

1 **TOWN OF COVENTRY**

2 **ORDINANCE OF THE TOWN COUNCIL**

3 **IN AMENDMENT OF CHAPTER 255 OF THE CODE OF ORDINANCES**
4 **OF THE TOWN OF COVENTRY ENTITLED “ZONING”**

5 **Ordinance No. 2025-XX**
6 **UNCODIFIED**

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11 Passed:

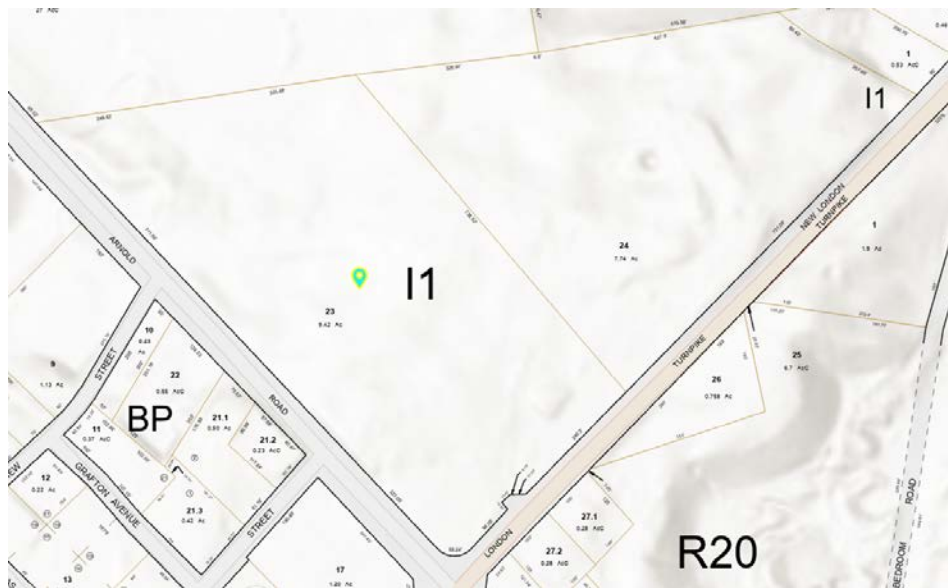
12 _____
13 Council President

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16 Approved:

17 _____
18 Town Manager

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

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



32 **Section 2. Planning Commission review.** The Planning Commission shall review the
33 development of this Property as a Major Land Development Plan, including master plan,
34 preliminary plan and final plan stages of review. The recorded final plan remains valid as the
35 approved plan for the site unless and until an amendment to the plan is approved. Minor
36 changes, as defined by the Regulations, may be approved administratively by the administrative
37 officer. Major changes, as defined by the Regulations, may be approved by the Planning
38 Commission and shall include a public hearing.
39

40 **Section 3. Permitted uses.** The following uses shall be permitted in the Coventry Centre
41 Planned District:
42

- 43 B. Agricultural
 - 44 01. Veterinarian and animal hospital.
 - 45
- 46 C. Industry
 - 47 04. Transportation, communications and utilities.
 - 48 16. Roof-mounted solar installation.
 - 49
- 50 D. Commercial
 - 51 2. Retail trade: building materials, hardware and farm equipment.
 - 52 01. Sale of lumber and other building materials.
 - 53 02. Sale of heating, plumbing and electrical supply and service.
 - 54 03. Sale of paint, glass, floorcovering and wallpaper.
 - 55 04. Sale of hardware.
 - 56 3. Retail trade: food.
 - 57 01. Supermarkets.
 - 58 02. Grocery stores, delicatessens, meat and fish markets, retail sale of baked
 - 59 goods and dairy products; permanent fruit and vegetable markets.
 - 60 03. Convenience stores.
 - 61 4. Retail trade: motor vehicles
 - 62 02. Tire, battery and accessory dealers – service (auto parts store).
 - 63 03. Gasoline service (full or self) station (minor repairs only, may be combined
 - 64 with convenience store).
 - 65 04. Storage, repair and sales of boats.
 - 66 5. Retail trade: apparel and apparel accessories.
 - 67 01. Shoe store.
 - 68 02. Tailor or dressmaker.
 - 69 03. Sale of miscellaneous apparel and accessories including yarn, fabric, sewing
 - 70 shop, leather shops.
 - 71 6. Retail trade: furniture, furnishing, and equipment.
 - 72 01. Sale and repair of furniture, floor covering, home furnishings and accessories
 - 73 stores.
 - 74 02. Sale and repair of appliances.

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

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

125
126 G. Recreation.

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

132
133 **Section 4. Dimensional regulations.** The following dimensional regulations shall apply to the
134 Coventry Centre Planned District.

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136 Maximum Impervious Area/Lot Coverage	65% percent
137 Maximum Gross Floor Area	135,000 square feet
138 Minimum Parking Lot/Driveway Setbacks	10 feet (see perimeter landscape buffer)
139 Minimum Building Setbacks	15 feet
140 Maximum Height	60 feet

141
142 **Section 5. Parking regulations.** Parking in the Coventry Centre Planned District shall be a
143 minimum of 1 space per 250 square feet of gross floor area.

144
145 **Section 6. Landscaping.**

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147 **Perimeter Landscape Buffer:**

148 Along New London Avenue and Arnold Road	20 feet
149 From shared property line with AP 7, Lot 1	35 feet
150 Rear yard	20 feet

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

157
158 **Parking areas:**

159 The development shall contain a minimum of 5% interior landscaping in parking areas
160 with a mix of evergreen, ornamental, shade trees and shrubs; the landscape plan shall be
161 designed to promote safe and efficient circulation of pedestrians and vehicles, while

162 considering the need for properly vegetated and maintained landscaped areas in order to
163 enhance and preserve the visual character by promoting high-quality developments.

164

165 **Remaining pervious areas:**

166 The total pervious area shall be considered greenspace totaling 35% of the total project
167 area and will include well-maintained natural, vegetated and lawn areas to enhance the
168 development. Well-maintained retaining walls, drainage areas and development
169 amenities may be included in these areas.

170

171 **Section 3.** This ordinance shall take effect immediately and any ordinance or portions thereof
172 inconsistent herewith are hereby repealed.