

**ORDINANCE OF THE TOWN COUNCIL**

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

**Ordinance No. 2023-4**

*Passed:*

\_\_\_\_\_  
**Hillary V. Lima, Council President**

*Approved:*

\_\_\_\_\_  
**Daniel O. Parrillo, Town Manager**

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

**Section 1.** Chapter 255 is hereby amended by adding and deleting the following as set forth on an Article by Article basis herein:

**Article VI Zoning District Use and Dimensional Regulations**

**§255-600 Schedule of Zoning District Use Regulations.**

A. The following schedule (Table 6-1) of uses is designed to regulate the uses in the various zoning districts in the Town. Specific uses are listed for each zoning district.

B. ~~For Uses not specifically listed in Table 6-1 the property owner may submit a written request to the Zoning Board for an evaluation and determination of whether the proposed use is of similar type, character, and intensity as a listed use requiring a special use permit. shall be deemed to be prohibited by this chapter. Only those uses specifically listed shall be allowed either as of right or by special use permit, as designated in Table 6-1.~~ The Board shall have the authority to review a proposed use not listed in the schedule pursuant to the following procedures:

(1) ~~The Zoning Board shall have 90 days to provide a written evaluation to the property owner.~~ Upon such determination, the proposed use may be considered to ~~The proposed use shall~~ be subject to a special use permit pursuant to Article 4 and development plan review, subject to Article XVI.

(2) The Board shall find that the proposed use is compatible with all existing or potential future uses. To substantiate these findings the Board may require a traffic impact analysis; special architectural or landscaping treatments; special conditions for signage, lighting, parking, surface drainage, fencing, screening; or any other special conditions that are necessary to ensure development compatibility with existing or future uses.

44 (3) Denial of unlisted permitted uses or refusal of the applicant to accept the conditions  
45 required by the Board shall be final, except that the applicant may request official  
46 public hearings with the Board and Town Council to have his/her proposed use  
47 officially added to the permitted use list by amending the Zoning Ordinance text, in  
48 accordance with Article XIX.

49 C. The following uses are permitted only in the zoning district marked with a "P." Uses  
50 permitted in the zoning district as a special use permit under the provisions of Article IV of  
51 this chapter are marked with an "S." Where the letter "N" appears, the uses are prohibited.  
52 Note that Article XII, regarding parking, Article XVI (Development Plan Review), and  
53 Article XVII (Landscaping), will likely apply to some residential and agricultural uses, as  
54 well as most commercial and industrial uses.

55 [1] *Editor's Note: Table 6-1 is included as an attachment to this chapter.*  
56

## 57 **Article VIII Nonconforming Development**

### 58 **§255-840 Restrictions on nonconforming development.**

59 A. A nonconforming use may be continued so long as it remains otherwise lawful, and does not  
60 cause any adverse impacts to surrounding uses, subject to the restrictions of this section.

61 B. A nonconforming use shall not be enlarged or extended unless with a special use permit in  
62 accordance with § 255-~~860~~430 of this article.

63 C. A nonconforming use may occupy any parts of a structure which were designed for such use  
64 at the time of the adoption of this chapter.

65 D. A nonconforming use shall not be moved in whole or in part to any portion of the land other  
66 than that occupied by such use at the time of adoption of this chapter.

67 E. A nonconforming use which has been abandoned in accordance with § 255-830 for a period  
68 of more than one year shall not be resumed unless it conforms with the provisions of this  
69 chapter.

70 F. Any structure containing a nonconforming use which is destroyed or damaged in any  
71 manner or from any cause whatsoever to the extent of 75% of its current market value at the  
72 time of such damage, as determined by the Building Inspector, shall not be repaired or  
73 rebuilt except in conformity with the provisions of this chapter. In determining restoration  
74 cost, the cost of the land or factors other than the cost of the structure itself shall not be  
75 included.

76 G. A nonconforming use shall not be changed to another nonconforming use.

77 H. If a nonconforming use is changed to a conforming use, it shall not thereafter be changed  
78 back to a nonconforming use.

79 I. Any structure containing a nonconforming use shall be properly maintained in good repair  
80 provided that such work does not enlarge or extend any nonconforming use.

81

82 §255-850 **Restrictions on nonconforming structures.**

83 A. A nonconforming structure may be continued provided that it conforms to the requirements  
84 of this section.

85 B. ~~A Nonconforming residential structure or~~ structures in commercial or industrial zones shall  
86 not be enlarged, extended or altered to increase their nonconformity except with a special  
87 use permit in accordance with § 255-860450.

88 ~~C. A nonconforming residential structure in a residential zone shall not be enlarged, extended~~  
89 ~~or altered to increase its nonconformity unless with a special use permit in accordance with~~  
90 ~~§ 255-860.~~

91 ~~DC.~~ Any nonconforming structure may be altered to decrease its nonconformity.

92 ~~ED.~~ A nonconforming structure which is demolished or removed in whole or in part by the  
93 voluntary and lawful action of the owner or other authorized party shall not be rebuilt or  
94 replaced unless it conforms with this chapter.

95 Any nonconforming structure shall not be moved in whole or in part unless such structure  
96 conforms to the requirements of the district in which it is to be located.

97 ~~FE.~~ Any nonconforming structure located in an industrial or commercial zone which is damaged  
98 by any manner or cause whatsoever in excess of 75% of its current market value shall not be  
99 repaired or replaced except in conformity with this chapter. The Building Inspector or  
100 Zoning Enforcement Officer shall determine the restoration cost of the damaged structure. In  
101 determining this cost, only the cost of the structure itself shall be considered. If the extent of  
102 damage is less than 75%, the structure may be repaired and rebuilt provided that such repair  
103 or reconstruction does not occupy a larger footprint than the damaged structure unless it can  
104 do so in conformance with the dimensional regulations in § 255-610.

105 ~~GF.~~ Any nonconforming residential structure located in a residential district which is damaged  
106 or destroyed by other than the voluntary and lawful action of the owner or other authorized  
107 party may be repaired or rebuilt provided that such repair or reconstruction does not occupy  
108 a larger footprint than the damaged structure unless it can do so in conformance with the  
109 dimensional regulations in § 255-600.

110 § 255-860 Special use permits. (RESERVED)

111 [~~Amended 5-14-2018 by Ord. No. 05-18-323~~]

112 ~~The expansion, extension or alteration of nonconforming uses so as to increase their nonconformity~~  
113 ~~shall require a special use permit from the Board. Application for a special use permit shall be made~~  
114 ~~to the Board according to the provisions of Article 4, except that permits for nonconforming lots~~  
115 ~~will not require development plan review unless recommended by the Board.~~

116

117

118

119 **ARTICLE XVI Development Plan Review.**

120 **§ 255-1600. Purpose. Development plan review established.**

121 ~~There shall be development plan review for uses that are permitted by right under the zoning~~  
122 ~~ordinance. Applicable uses for review by development plan review are as authorized in the Land~~  
123 ~~Development and Subdivision Regulations. The purpose of this article is to promote and protect the~~  
124 ~~health, safety, morals and general welfare of the public through the establishment of a project~~  
125 ~~review procedure for proposed development which may impact land use and the environment.~~  
126 ~~Certain development projects as specified below may be required to submit additional plans and~~  
127 ~~information to allow the Commission to review a project in greater detail than currently required~~  
128 ~~pursuant to this chapter and the subdivision rules and regulations. The Commission may condition~~  
129 ~~project approvals based upon its assessment of the information submitted under development plan~~  
130 ~~review. It is not the intent of this article to alter basic development standards as set forth in this~~  
131 ~~chapter.~~

132  
133 ~~§ 255-1610. Requirement for development plan review. Permitting authority~~

134 ~~The permitting authority shall be as designated in the Land Development and Subdivision~~  
135 ~~Regulations.~~

136 ~~A. Construction of any residential project not requiring subdivision approval that exceeds~~  
137 ~~six dwelling units; construction or expansion of any commercial development; or~~  
138 ~~construction or expansion of any industrial development; change in use; and applications~~  
139 ~~for uses requiring a special use permit, variance, Zoning Ordinance amendment, or~~  
140 ~~Zoning Map change shall be subject to development plan review and approval by the~~  
141 ~~Commission, or by the Director of Planning and Development as specified in this section.~~

142 ~~B. Development within the Village Commercial Zones. For guidelines and applicability see~~  
143 ~~§ 255-1680.~~

144  
145 ~~§ 255-1620. Application. Specific and objective guidelines.~~

146 ~~Design of all projects under this section shall be consistent with the provisions of the Land~~  
147 ~~Development and Subdivision Regulations for site design.~~

148 ~~A. The current owner of record or applicant shall submit six copies of the development plan~~  
149 ~~review application to the Commission and one copy each to the Zoning Board of Review,~~  
150 ~~Conservation Commission, Department of Public Works, Building Inspector, Police~~  
151 ~~Department, and the Fire Department.~~

152 ~~B. All development plans shall contain, at a minimum, the following information:~~

153 ~~(1) Locus of the proposed development;~~

154 ~~(2) Location, boundaries, and dimensions of each lot;~~

155 ~~(3) Property lines, showing directional bearings and distances, location with reference~~  
156 ~~to identifiable street intersections, land uses, directional arrow, scale, assessor map~~  
157 ~~identifying number(s) of the parcel(s) involved, and zoning district in which the~~  
158 ~~parcel is located;~~

159 ~~(4) Identification of all abutting property owners;~~

160 ~~(5) Dimensions of property line setbacks to, and dimensions between, each building;~~

- 161 structure, or use;  
162
- 163 ~~(6) Location and description of all existing structures and buildings, including those~~  
164 ~~to be demolished, and proposed new structures and buildings showing exterior~~  
165 ~~and finish floor elevation(s);~~
- 166 ~~(7) Location of all existing surface features including but not limited to stone walls,~~  
167 ~~fences, curbing, impervious surfaces.~~
- 168 ~~(8) Location of all proposed and existing, as well as adjacent, public and private~~  
169 ~~ways;~~
- 170 ~~(9) Location of all easements on, over, and adjacent to the site and the location of~~  
171 ~~all existing and proposed underground and surface utility lines and fire~~  
172 ~~hydrants;~~
- 173 ~~(10) Existing and proposed topography at two-foot contours;~~
- 174 ~~(11) Location and description of all natural features including but not limited to~~  
175 ~~wetlands and applicable buffer zones, rivers, streams, lakes, ponds, areas~~  
176 ~~subject to flooding, existing vegetation and proposed removal of vegetation;~~
- 177 ~~(12) Description of watershed boundaries, aquifer locations, public water supply~~  
178 ~~sites, and one hundred year floodplain as defined by the Federal Emergency~~  
179 ~~Management Agency Flood Insurance Rate Maps;~~
- 180 ~~(13) Location and description of proposed open space and recreation areas;~~
- 181 ~~(14) Location and description of cultural features such as old trails, agricultural~~  
182 ~~fields, and historic buildings and sites;~~
- 183 ~~(15) Location and description of parking and loading areas, driveways, walkways,~~  
184 ~~points of access and egress, traffic safety devices, and general circulation~~  
185 ~~patterns (see Article XII);~~
- 186 ~~(16) Location and description of the proposed wastewater disposal systems, water~~  
187 ~~supplies, stormwater drainage systems, temporary or permanent erosion control~~  
188 ~~structures, utilities, and any solid and hazardous waste disposal systems;~~
- 189 ~~(17) Proposed landscaping plans showing buffer areas, screening, fencing and~~  
190 ~~plantings, and schedule for landscaping pursuant to Article XVII;~~
- 191 ~~(18) Location, dimensions, height and characteristics of proposed signs.~~
- 192 C. ~~A narrative report shall accompany the development plan application. Said report~~  
193 ~~shall describe erosion control practices, stormwater management systems,~~  
194 ~~wastewater disposal systems, any proposed use of pesticides, herbicides or~~  
195 ~~fertilizers, and any measures undertaken to ensure protection of drinking water~~  
196 ~~supplies. Methods used to compute drainage and wastewater requirements shall also~~  
197 ~~be included.~~
- 198 D. ~~At the Director of Planning and Development's discretion, inclusion of information~~  
199 ~~irrelevant to a particular application may be waived.~~
- 200

201 § 255-1630. Review process: Waivers.

202 The authorized permitting authority may grant waivers of the design standards as set they are forth  
203 in the Land Development and Subdivision Regulations.

204 A. ~~Uses permitted by right that require development plan approval shall be reviewed by~~  
205 ~~the Coventry Department of Planning and Development. The Planning Department shall~~  
206 ~~have the authority to waive the requirements of this article where it conducts a~~  
207 ~~development plan review for uses permitted by right. The Planning Department may~~  
208 ~~consult the Commission or any other local board or agency in conducting its review. All~~  
209 ~~projects requiring a variance, special use permit, zoning ordinance amendment, or zone~~  
210 ~~change shall be reviewed by the Commission as advisor to the permitting authority in~~  
211 ~~accordance with the process set forth in this article provided that development plan~~  
212 ~~review of any application for a dimensional variance shall be required only upon request~~  
213 ~~of the Zoning Board of Review by majority vote, unless expressly required elsewhere in~~  
214 ~~this chapter. The Planning Department shall issue certificate of completeness for any~~  
215 ~~project reviewed in accordance with this section. [Amended 6-26-2017 by Ord. No. 02-~~  
216 ~~17-314]~~

217 B. ~~The Commission shall request comments on the application from the local boards~~  
218 ~~and agencies receiving the application pursuant to § 255-1600. Such boards and agencies~~  
219 ~~may review the application and provide comments and recommendations to the~~  
220 ~~Commission within 35 days of the request. A failure to respond to the Commission's~~  
221 ~~request shall signify a lack of opposition to the application.~~

222 C. ~~A public hearing shall be held within 45 days of the receipt of an application. In the~~  
223 ~~industrial zone, notice shall be sent to all property owners within 500 feet; in all other~~  
224 ~~zones, notice shall be sent to all property owners within 200 feet of the subject property.~~

225 D. ~~Within 60 days of the close of the public hearing and after taking into account public~~  
226 ~~comments and the input provided by local boards and agencies, the Commission shall~~  
227 ~~make a decision on the application.~~

228 E. ~~In the case where a special use permit is required, the timetable for review of the~~  
229 ~~application shall be conducted as would any other special use permit application. In such~~  
230 ~~eases, the Commission shall conduct a joint public hearing for both the special use permit~~  
231 ~~and development plan approval applications. Said hearing shall be held within 45 days of~~  
232 ~~the filing of the special use permit application with the Board. A decision shall be~~  
233 ~~rendered within 60 days following the close of the public hearing.~~

235 § 255-1640. Criteria: Appeal

236 A rejection of the decision shall be an appealable decision pursuant to R.I.G.L §45-23-71

237 ~~In its evaluation of a development plan approval application and in rendering its decision, the~~  
238 ~~Commission and/or Planning Department shall apply the following criteria and shall ensure that~~  
239 ~~other local boards and agencies apply the same criteria in their comments and recommendations.~~  
240 ~~When approving a development plan, the Commission may condition the approval so that these~~  
241 ~~criteria can be met by the applicant. Said decision shall be made so as to be consistent with a~~  
242 ~~reasonable use of the site for the purposes permitted or permissible by the regulations of the~~  
243 ~~district in which it is located.~~

244

245 The Commission may request the applicant to modify the proposed project to conform with  
246 these criteria:

247 A. ~~If the proposal requires a special use permit, it must conform to the special use permit~~  
248 ~~requirements as listed in Article IV of this chapter.~~

249 B. ~~The development shall be integrated into the existing terrain and surrounding~~  
250 ~~landscape, and shall be designed to protect abutting properties and community~~  
251 ~~amenities. Building sites shall, to the extent feasible:~~

252 (1) ~~Minimize use of wetlands, steep slopes, floodplains, hilltops;~~

253 (2) ~~Minimize obstruction of scenic view from publicly accessible locations;~~

254 (3) ~~Preserve unique natural or historical features;~~

255 (4) ~~Minimize tree, vegetation and soil removal, grade changes and subsequent~~  
256 ~~erosion;~~

257 (5) ~~Maximize open space retention;~~

258 (6) ~~Landscape and screen objectionable features from neighboring properties and~~  
259 ~~roadways pursuant to Article XVII and;~~

260 (7) ~~Prevent depletion or degradation of public drinking water supplies by~~  
261 ~~employing best management practices for erosion control, stormwater~~  
262 ~~management, wastewater disposal and landscaping.~~

263 C. ~~Architectural style shall be in harmony with the prevailing character and scale of~~  
264 ~~buildings in the neighborhood and the Town through use of appropriate building~~  
265 ~~materials, screening, breaks in roof and wall lines and other architectural~~  
266 ~~techniques. Variation in detail, form and siting shall be used to provide visual~~  
267 ~~interest and to avoid monotony. Proposed buildings shall relate harmoniously to~~  
268 ~~each other with adequate light, air, circulation, and separation between buildings.~~

269 D. ~~The development shall be served with adequate water supply and waste disposal~~  
270 ~~systems. For structures to be served by on-site waste disposal systems, the applicant~~  
271 ~~shall submit a septic system design prepared by a registered professional engineer~~  
272 ~~or registered land surveyor, as applicable.~~

273 E. ~~The development plan shall maximize the convenience and safety of vehicular and~~  
274 ~~pedestrian movement within the site and in relation to adjacent ways (see Article~~  
275 ~~XII). The plan shall describe estimated average daily and peak hour vehicle trips to~~  
276 ~~be generated by the site and traffic flow patterns for vehicles and pedestrians~~  
277 ~~showing adequate access to and from the site and adequate circulation within the~~  
278 ~~site.~~

279 F. ~~The development plan shall show adequate measures to prevent pollution of surface~~  
280 ~~or groundwater, to minimize erosion and sedimentation in conformance with~~  
281 ~~Chapter 200, Soil Erosion and Sediment Control, of the Code of Ordinances of the~~  
282 ~~Town, and to prevent changes in groundwater levels, increased runoff and potential~~  
283 ~~for flooding. Drainage shall be designed so that runoff shall not be increased, groundwater~~  
284 ~~recharge shall be maximized, and neighboring properties shall not be adversely affected.~~

285 G. ~~The development will not place excessive demands on Town services and~~

- 286 infrastructure.
- 287 H. ~~Electric, telephone, cable TV, and other such utilities shall be underground where~~  
288 ~~physically and environmentally feasible.~~
- 289 I. ~~Exposed storage areas, machinery, service areas, truck loading areas, utility buildings~~  
290 ~~and structures and other service uses shall be set back or screened to protect the abutters~~  
291 ~~from objectionable features.~~
- 292 J. ~~The development plan shall comply with all zoning requirements for landscaping~~  
293 ~~(Article XVII), parking and loading (Article XII), dimensions (Article VI), industrial~~  
294 ~~performance standards (Article VII), and all other provisions of this chapter.~~

295

296 ~~§ 255-1650. Decision.~~

297 ~~Action by the Commission shall consist of either:~~

- 298 A. ~~A decision or an advisory recommendation to the Board that the proposed project~~  
299 ~~will constitute a suitable development and is in compliance with the criteria set forth in~~  
300 ~~this chapter;~~
- 301 B. ~~A decision or an advisory recommendation to the Board that the proposed project~~  
302 ~~should be approved subject to any conditions, modifications, and restrictions as the~~  
303 ~~Commission may deem necessary; or~~
- 304 C. ~~A decision or advisory recommendation to the Board that the proposed project be~~  
305 ~~disapproved.~~

306

307 ~~§ 255-1660. Bond.~~

308 ~~The Commission or Board may require the posting of a bond to assure compliance with the plan~~  
309 ~~and conditions and may suspend any permit or license when work is not performed as required.~~

310

311 ~~§ 255-1670. Term of special use permit.~~

312 ~~Any special use permit with development plan approval issued under this section shall lapse within~~  
313 ~~one year if a substantial use thereof has not commenced sooner except for good cause.~~

314

315 ~~§ 255-1680. Standards for Development in village commercial zones.~~

- 316 A. ~~Purpose. The purpose of the village commercial district is to encourage, guide and~~  
317 ~~direct new development, as well as reuse and conversion of existing structures in~~

318

319 ~~the designated village districts to ensure that the village character is maintained,~~  
320 ~~that new development is compatible with the existing scale and building fabric, that~~  
321 ~~historic integrity is preserved, that architectural quality is maintained and that~~  
322 ~~mixed village uses continue to provide for the health and growth of the village~~  
323 ~~commercial areas. These guidelines will serve to assist the applicant by providing~~  
324 ~~development criteria consistent with the comprehensive plan. New construction,~~  
325 ~~reuse of existing buildings, and alterations as defined in § 255-1680A shall adhere~~  
326 ~~to the provisions of this section. Any application for a special use permit for a new~~



327 single-family dwelling, however, shall be subject to the intent and purpose of these  
328 regulations.

329 B. ~~Applicability.~~

330 (1) ~~All development consisting of the following shall require development plan~~  
331 ~~approval and shall adhere to the guidelines and regulations of this section:~~

332 (a) ~~New construction;~~

333 (b) ~~Additions to any commercial, industrial, or multifamily structure of 200~~  
334 ~~square feet or greater;~~

335 (c) ~~Change of use (i.e., from residential to commercial use, increase in~~  
336 ~~number of dwelling units).~~

337 (2) ~~The following incidental improvements shall be reviewed administratively by~~  
338 ~~the Director of Planning and Development, who may refer the matter to the~~  
339 ~~Planning Commission for comment:~~

340 (a) ~~Proposed new or increase in parking;~~

341 (b) ~~Proposed signage, lighting, new curb cuts, landscaping;~~

342 (c) ~~Change in commercial or industrial occupancy resulting in insignificant~~  
343 ~~exterior improvements.~~

344 C. ~~Sketch plan submission. A sketch plan conference shall be held between the~~  
345 ~~Director of Planning and Development and the applicant prior to the preparation~~  
346 ~~and submission of a formal development plan. The intent of such a conference is to~~  
347 ~~enable the applicant to inform the Town of the proposal prior to the preparation of a~~  
348 ~~detailed plan so the Town may advise the applicant of information to be required on~~  
349 ~~the site plan.~~

350 (1) ~~Sketch plan submission requirements.~~

351 (a) ~~A sketch plan shall be drawn to an approximate scale showing locations~~  
352 ~~and dimensions of structures, parking areas, ingress and egress, signs,~~  
353 ~~existing and proposed vegetation, anticipated changes to topography,~~  
354 ~~proposed water and sewer facilities, storm drainage, public amenities and~~  
355 ~~other site features.~~

356 (b) ~~The Director of Planning and Development may waive requirements of the~~  
357 ~~sketch plan submission where, due to character, size, location or special~~  
358 ~~circumstances, any particular information, or the sketch plan submission itself,~~  
359 ~~is not required in order for the Town to properly perform an evaluation of the~~  
360 ~~proposal.~~

361 D. ~~Plan review process.~~

362 (1) ~~Where a proposal shall require review by the Planning Commission pursuant to §~~  
363 ~~255-1680B(1), the review shall proceed as with any development plan review~~  
364 ~~pursuant to § 255-1630. A review for proposed improvements within the village~~  
365 ~~commercial zone will be aimed at adhering to the following criteria:~~

366 (a) ~~It will not detract from the character of the village;~~

- 367 (b) It will not adversely impact adjacent property;
- 368 (c) The proposed development or reuse of structure will be in conformance with  
369 the purpose and intent of this section and the applicable sections of the  
370 comprehensive plan.
- 371 (2) If the Commission finds the project to be unusually large, or if it is likely to become a  
372 village landmark, or if it is a visually prominent area, or if it is located so as to  
373 become part of the village gateway, the design must acknowledge the special impact  
374 the project would have on the entire community by addressing the design solution in  
375 an exemplary manner.
- 376 E. Village commercial development guidelines. The intent is not to restrict development to a  
377 predetermined style. However, for approval, new developments must meet the range of  
378 positive examples within the village and demonstrate how building design maintains or  
379 enhances the village character.
- 380 (1) Architecture.
- 381 (a) The height and scale of a new building or structure and any addition to an  
382 existing building shall be compatible and harmonious with its site and existing  
383 surrounding buildings.
- 384 (b) New building development, adaptation, rehabilitation, reuse, and building  
385 conversion must avoid:
- 386 [1] The look of franchise architecture, or "big box" design with excessive  
387 bulk and lack of detail;
- 388 [2] Buildings which demand visual attention through the use of bold colors  
389 and materials which are not found to be consistent with maintaining the  
390 village or rural character;
- 391 [3] Commercial or industrial structures consisting of large metal buildings  
392 which lack design details or otherwise do not complement the  
393 traditional village or rural character;
- 394 (c) Storefronts. Existing structures which have been designed for retail use  
395 on the first floor shall retain this design to the greatest extent possible.
- 396 (d) Architecture shall be compatible with the character and scale of buildings  
397 in the specific neighborhood in which the proposal is sought, through the  
398 use of appropriate buildings, screenings, breaks in the roof and wall lines  
399 and other architectural techniques as demonstrated by existing village and  
400 rural architecture in the area.
- 401 (e) Building materials used for principal structures shall be in character with  
402 surrounding buildings.
- 403 (f) Concrete block, steel or metal shall not be used as the principal exterior  
404 surface and shall not be used on the front building surface except for  
405 architectural treatments. "Principal exterior surface" shall mean 50% or  
406 more of the exterior wall surface.
- 407 (2) Landscaping.

- 408 (a) ~~Distinguishing original features of a site, such as trees greater than six~~  
409 ~~inches in diameter, existing plantings, stone walls, historical structures or~~  
410 ~~markers and topography, shall be preserved where possible. Plantings on~~  
411 ~~the street facing the side of buildings, window boxes and approved~~  
412 ~~planters are encouraged. Benches or other seating arrangements and~~  
413 ~~walkways within a redevelopment or new development are encouraged~~  
414 ~~and should be provided where appropriate.~~
- 415 (b) ~~Roadside trees define the rural and village character of Route 117 and~~  
416 ~~Coventry's villages. Their removal must be absolutely minimized and~~  
417 ~~supported by clear justification during the development plan review~~  
418 ~~process. The Director of Planning and Development may request a~~  
419 ~~review of the existing plantings by the Town Tree Warden.~~
- 420 (c) ~~The installation of other streetscape improvements, including but not~~  
421 ~~limited to benches, bollards, and trash receptacles, are encouraged and~~  
422 ~~will be reviewed for applicability by the Director of Planning and~~  
423 ~~Development.~~
- 424 (3) ~~Parking.~~
- 425 (a) ~~Parking lots shall be designed to accommodate average usage rather than~~  
426 ~~peak day usage if the parking requirements set forth in this chapter are~~  
427 ~~not reflective of the actual parking needed.~~
- 428 (b) ~~Parking will be encouraged along the side or rear of a building unless~~  
429 ~~such location would have an adverse or detrimental impact on~~  
430 ~~environment or visual features of the site, or is completely infeasible.~~
- 431 (c) ~~Parking with three or more spaces will require a landscaping plan to~~  
432 ~~visually reduce the adverse impacts due to the creation of the designated~~  
433 ~~parking area.~~
- 434 (d) ~~When side or rear yard parking is infeasible, front yard parking, between the~~  
435 ~~building and the public road, will require an effective landscape setback. This~~  
436 ~~setback shall be outlined on a plan which clearly identifies the location, type~~  
437 ~~and maintenance requirements of all plant material.~~
- 438 (e) ~~To the extent feasible, access to businesses shall be provided via one of the~~  
439 ~~following:~~
- 440 [1] ~~Access via a common driveway serving adjacent lots or premises;~~
- 441 [2] ~~Access via an existing side street where deemed appropriate;~~
- 442 [3] ~~Access via a cul de sac or loop road shared by adjacent premises.~~
- 443 (f) ~~One driveway per street frontage shall be permitted by right. A second curb cut~~  
444 ~~shall be approved by the Planning Commission or any other jurisdictional~~  
445 ~~agency as part of the plan approval.~~
- 446 (g) ~~Curb cuts shall be limited to the minimum width for safe entrancing and~~  
447 ~~exiting and shall not exceed 24 feet in width, except in special circumstances~~  
448 ~~relating to traffic safety and approved by the Town Engineer.~~

- 449           (4) ~~Storage areas and ancillary amenities.~~
- 450                   (a) ~~Open storage areas, exposed machinery, refuse and waste removal areas,~~  
451                   ~~service yards and exterior work areas and parking lots shall be screened from~~  
452                   ~~roads and adjacent residential areas through fencing and landscaping and shall~~  
453                   ~~be made part of the landscape review.~~
- 454                   (b) ~~Commercial vehicles shall be screened from public view to the greatest extent~~  
455                   ~~possible.~~
- 456           (5) ~~Service connections.~~
- 457                   (a) ~~It is highly desirable to place underground all new utility services and service~~  
458                   ~~revisions necessitated by exterior alterations and new developments.~~
- 459           (6) ~~Lighting. The intent of the exterior lighting design standards for the village~~  
460                   ~~commercial zones are to provide the necessary lighting for the property while~~  
461                   ~~minimizing the intrusiveness to adjacent properties or the street right of way.~~
- 462                   (a) ~~No lighting standard shall be taller than 15 feet.~~
- 463                   (b) ~~Any newly installed or replaced outdoor lighting fixture shall be shielded so~~  
464                   ~~that it does not direct light beyond property boundaries.~~
- 465                   (c) ~~Light illumination shall be of low intensity with a maximum wattage of 200~~  
466                   ~~watts.~~
- 467                   (d) ~~Lighting fixtures must be compatible with the architectural design of the~~  
468                   ~~new or rehabilitated structure and the surrounding lighting fixtures.~~
- 469                   (e) ~~All exterior lighting shall be designed to minimize impact on neighboring~~  
470                   ~~properties. Night sky light pollution shall be minimized by down shaded~~  
471                   ~~lighting or shielded lighting. All lighting shall be based upon a pedestrian~~  
472                   ~~scale appropriate for a village setting.~~
- 473           (7) ~~Fences and walls.~~
- 474                   (a) ~~Chain link fencing shall not be permitted between the street right of way~~  
475                   ~~and the front facade of any structure.~~
- 476                   (b) ~~All proposed fencing for screening or ornamental purposes shall be~~  
477                   ~~approved by the Director of Planning and Development.~~
- 478                   (c) ~~Existing stone walls shall be repaired rather than replaced. Stone walls~~  
479                   ~~shall not be replaced with poured concrete or concrete block walls.~~
- 480                   (d) ~~Freestanding stone walls (drylaid) shall be repaired and retained, or~~  
481                   ~~reconstructed in kind as close to their original location as possible.~~
- 482           (8) ~~Signs (see Article XV for complete set of regulations).~~
- 483                   (a) ~~All signs which do not conform to this chapter shall be brought into~~  
484                   ~~conformance no later than seven years from the date of passage of this~~  
485                   ~~section.~~
- 486                   (b) ~~No interior lit signs shall be permitted.~~

487 (9) ~~Setbacks. The dimensional requirements set forth in Article VI shall govern all~~  
488 ~~uses within the village district; provided, however, that the minimum (or~~  
489 ~~maximum as is often the case in established villages) front, side and rear~~  
490 ~~setbacks shall be no greater than that of neighboring structures.~~

491 (10) ~~Uses. See Article VI use code for permitted, not permitted, and conditional~~  
492 ~~uses.~~

493 (11) ~~Waiver of requirements. Where the Planning Commission finds that~~  
494 ~~extraordinary and unnecessary hardships may result from strict compliance with~~  
495 ~~this article, it may vary or waive the provisions hereof so that substantial justice~~  
496 ~~may be done and the public interest is secured. Such waiver shall not have the~~  
497 ~~effect of nullifying the intent and purpose of the regulations. At the time of such~~  
498 ~~waiver, the Planning Commission shall make findings in the official minutes of~~  
499 ~~the Commission, outlining the reasons for such waiver.~~

500 (12) ~~Performance bond. In cases of significant projects having a substantial impact~~  
501 ~~upon a village, the Planning Commission may require an improvement~~  
502 ~~guarantee to be provided by the applicant to ensure that the project will be~~  
503 ~~completed in accordance with the approved plans and conditions imposed by~~  
504 ~~the Commission.~~

505

506 **ARTICLE II – DEFINITIONS**

507 **Chapter 255-210 Specific definitions.**

508 ADAPTIVE REUSE

509 The conversion of an existing structure from the use for which it was constructed to a new use by  
510 maintaining the elements of the structure and adapting such elements to a new use.

511 **ARTICLE IX – SUPPLEMENTARY REGULATIONS**

512 Chapter 255-990 Adaptive Reuse Projects.

513 A. Permitted Use. Adaptive reuse for the conversion of any commercial building, including  
514 offices, schools, religious facilities, medical buildings, and malls into residential units or  
515 mixed-use developments is a permitted use, under the criteria described below under  
516 subsection B. Eligibility.

517 B. Eligibility.

518 (1) Adaptive reuse development must include at least 50% of existing gross floor area  
519 developed into residential units.

520 (2) There are no environmental land use restrictions recorded on the property preventing  
521 the conversion to residential use by RIDEM or the US EPA.

522 C. Density calculations.

- 523 (1) For projects that meet the following criteria, the minimum residential density shall be  
524 fifteen (15) dwelling units per acre:
- 525 (a) Where the project is limited to the existing footprint, except that the footprint  
526 is allowed to be expanded to accommodate upgrades related to the building  
527 fire code, and utility requirements.
- 528 (b) The development includes at least twenty percent (20%) low- and moderate-  
529 income housing.
- 530 (c) The development has access to public sewer and water service or has access  
531 to adequate private water, such as well and/or wastewater treatment systems  
532 approved by the relevant state agency for the entire development as  
533 applicable.
- 534 (2) For all other adaptive reuse projects that are less than fifteen (15) dwelling units per  
535 acre, the residential density permitted in the converted structure shall be the  
536 maximum allowed that otherwise meets all standards of minimum housing and has  
537 access to public sewer and water services or has access to adequate private water,  
538 such as well and wastewater treatment systems approved by the relevant state  
539 agency for the entire development, as applicable.
- 540 (3) The density proposed for any adaptive reuse project shall be determined to meet all  
541 public health and safety standards.

542 D. Dimensional requirements.

- 543 (1) Notwithstanding any other provisions of this chapter, existing building setbacks shall  
544 remain and are considered legal nonconforming.
- 545 (2) No additional encroachments shall be permitted into any nonconforming setback  
546 unless relief is granted by the permitting authority.
- 547 (3) Notwithstanding other provisions of this chapter, the height of the structure shall be  
548 considered legal nonconforming if it exceeds the maximum height of the zoning  
549 district in which the structure is located.
- 550 (a) Any rooftop construction necessary for building or fire code compliance, or  
551 utility infrastructure is included in the height exemption.

552

553 E. Parking requirements.

- 554 (1) Adaptive reuse developments shall provide one parking space per dwelling unit. The  
555 applicant may propose additional parking in excess of one space per dwelling unit.
- 556 (2) The parking requirements and design standards in Article XII and Article XVII  
557 Chapter 255-1750 and shall apply to all uses proposed as part of the project unless  
558 otherwise approved by the applicable authority. The number of parking spaces  
559 required shall apply for all uses other than residential.

- 560 F. Allowed uses within an adaptive reuse project.
- 561 (1) Residential dwelling units are a permitted use in an adaptive reuse project regardless  
562 of the zoning district in which the structure is located, in accordance with the  
563 provisions of this section.
- 564 (2) Any nonresidential uses proposed as part of an adaptive reuse project must comply  
565 with the provisions of Chapter 255 Attachment 1 for the zoning district in which  
566 the structure is located.
- 567 G. Development and Design Standards. Site design shall be in accordance with the Article XIII  
568 Section G of the Land Development and Subdivision Regulations.
- 569 H. Procedural requirements.
- 570 (1) Adaptive reuse project shall be subject to the procedural requirements of the Land  
571 Development and Subdivision Regulations and undergo either Minor or Major  
572 Land Development as determined in that section.
- 573 (2) In addition to the checklist requirements for the applicable review process, the  
574 applicant shall provide the following information:
- 575 (a) The proposed residential density and the square footage of nonresidential  
576 uses. Residential density under the provisions of section C(2) of this chapter  
577 shall be determined with the submission of a detailed floor plan as described  
578 in subsection H(2)(b) of this chapter to the zoning/building official for their  
579 review and approval.
- 580 (b) A floor plan to scale for each building indicating, as applicable, the use of  
581 floor space, number of units, number of bedrooms, and the square footage of  
582 each unit.

583

584 **ARTICLE XIV Land Development Projects.**

585 **§255-1400. Definition.**

586 As used in this article, the following terms shall have the meanings indicated:

587 A LAND DEVELOPMENT PROJECT — Is a project in which one or more lots, tracts, or parcels  
588 of land or a portion thereof are to be developed or redeveloped as a coordinated site for ~~a complex~~  
589 ~~of one or more~~ uses, units, or structures, including, but not limited to, planned development ~~and/or~~  
590 cluster development for residential, commercial, institutional, recreational, open space, ~~and/or~~  
591 mixed uses pursuant to R.I.G.L. 45-23-32. The Land Development and Subdivision Regulations  
592 contain all the requirements, procedures, standards, and classification for land development  
593 projects.

594 **§255-1410. Purpose.**

595 The purpose of this article is to authorize the creation of land development, ~~to set forth the~~  
596 ~~procedures for their creation, and to outline standards for their development.~~ projects that shall be  
597 reviewed in accordance with the procedures established in the Subdivision and Land Development  
598 Regulations pursuant to R.I.G.L. §45-23

599 **§255-1420. Permitted uses.**

600 Uses in a land development project are governed by the Schedule of Zoning District Use  
601 Regulations in Article VI §255-600, which is based upon the underlying zoning district.

602 §255-1430 Procedure.

603 A. ~~Land development projects shall adhere to the regulations for major land development~~  
604 ~~projects and minor land development projects contained in the Coventry Subdivision and~~  
605 ~~Land Development Regulations. No land development project shall be initiated until a plan of~~  
606 ~~the project has been submitted and approval has been granted by the authorized permitting~~  
607 ~~authority, as determined in the Subdivision and Land Development Regulations.~~

608 B. If a use is not permitted in the underlying zoning district, the applicant may apply for a  
609 special use permit or a use variance, as applicable, or obtain a zone change from the Town  
610 Council, by establishing a planned development or planned business park district, in  
611 accordance with R.I.G.L. §45-23-61(b) as amended. The approved zone change shall be  
612 designated on the Coventry Zoning Map.

613 C. An application to the Town Council for a zone change shall include:

614 (1) ~~Eight copies of the plan required for submission to the Planning Commission for the first~~  
615 ~~approval stage of the proposed project;~~

616 (2) ~~A copy of the Tax Assessor's plat marked to indicate the boundary of the land intended~~  
617 ~~to be developed and the boundary of the balance of the tract under ownership or control~~  
618 ~~by the applicant.~~

619 (3) ~~A proposed time schedule for the development, with an indication as to how the~~  
620 ~~development will be phased.~~

621 D. ~~Development of an individual site within a land development project shall adhere to the~~  
622 ~~regulations for development plan review in Article XVI if the Planning Commission did not~~  
623 ~~review and approve the specific components of that site during the land development project~~  
624 ~~review process and the proposed use is a single use or structure. The permitting authority is~~  
625 ~~empowered to apply any special conditions and stipulations to the approval that may, in the~~  
626 ~~opinion of the authorized permitting authority, be required to maintain harmony with~~  
627 ~~neighboring uses and promote the objectives and purposes of the comprehensive plan and~~  
628 ~~zoning ordinance.~~

629  
630 (1) There is hereby established a technical review committee ("TRC") in accordance with  
631 R.I.G.L. § 45-23-56. The TRC is responsible for conducting technical reviews of all  
632 applications subject to the jurisdiction delegated under the Land Development and  
633 Subdivision Regulations.

634  
635 (2) The TRC shall consist of the following members:

636  
637 (a) Planning Commission Chair person, or designee from the Plan Commission

638 (b) Police Chief or designee

639 (c) Applicable Fire Marshal(s) or designee(s)

640 (d) Department of Public Works Director or designee

641 (e) Principle Planner

642 (f) Planning Administrative Officer (if a separate person from Town Planner)

643 (g) Zoning Official

644 (h) Town Engineer



645  
646 (3) The TRC membership may also include:

647 ~~(a)~~

648 (b)(a) Member(s) of the public, with expertise and/or experience in one or more of  
649 the following: engineering, architecture, and/or land use planning. Such  
650 appointment(s) will be made by the Town Council at the recommendation of the  
651 Town Planner.

652  
653 (4) The Planning Commission shall adopt written rules and procedures for the organization and  
654 conduct of the TRC. These rules and procedures shall contain information specific to  
655 terms, quorums, meeting schedules, submission deadlines, and other administrative  
656 functions necessary to organize and facilitate the operation and duties of the TRC.

657  
658 (5) The administrative officer shall serve as chair of the TRC.

659  
660 (6) The TRC shall review development applications and provide guidance to an applicant at a  
661 meeting of the TRC with regard to procedure, technical requirements, public safety, and  
662 overall project design.

663  
664 (7) Recommendations of the TRC to the permitting authority shall be in writing and kept as part  
665 of the permanent record of the development application. The recommendation of the TRC  
666 shall be made available to the applicant prior to a decision by the permitting authority.

667  
668 (8) Review of applications in an advisory capacity

669  
670 (a) The TRC shall review the following types of applications in an advisory capacity:

- 671  
672 [1] Minor and major land development projects and subdivisions; advisory to  
673 the permitting authority as designated in the Land Development and  
674 Subdivision Regulations.  
675 [2] Administrative subdivisions at the request of the administrative officer;  
676 advisory to the administrative officer.  
677 [3] Comprehensive permit applications; advisory to the Planning Commission.  
678 [4] Minor modifications or changes, as requested by the administrative officer;  
679 advisory to the administrative officer.  
680 [5] Administrative development plan review applications, as requested by the  
681 administrative officer; advisory to the administrative officer  
682 [6] Formal development plan review applications; advisory to the Planning  
683 Commission  
684 [7] Other matters referred to the TRC by the Planning Commission, Zoning  
685 Board, Administrative Officer, or Town Council.  
686

687  
688 **ARTICLE IV Zoning Board of Review.**

689 **§ 255-4100. Unified Development Review.**

690 There shall be unified development review for the issuance of variances and special use permits for  
691 properties undergoing review under development plan review and/or land development or  
692 subdivision review.

- 693 1. Public hearing. All land development and subdivision applications, and development plan  
694 review applications, which include requests for variances and/or special-use permits  
695 submitted pursuant to this section, shall be heard in a public hearing that meets the  
696 requirements of the Land Development and Subdivision Regulations and (R.I.G.L. §45-23-  
697 42(b)).
- 698 2. In granting requests for dimensional and use variances, the Planning Commission shall be  
699 bound to the requirements as set forth in §255-450 relative to entering evidence into the  
700 record in satisfaction of the applicable standards.
- 701 3. In reviewing requests for special use permits, the Planning Commission shall be bound to  
702 the conditions and procedures under which a special use permit may be issued and the  
703 criteria for the issuance of such permits, as set forth in §255-430
- 704 4. Appeals. An appeal from any decision made pursuant to this section may be taken pursuant  
705 to R.I.G.L. §45-23-71
- 706 5. Any decision for a variance or special use permit rendered by the Planning Commission  
707 through unified development review shall be required to provide for the recording of  
708 findings of fact and a written decision. Such decision shall be made part of the record and  
709 recorded in the land evidence records.

710  
711 **Section 2.** This Ordinance shall take effect upon passage and its final adoption.  
712

713  
714  
715 Positive Endorsement: Negative Endorsement: (Attach reasons)  
716  
717  
718 \_\_\_\_\_  
719 Town Solicitor Date Town Solicitor Date  
720

721 Introduced by/Pursuant to: Hillary V. Lima, Council President, at the request of the Executive  
722  
723  
724  
725

726 TOWN CLERK ATTEST:  
727  
728 The foregoing Ordinance was adopted by the Coventry Town Council at its meeting held on the  
729 \_\_\_\_ day of \_\_\_\_\_, 2023.  
730

731 \_\_\_\_\_  
732 Town Clerk  
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Article 4, Section 255-600, Table 6-1, “Schedule of District Use Regulations” is hereby amended as follows:

**Town of Coventry Schedule of District Use Regulations**

The following uses are permitted only in the zoning district marked with a “P.” Uses permitted in the zoning district as a special use permit under the provisions of Article IV of this chapter are marked with an “S.” Where an “N” appears, the uses are prohibited. Note that Article XII (regarding parking), Article XVI (Development Plan Review), and Article XVII (Landscaping) will likely apply to some residential and agricultural uses, as well as most commercial and industrial uses.

**Table 6-1**

**A. Residential**

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Single-family detached dwelling	P	P	P	P	<u>S N</u>	<u>S N</u>	N	N	N	N	
02	Accessory living quarters in-law apartments	<u>S P</u>	<u>S P</u>	<u>S P</u>	<u>S P</u>	<u>S P</u>	<u>S P</u>	N	N	N	N	
03	Accessory family dwelling unit	<u>S N</u>	<u>S N</u>	<u>S N</u>	<u>S N</u>	<u>S N</u>	<u>S N</u>	N	N	N	N	Lot must have 20 acres
04	Two-family dwelling	N	N	N	<u>S N</u>	<u>S N</u>	<u>S N</u>	N	N	N	N	
05	Multi-family dwelling project	N	N	N	<u>S N</u>	<u>S N</u>	<u>S N</u>	N	N	N	N	See Article XIV
06	Taking of Boarders or the renting of rooms by a resident family (up to two boarders)	P	P	P	<u>S N</u>	P	P	N	N	N	N	
07	Taking of boarders or the renting of rooms by a resident family (3 or 4 roomers or boarders)	<u>S N</u>	<u>S N</u>	<u>S N</u>	N	P	P	<u>S N</u>	N	N	N	

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
08	Taking of Boarders or the renting of rooms by a resident family (5 to 12 roomers or boarders)	N	N	N	N	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	N	N	N	
09	Bed-and-breakfast inn	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	N	N	N	
10	Motel and hotel	N	N	N	N	N	N	<u>§ N</u>	P	N	N	See § 255-930F hotel only in BP zone
11	Mobile home park	N	N	N	N	N	N	N	N	N	N	See Article XI and Chapter 9 of the Code of Ordinances
12	Community residence	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	N	N	N	N	N	See definitions; residences with 6 or fewer individuals are exempt from zoning
13	Family day care	P	P	P	P	P	P	P	P	P	P	See definitions
14	Multi-family 1- and 2-bedroom apartment above commercial uses	N	N	N	N	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	N	N	Development must have double the square footage of commercial floor area compared to residential floor area

Note: Conversion of residential dwellings into additional dwelling units requires development plan review pursuant to Article XVI.

### B. Agricultural.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Veterinarian and animal hospital	<u>§ N</u>	N	N	N	P	P	P	P	N	N	

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
02	Horticultural nursery and Greenhouses. Includes onsite sale of produce and items associated with gardening and plant landscaping	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	P	P	P	P	N	N	See Table 6-4, 6-5, 6-6
03	Fish hatcheries	P	P	P	N	N	N	N	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	
04	Commercial raising breeding of animals or fowl, excluding swine. For domestic animals, see kennels in Table E-2-06 below	P	P	P	<u>§ N</u>	N	N	N	N	<u>§ N</u>	N	Requires 5 acres and structures located 85 feet from property line. Use not to exceed 15% lot coverage, not including wetlands. See Article IX, § 255-950. Fenced animal area 30 feet from property line.
05	Commercial boarding of horses or other livestock	P	<u>§ N</u>	<u>§ N</u>	N	N	N	N	N	N	N	See agricultural dimensional requirements of B-04 and Article IX, § 255-950

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
06	Recreational, hobby, educational raising of farm animals, incidental to a household use, roosters or geese due to their tendency to create a noise nuisance to abutting properties must be kept at least 300 feet from any property line	P	P	P	P	P	P	P	N	P	P	Farm animals such as cows, goats, horses, and sheep shall require 2 acres, limited to 2 animals, with 1 additional animal for every additional acre housed at a minimum of 50 feet from the property line. Other farm animals such as chickens, rabbits, and ducks shall be limited to 6 animals, if property contains less than 1 acre. If property is greater than 1 acre, limited to 25 small farm animals. All small farm animals must be housed at a minimum of 25 feet from any property line
07	Sale of fruit, vegetables, meat and animal products raised on the premises. No slaughtering will be done on site	P	P	P	P	P	P	P	N	P	P	Signs no larger than 12 square feet
08	Compassion centers and cooperative cultivation facilities as defined in R.I.G.L. § 21-28.6	N	N	N	N	N	N	N	N	N	N	

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
09	Marijuana cultivation by not more than two patients cardholders as defined in R.I.G.L. § 21-28.6 Within their residential dwelling for personal, medical use only and not for sale or distributions	P	P	P	P	P	P	N	N	N	N	
10	Marijuana cultivation other than for personal medical use as set forth in section 09	N	N	N	N	N	N	N	N	N	N	

### c. Industry.

#### 1. Extractive industry.

	Use	RR5	RR-3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Earth removal	N	N	N	N	N	N	N	N	<u>§ N</u>	N	See Article X

#### 2. Industrial nonmanufacturing.

	Use	RR5	RR-3	RR2	R20	VRC	VMC	GB	BP	I-1	I-2	Comments
01	Metal fabrication or machine shop	N	N	N	N	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	P	P	P	
02	Screened outdoor or indoor storage and wrecking of junk or salvage material; automobile junk yards (includes sales of material)	N	N	N	N	N	N	N	<u>§ N</u>	<u>§ N</u>	N	See Chapter 204, Article II of the Code of Ordinances



	Use	RR5	RR-3	RR2	R20	VRC	VMC	GB	BP	I-1	I-2	Comments
03	Screened open lot storage of building material and machinery, etc.	N	N	N	N	§ N	§ N	P	P	P	N	Accessory to principal use of sales or manufacturing
04	Open storage of solid fuel, sand or gravel	N	N	N	N	N	N	N	§ N	§ N	§ N	
05	Storage of flammable or explosive materials above ground and underground	N	N	N	N	N	N	N	§ N	§ N	§ N	Limited to liquid natural gas in a BP Zone
06	Commercial woodlots and firewood storage and sales	§ N	§ N	§ N	N	§ N	N	§ N	N	§ N	§ N	See Article XVII
07	Equipment garage for the commercial storage of construction vehicles and heavy equipment over 4-ton carrying capacity	§ N	N	N	N	P	§ N	P	P	P	P	See Article XVI, Development Plan Review
08	Recycling of solid waste (not to include agricultural or fish waste)	N	N	N	N	N	N	N	§ N	§ N	§ N	See Chapter 204, Article II, of the Code of Ordinances (individual business needs for source separation is allowed)
09	Commercial composting	N	N	N	N	N	N	N	N	§ N	N	See § 255-930H and Article XVI; consult with DEM; see also Chapter 204, Article II, of the Code of Ordinances

Note: See Article VII, industrial Performance Standards, and Chapter 18, Article IV of the Code of Ordinances

### 3. Industrial manufacturing.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Food and food kindred products (processing) including canneries	N	N	N	N	N	N	N	N	<u>S N</u>	N	
02	Manufacture of textile products and apparel	N	N	N	N	N	N	N	P	P	P	
03	Production of bakery goods	N	N	N	N	<u>S N</u>	<u>S N</u>	P	P	P	P	
04	Manufacture of wood products and furniture	N	N	N	N	P	<u>S N</u>	N	P	P	P	
05	Sawmill and planing mills	<u>S N</u>	<u>S N</u>	N	N	<u>S N</u>	N	N	N	P	P	To include sales of wood products produced on the property
06	Printing, publishing and allied industries	N	N	N	N	N	N	N	P	P	P	
07	Manufacture of pharmaceuticals	N	N	N	N	N	N	N	P	P	P	
08	Manufacture of chemicals and allied products	N	N	N	N	N	N	N	<u>S N</u>	P	P	
09	Manufacture of rubber and plastic products	N	N	N	N	N	N	N	<u>S N</u>	P	P	
10	Manufacture of leather and leather products	N	N	N	N	N	N	N	<u>S N</u>	P	P	
11	Manufacture of glass products	N	N	N	N	N	N	N	P	P	P	
12	Manufacture of concrete products	N	N	N	N	N	N	N	<u>S N</u>	<u>S N</u>	N	
13	Primary metal industries	N	N	N	N	N	N	N	<u>S N</u>	P	<u>S N</u>	
14	Manufacture of fabricated metals, machinery	N	N	N	N	<u>S N</u>	<u>S N</u>	N	P	P	P	

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
15	Manufacture of electrical machinery, machinery equipment, and supplies	N	N	N	N	N	N	N	P	P	P	
16	Manufacture of transportation equipment	N	N	N	N	<u>§ N</u>	N	N	P	P	P	
17	Manufacture of professional, scientific and controlling instruments; photographic and optical goods; watches and clocks	N	N	N	N	<u>§ N</u>	N	<u>§ N</u>	P	P	P	
18	Arts and crafts manufacturing, manual assembly of jewelry parts, production of folk art (i.e., leather, glass, soap, wood, pottery, stone or metal workshop) including retail trade	<u>§ N</u>	<u>§ N</u>	N	N	P	P	P	P	P	P	
19	Biological technologies and associated laboratories and research facilities	N	N	N	N	N	N	<u>§ N</u>	P	P	P	
20	Manufacture or assembly of electronic parts	N	N	N	N	<u>§ N</u>	N	<u>§ N</u>	P	P	P	
21	Assembly of prefabricated metal products	N	N	N	N	<u>§ N</u>	<u>§ N</u>	P	P	P	P	
22	Manufacture of ordinances	N	N	N	N	N	N	N	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	

Note: See Article VII, Industrial Performance Standards, and Chapter 142 of the Code of Ordinances.

#### 4. Transportation, communications and utilities.

	Use	RR-5	RR-3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Taxi stand (off-street parking)	N	N	N	N	P	P	P	P	P	P	No development plan review required (if parking lot already exists)
02	School bus parking and storage	N	N	N	N	N	N	<u>§ N</u>	<u>§ N</u>	P	N	
03	Bus terminal	N	N	N	N	N	N	P	<u>§ N</u>	P	P	
04	Motor freight terminal	N	N	N	N	N	N	N	P	P	P	
05	Private airstrip	<u>§ N</u>	<u>§ N</u>	N	N	N	N	N	<u>§ N</u>	N	N	Parcel must have a minimum of 25 acres in area or be part of a land development project which sets aside adequate area for an airstrip
06	Telephone exchange substation (provided no business activity is conducted therein)	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	P	<u>§ N</u>	<u>§ N</u>	Article XVI applies
07	Radio or TV studios	N	N	N	N	<u>§ N</u>	<u>§ N</u>	P	P	<u>§ P</u>	N	
08	Transmitters and tower for private use	S	S	N	N	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	N	See § 255-910A
09	Power generating station	N	N	N	N	N	N	N	<u>§ N</u>	P	P	
10	Power generating station - hydro	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	P	
11	Water towers	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	See Article XVII
12	Sewage treatment facilities	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	P	
13	Sewage Pumping Facilities	P	P	P	P	P	P	P	P	P	P	
14	Utility substation	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	

	Use	RR-5	RR-3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
15	Windmills, wind turbines Subject to additional regulations as set forth in Article XX. The requirements set forth in such article shall be in addition to the requirements of this ordinance pertaining to special use permits*	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	N	N	N	N	N	N	Allowed by right on all municipally owned properties. Applicant must demonstrate that the light flicker caused by the turbine will not negatively affect nearby homes
16	Major solar installation**	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	
	Medium solar installation*	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	P	P	P	
	Minor solar installation**	P	P	P	P	P	P	P	P	P	P	
	Roof-mounted solar installation**	P	P	P	P	P	P	P	P	P	P	
17	Telecommunications antennas and towers (new or principal structures) except small repeater antennas mounted on utility pole which will be allow in all zones	N	N	N	N	<u>§ N</u>	N	N	P	P	<u>§ P</u>	Communications towers are permitted on municipally owned property (see Article IX)
18	Telecommunications antennas and towers (accessory use)	N	N	N	N	<u>§ N</u>	N	N	P	P	P	Communication towers are allowed on municipally-owned property (see Article 9)
19	Cable TV and telephone equipment	N	N	N	N	N	N	N	P	P	P	Cable TV and telephone equipment is allowed on municipally-owned property

\* See Article XX.

\*\* Subject to additional regulations as set forth in Article

XXI of this chapter. NOTE: See Article IX, § 255-970.

NOTE: See Articles VII, XVI, XVII and Chapter 142 of the Code of Ordinances.

#### d. Commercial.

## 1. Wholesale.

	Use	RR5	RR-3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Wholesale distribution establishments, the principal activity of which is sale of merchandise to individuals and corporations for resale to the public (no retail sales)	N	N	N	N	P*	P*	<u>S N</u>	P	P	P	*Special use permit required for uses greater than 2,000 square feet

## 2. Retail trade: building materials, hardware and farm equipment.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Sale of lumber and other building materials	N	N	N	N	P	<u>S N</u>	P	P	P	<u>S N</u>	
02	Sale of heating plumbing and electrical supply and service	N	N	N	N	P	P	P	P	P	<u>S N</u>	
03	Sale of paint, glass, floorcovering and wallpaper	N	N	N	N	P	P	P	P	N	<u>S N</u>	
04	Sale of hardware	<u>S N</u>	N	N	N	P	P	P	P	N	<u>S N</u>	
05	Sale of farm equipment and heavy equipment, including rental	<u>S N</u>	N	N	N	P	<u>S N</u>	P	P	P	<u>S N</u>	

## 3. Retail trade: food.

	Use	RR5	RR-3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Supermarkets	N	N	N	N	N	N	P	P	N	N	See definitions

	Use	RR5	RR-3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
02	Grocery stores, delicatessens, meat and fish markets, retail sale of baked goods and dairy products; permanent fruit and vegetable markets	N	N	N	N	P*	P*	P	P	N	N	*Less than 10,000 square feet GFA; see definitions
03	Convenience stores	N	N	N	N	P	P	P	P	N	N	

#### 4. Retail trade: motor vehicles.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Motor vehicle motorcycle or trailer dealers - new and used (including repairs conducted only within a building)	N	N	N	N	N	N	<u>S N</u>	P	P	N	See § 255-930B
02	Tire, battery and accessory dealers - no service (auto parts store)	N	N	N	N	P	P	P	P	P	N	
03	Gasoline service (full or self) station (minor repairs only, may be combined with convenience store)	N	N	N	N	<u>S N</u>	<u>S N</u>	<u>S N</u>	<u>S N</u>	N	N	See § 255-930A
04	Storage, repair and sales of boats	N	N	N	N	N	N	<u>S N</u>	P	P	N	See § 255-930C

#### 5. Retail trade: apparel and apparel accessories.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Shoe store	N	N	N	N	P	P	P	P	N	N	
02	Tailor or dressmaker	<u>S N</u>	<u>S N</u>	<u>S N</u>	<u>S N</u>	P	P	P	P	N	N	

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
03	Sale of miscellaneous apparel and accessories including yarn, fabric, sewing shop, leather shops	N	N	N	N	P	P	P	P	N	N	

## 6. Retail trade: furniture, furnishing and equipment.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Sale and repair of furniture, floor covering, home furnishings and accessories stores	N	N	N	N	P	P	P	P	<u>S N</u>	<u>S N</u>	
02	Sale and repair of appliances	N	N	N	N	P	P	P	P	P	N	
03	Sale and repair of radio, television, musical instruments, record, CD, and tape shops	N	N	N	N	P	P	P	P	P	N	
04	Rental service stores (light equipment)	N	N	N	N	P	P	P	P	N	N	
05	Camping, fishing or hunting equipment store (retail or rental)	N	N	N	N	P	P	P	P	N	N	

## 7. Retail trade: eating and drinking places.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Lunchroom or restaurant (no alcoholic beverage)	N	N	N	<u>S N</u>	P	P	P	P	<u>S N</u>	<u>S N</u>	
02	Tavern, cafe, club, bar or lounge (alcoholic beverage)	N	N	N	N	<u>S N</u>	<u>S N</u>	P	P	<u>S N</u>	N	
03	Lunchroom or restaurant (alcoholic beverage)	N	N	N	N	<u>S N</u>	<u>S N</u>	P	P	N	N	



04	Drive-in and fast-food restaurants (no alcoholic beverages)	N	N	N	N	N	N	P	<u>S N</u>	N	N	See § 255-930A
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8. Retail trade: miscellaneous retail stores.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Drugstores, video rental, office equipment, sporting goods and gun stores	N	N	N	N	P	P	P	<u>S N</u>	N	N	
02	Packaged liquor stores	N	N	N	N	P	P	P	<u>S N</u>	N	N	
03	Secondhand stores	N	N	N	N	P	P	P	<u>S N</u>	N	N	Limited to 100 square feet outside display area
04	Antique shops	<u>S N</u>	<u>S N</u>	N	N	P	P	P	<u>S P</u>	N	N	Limited to 100 square feet outside display area
05	Flea market - outdoors/indoors	N	N	N	N	N	N	<u>S N</u>	N	<u>S N</u>	<u>S N</u>	
07	Lawn and garden supply stores	<u>S N</u>	N	N	N	P	P	P	P	N	N	Not to include landscape supply in bulk
08	Swimming pool sales	N	N	N	N	N	N	P	P	N	N	
09	Fuel dealers, oil and bottled gas sale and service only	N	N	N	N	<u>S N</u>	N	N	<u>S N</u>	<u>S N</u>	N	Refers to retail sales of bottled gas to individuals for home use
10	Sale of general merchandise, department store (including storage up to 30% of GFA)	N	N	N	N	P*	P*	P	P	N	N	*Limited to 10,000 square feet building

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
11	Landscape supply (in bulk)	<del>S</del> <u>N</u>	N	N	N	<del>S</del> <u>N</u>	N	P	P	P	N	See Article XVI; outdoor storage of aggregate materials including sand, stone, bark, mulch, and loam in excess of 4 cubic yards, not to exceed 12 feet height, and not to exceed the lot coverage percentages designated in Tables 6-3 and 6-4

## 9. Storage facilities.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	General warehousing and storage facilities (nonflammable and nonexplosive within a building)	N	N	N	N	N	N	N	P	P	P	
02	Self-storage facilities	N	N	N	N	N	N	<u>§ N</u>	P	P	P	See Article II, Definitions

### E. Personal, business and professional services.

#### 1. Professional offices.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	General commercial offices, bank or financial institution	N	N	N	N	P	P	P	P	P	P	
02	Temporary real estate office and/or model home	P	P	P	P	N	N	N	P	N	N	To be located only in an approved subdivision, for one year only, in a model home
03	Customary home occupation	P	P	P	P	P	P	P	N	P	P	Up to 100 square feet, no employees, no parking; See § 255-930G
04	Office (for use by the resident of the premises, up to one employee in addition to resident)	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	P	P	P	P	P	P	
05	Physical therapy and other health-related services	<u>§ N</u>	<u>§ N</u>	N	<u>§ N</u>	P	P	P	P	N	N	Allowed in R-20 only if on arterial road
06	Medical and dental offices and	<u>§ N</u>	N	N	<u>§ N</u>	P	P	P	P	N	N	Allowed in R-20 only if on arterial

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
	laboratories, legal, engineering and design and other professional offices											road

## 2. Personal services.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Laundry or dry cleaners (pick-up) and self-service laundromat	N	N	N	N	<u>S N</u>	<u>S N</u>	<u>S N</u>	<u>S N</u>	N	N	In BP Zone, these uses allowed only in multioccupant structures
02	Photo studio, taxidermist and similar specialty shops	<u>S N</u>	<u>S N</u>	<u>S N</u>	N	P	P	P	<u>S P</u>	N	N	See comments under 01
03	Beautician and barber shops, shoe repair, tattoo shop and similar specialty shops	N	N	N	N	P	P	P	<u>S P</u>	N	N	See comments under 01
04	Mortuary or funeral home	N	N	N	<u>S N</u>	<u>S N</u>	<u>S N</u>	P	N	N	N	See comments under 01
05	Caterer	<u>S N</u>	<u>S N</u>	<u>S N</u>	<u>S N</u>	P	P	P	<u>S P</u>	N	N	See comments under 01
06	Kennels, or the boarding of animals (including retail sales)	<u>S N</u>	<u>S N</u>	<u>S N</u>	N	<u>S N</u>	N	N	N	<u>S N</u>	N	Annual kennel license required from Town Council
07	Travel agency, newspaper office (no printing)	N	N	N	N	P	P	P	<u>S N</u>	N	N	See comments under 01

## 3. Automotive repair, services and garages.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Paid off-street parking lot or structure	N	N	N	N	N	N	§ N	P	§ N	N	See Article XII
02	General automotive repair, automobile body shop, vehicle washing shop	N	N	N	N	§ N	§ N	§ N	N	P	§ N	See § 255-930A and C

#### 4. Miscellaneous repair services.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Small engines and appliance and miscellaneous repair services	§ N	§ N	§ N	N	P	P	P	§ N	P	P	

#### F. Governmental, education and institutional.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Government-owned building (except garage or utility)	§ N	§ N	§ N	§ N	P	P	P	P	P	N	
02	Garage or utility (government-owned building)	§ N	§ N	§ N	N	§ N	N	N	§ N	P	§ N	
03	Fire or police station, and municipal schools	P	P	P	P	P	P	P	P	P	P	In BP, school use requires approval of Fire and Police Chief
04	Private day-care, kindergarten, elementary or secondary school, junior college college or university	§ N	§ N	§ N	§ N	P	§ N	§ N	P	N	N	Up to six children allowed in family day care (See definitions and Table 6-1, Use A-14); also Comments 03
05	Trade or professional	N	N	N	N	P	P	P	P	P	P	

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
	school											
06	Individual instruction	P	P	P	P	P	P	P	P	N	<u>§ N</u>	
07	Group instruction	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	P	P	P	P	P	P	Up to 6 individuals in residential zones
08	Library or museum	P	P	P	P	P	P	P	P	N	N	
09	Churches	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ P</u>	N	N	N	
10	Religious services (regularly held, not in churches)	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	N	N	N	
11	Cemetery	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	N	N	N	N	N	N	See § 255-930D
12	Hospitals	<u>§ N</u>	N	N	N	N	N	P	<u>§ N</u>	N	N	
13	Walk-in medical clinic or treatment center	N	N	N	N	P	<u>§ N</u>	P	P	P	<u>§ N</u>	
14	Rest, retirement, convalescent or nursing homes	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	N	<u>§ N</u>	N	N	P	N	N	

## G. Recreation.

### 1. Commercial outdoor recreation.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Camps and campgrounds	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	N	N	N	N	N	N	N	Town Council permit required
02	Riding academies and riding schools (may include accessory indoor rink)	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	N	N	N	N	N	N	N	Excludes outside lighting for night use
03	Roller or ice skating rink	N	N	N	N	N	N	P	P	P	N	Includes lighting for night use
04	Outdoor gun range (includes trap and skeet)	N	N	N	N	N	N	N	N	N	N	
05	Golf course	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	N	N	N	P	N	N	Excludes lighted for night use

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
06	Golf practice range, pitch and putt, golf driving range, miniature golf course	N	N	N	N	N	N	P	P	P	N	
07	Tennis courts, general athletic field and swimming pools	<u>\$ N</u>	<u>\$ N</u>	<u>\$ N</u>	N	N	N	P	P	P	N	Includes unlighted and lighted for night use
08	Paint ball, air soft and laser tag arena	N	N	N	N	<u>\$ N</u>	<u>\$ N</u>	P	P	<u>\$ N</u>	<u>\$ N</u>	
09	Hayride, corn maze or similar activity	<u>\$ N</u>	<u>\$ N</u>	<u>\$ N</u>	N	<u>\$ N</u>	N	N	N	N	N	
10	Outdoor archery range	N	N	N	N	N	N	<u>\$ N</u>	<u>\$ N</u>	<u>\$ N</u>	<u>\$ N</u>	

## 2. Commercial outdoor water-based recreation.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Boat liveries (small, nonmotorized boat rental(s))	<u>\$ N</u>	<u>\$ N</u>	N	<u>\$ N</u>	P	N	N	<u>\$ N</u>	N	N	

## 3. Commercial indoor recreation.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Arena or recreation hall	N	N	N	N	<u>\$ N</u>	<u>\$ N</u>	P	P	P	P	
02	Roller or ice skating rink	N	N	N	N	<u>\$ N</u>	N	P	P	P	N	
03	Tennis courts or other indoor courts games	N	N	N	N	<u>\$ N</u>	<u>\$ N</u>	P	P	P	N	
04	Indoor riding school or academy	<u>\$ N</u>	<u>\$ N</u>	<u>\$ N</u>	N	N	N	N	N	N	N	
05	Indoor athletic fields	<u>\$ N</u>	<u>\$ N</u>	<u>\$ N</u>	<u>\$ N</u>	<u>\$ N</u>	<u>\$ N</u>	P	P	P	N	
06	Indoor archery and gun range	N	N	N	N	N	N	<u>\$ N</u>	<u>\$ N</u>	<u>\$ N</u>	<u>\$ N</u>	

## 4. Open lands.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Conservation lands,	P	P	P	P	P	P	P	<u>\$ N</u>	P	P	

	wildlife areas, nature preserves											
02	Open lands operated as commercial picnic groves	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	N	<u>§ N</u>	P	N	N	N	N	

5. Outdoor recreation operated by nonprofit organizations.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Private parks, including subdivision parks	P	P	P	P	P	P	<u>§ N</u>	<u>§ N</u>	P	P	
02	Indoor and/or outdoor private nonprofit recreation not elsewhere classified	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	N	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	N	N	
03	Indoor and/or outdoor private nonprofit recreation facilities owned and operated by a nonprofit neighborhood association	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	<u>§ N</u>	N	<u>§ N</u>	<u>§ N</u>	

6. Indoor commercial amusement or recreation services.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Studios and schools for musical instruments, dance, singing etc.	<u>§ N</u>	<u>§ N</u>	N	N	P	P	P	P	<u>§ N</u>	P	
02	Bowling alleys, billiard and pool, motion picture theater, exercise center, gymnasium, sauna or	N	N	N	N	P	P	P	P	N	N	



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	turkish bath											
03	Video or pinball arcades	N	N	N	N	<u>\$ N</u>	N	P	P	N	N	
04	Paintball, air soft and laser tag arena	N	N	N	N	P	P	P	P	<u>\$ N</u>	<u>\$ N</u>	

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