manager

118

119

120 Certification Actions by Town Clerk:

121

122
