

ORDINANCE OF THE TOWN COUNCIL

IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES, 2008
PART II – GENERAL LEGISLATION,
CHAPTER 255, ARTICLE XI – Residential Mobile Home Districts (RMD)

Ordinance No. 2025-07

Passed:

Hillary V. Lima, *Council President*

Approved:

Daniel O. Parrillo, *Town Manager*

The Town Council of the Town of Coventry hereby ordains as follows:

Section 1. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections of Article XI:

Article XI, Chapter 255 – Zoning

§ 255-1100. Establishment and Purpose.

A. Article XI and the sections hereof establish the procedures for the creation and review of Residential Mobile Home Districts (“RMD”) as a floating zone. This floating zone is an unmapped zoning district, which is established on the Zoning Map only when an application for development meeting the zone requirements is approved as defined by R.I. Gen. Laws § 45-24-31.

~~A. B. The purpose of this article is to permit the creation of residential mobile home districts (RMD) and to establish the procedures for their creation. It is the intent of Article XI this article is to regulate the location and design of RMDs in such a manner as to create neighborhoods designed for long-term occupancy, to ensure compatibility with surrounding areas and with the natural environment, and to provide safe, sanitary and attractive living conditions for occupants of mobile homes located in such parks. There shall be no creation, extension or expansion of any mobile home park after an amendment of this ordinance, unless such creation, extension or expansion is in conformance with all ordinances concerning RMDs. No mobile home park shall be created or extended in the Town of Coventry after this article is adopted except in conformance with this article.~~

~~B. Residential mobile home district. A district limited to mobile home parks and accessory uses as permitted by this chapter, created in accordance with this chapter and based on an approved comprehensive site plan as set forth below. The minimum gross land area,~~

48 ~~excluding swamps, ponds, streams, unsuitable soils and other unusable land under single~~
49 ~~ownership, shall be 10 acres. All RMDs shall adhere to the regulations of this article and~~
50 ~~Chapter 11 of the Code of Ordinances of the Town.~~

51
52 **§ 255-1110. Establishment of residential mobile home districts. Procedures.**

53 ~~A. RMDs may be established in the Town by amendment of this chapter and~~
54 ~~accompanying maps in accordance with the requirements and procedures of this article.~~

55
56 ~~B. Procedures. Notwithstanding any other provisions of this chapter or any other provisions~~
57 ~~of the ordinances of the Town, the following procedures shall apply:~~

58 ~~(1) Application for an amendment to the Zoning Map to create a RMD shall be made~~
59 ~~according to Article XVIII of this chapter. However, the fee for such application~~
60 ~~shall be \$500 plus advertising costs. In addition to the plat requirements, a site plan,~~
61 ~~prepared by a registered architect or engineer, shall be required that, as a minimum,~~
62 ~~shows the following, together with appropriate dimensions and descriptive material~~
63 ~~as necessary:~~

64 ~~(a) The items in § 255-1620B(1) through (18) of this chapter;~~

65 ~~(b) Proposed location of riser pipes;~~

66 ~~(c) Refuse disposal facilities;~~

67 ~~(d) Location of electrical system;~~

68 ~~(e) Location and details of underground gas and oil systems;~~

69 ~~(f) Plans and specifications of all buildings constructed in the park;~~

70 ~~(g) Number, location, dimensions and size of all lots;~~

71 ~~(h) Evidence that other local, state, or federal permits have been applied for or~~
72 ~~obtained;~~

73 ~~(i) An impact analysis of the proposed development which shall contain detailed~~
74 ~~economic, social, physical studies of the area and a proposed population~~
75 ~~analysis. The Commission may request additional information if desired;~~

76 ~~(j) Type and size of home to be used in development; and~~

77 ~~(k) Applicable rules and regulations for the development.~~

78
79 A. Application for an amendment to the Zoning Map to create a RMD shall be filed in
80 accordance with the requirements and procedures of Article XVIII of this chapter. Town
81 Council may consider an application for a RMD floating zone map amendment
82 simultaneously with rezoning to the underlying district as one (1) rezoning application.

83
84 B. Application for an amendment to the Zoning Map to create a RMD may be allowed to
85 be filed concurrently with a land development application, in accordance with the
86 requirements and procedures of Article XIV of this chapter. However, the fee for the
87 Zone Map amendment application shall be \$500, plus advertising costs.

88 ~~§ 255-1120. Planning Commission review.~~

89
90 ~~A. C.~~ All applications for a Zoning Map amendment to RMD shall be referred to the Planning
91 Commission by the Town Council. The Planning Commission shall have sixty (60) 60
92 days to respond to the Council. This sixty-day (60) period shall begin upon the receipt
93 of two copies of all plans and the application in the Planning Department from the Town
94 Clerk's Office after referral by the Council. The Planning Commission may request an
95 extension of this time period if additional time is required to complete the review of the
96 proposed RMD rezoning. The Council may act if the Commission fails to respond within
97 the allotted time.

98
99 D. All RMD Zoning Map amendments shall be approved as conditional upon land
100 development approval of the site plan. Conditional approval of the RMD zone change
101 shall not bind the Planning Commission to approving a land development project for the
102 site. The approval of a RMD zone change legally binds commitment by the applicant to
103 carry out the development as proposed.

104
105 E. In addition to the plat requirements, a site plan, prepared by a Rhode Island registered
106 engineer, and additional application materials shall be required consistent with the
107 application forms and checklists maintained in the Department of Planning and
108 Development.

109
110 ~~B. F.~~ The applicant shall show to the satisfaction of the Planning Commission that:

111 (1) The granting of approval will not result in conditions inimical to the public
112 health, safety, morals and welfare; and

113 (2) The granting of such approval will not substantially or permanently injure the
114 appropriate use of property in the surrounding area or district; and

115 (3) The plans for such project comply with all of the requirements of this chapter; and

116 (4) The plans for such project are in conformance with the Coventry Comprehensive
117 Plan.

118 ~~C. G.~~ In recommending an action to the Town Council, the Planning Commission shall
119 enumerate its reasons for approval or denial and any stipulations that the Planning
120 Commission would like imposed.

121 ~~D. H.~~ After receipt of the Planning Commission's recommendations, the Council shall hold a
122 public hearing in accordance with Article XVIII of this chapter and shall act on the
123 amendment within forty five (45) 45 days of the hearing and may attach conditions to
124 ensure the public health, safety, morals and welfare. Approval of the amendment requires
125 that the final development shall conform to the plans as approved by the Council. Any
126 changes to the plan will require a resubmittal of the application for the rezoning
127 following all procedures of this article.

128 ~~E. I.~~ The approved site plan with any conditions stipulated in the rezoning shall be recorded in
129 the Town Clerk's Office within fourteen (14) 14 days of the Zoning Approval. The Town
130 Planner and Town Engineer shall review the site plan for conformity with the approved
131 rezoning and shall certify to the Town Clerk the conformance of the plan prior to its
132 recording. If the plan does not conform to the approved rezoning, it shall not be recorded

133 and the applicant shall have fourteen (14) ~~14~~ days to correct the plan and resubmit for
134 review and recording.

135 ~~F. There shall be written on the plan the following note: "Failure to act on this rezoning in~~
136 ~~one year shall cause this plan to become null and void."~~

137
138 **§ 255-~~1130~~ 1120. Permitted uses and development standards.**

139
140 A. In a RMD, the following uses shall be permitted:

141
142 (1) Principal uses. Mobile homes as defined in Article II.

143
144 (2) Accessory uses. Uses directly accessory to a mobile home including parking areas,
145 carport, patios and semi-enclosed outdoor living areas not intended for overnight
146 occupancy. Service buildings as required in Code § 255-1150, recreation areas and facilities
147 for the exclusive use of occupants of the mobile home park and as further provided in
148 this section; offices intended for management and/or service to the mobile home park;
149 and central laundry facilities designed for residents.

150
151 (3) Garages shall not be allowed. The addition to or expansion of a mobile home so as to
152 make it a permanent structure shall not be allowed.

153
154 B. Site standards.

155
156 (1) Lot coverage. Maximum lot coverage by a mobile home in an individual mobile home
157 lot shall not exceed 20% of the gross area of the lot.

158
159 (2) Width and depth. For portions of the tract used for general vehicular entrances and exits
160 only, the lot width shall be a minimum of 50 feet; for portions containing mobile home
161 lots and buildings open generally to occupants, the width of the lot shall be a minimum
162 of 250 feet. The ratio of width to depth shall not exceed one to five.

163
164 (3) Landscaping and buffering. Along all exterior property lines of a mobile home park, a
165 landscaped buffer strip shall be maintained. Such buffer strip shall be no less than 100
166 feet wide along all property lines. Such buffer strip shall be planted, screened, or
167 otherwise maintained in a natural condition in order to provide year-round visual
168 obstruction of the mobile home lots from abutting land and streets. The provisions of
169 Article XVII shall be met for all landscaping in a mobile home park. Such buffer strip
170 may be used for recreation of a non-intensive character; provided, however, that no
171 structure be located thereon.

172
173 (4) Recreation and open space. At least 10% of the gross land area of the mobile home park
174 shall be reserved for recreational and open space uses. Such recreation and open space
175 shall be located outside the required buffer strip. However, this figure is in addition to
176 any other open areas required by yard provisions or other sections of this chapter.
177 Recreation areas shall be so located as to be free of traffic hazards and should, where
178 the topography permits, be centrally located.

179
180 (5) Access. All mobile home parks shall have a minimum lot frontage of 50 feet on a public
181 street.

182
183 (6) All mobile homes shall be a minimum distance of 75 feet from any park boundary line
184 abutting a public street.

185
186 C. Lot requirements. Individual mobile home lots in a RMD shall conform to the following
187 requirements:

188
189 (1) Lot size. Each individual mobile home lot shall contain a minimum area of 6,000 square
190 feet. Lot size shall be increased by five square feet for each square foot that the mobile
191 home and accessory buildings exceed the allowable size of 1,200 square feet.

192
193 (2) Lot width. The minimum lot width shall be 50 feet.

194
195 (3) Required separation between mobile homes. Mobile homes shall be separated from each
196 other and from other buildings and structure by at least 30 feet. Any accessory structure
197 which has a horizontal area exceeding 25 square feet, is attached to a mobile home or
198 located within 10 feet of its window, and has an opaque top or roof that is higher than
199 the nearest window shall, for purposes of all separation requirements, be considered to
200 be part of the mobile home.

201
202 (4) Setbacks. No mobile home shall be located closer than 15 feet to a lot line abutting an
203 internal street, common parking area or other common areas.

204
205 (5) Frontage. Each mobile home lot shall have frontage on an internal street.

206
207
208 D. Streets. All streets shall be constructed in accordance with the requirements of Chapter 11 of
209 the Code ~~of Ordinances of the Town~~. Storm drainage plans must be provided and approved
210 by the Town Engineer and shall result in no net increase of runoff.

211
212 E. Density requirements.

213
214 (1) Maximum density requirements for a residential mobile home district shall be two mobile
215 homes per acre. Density shall be computed by dividing the total number of mobile homes
216 by total useable acreage of the development.

217
218 (2) There shall be a maximum of 200 mobile homes per RMD.

219
220 **§ 255-~~1140~~ 1130. Occupancy.**

221
222 A. No lot shall be rented for residential use in a RMD except for periods of thirty (30) ~~30~~ days or
223 more, and no mobile home shall be admitted to any park unless it can be demonstrated that it
224 meets the requirements of the BOCA Basic Building Code, as amended.

225
226 B. No lot shall be rented for residential use unless a license has been obtained in conformance
227 with Chapter 11 of the Code ~~of Ordinances of the Town~~.

228
229

230 § 255-~~1150~~ 1140. Service building.

231
232 All mobile home parks shall be provided with a service building consolidating all sanitary,
233 laundry, management and other service facilities. The floor area of such service building shall not
234 exceed 2,500 square feet.

235
236 § 255-~~1160~~ 1150. Sale of mobile homes.

237
238 No mobile home shall be sold in a RMD unless it is located on a mobile home stand and connected
239 to ~~pertinent~~ permanent utilities.

240
241 § 255-~~1170~~ 1160. Change of lot size.

242
243 The size of mobile homes in an approved park shall not be changed to a larger home unless the
244 size of the mobile home lot is increased ~~according to~~ in accordance with § 255-1130B(2) of the
245 Code. Prior to any change in a RMD, the proposed changes shall be submitted to the Planning
246 Commission for review. Any changes approved by the ~~The~~ Planning Commission must ~~may~~
247 ~~approve the changes if they~~ adhere to this chapter.

248
249
250 **Section 2.** This ordinance shall take effect upon its passage and final adoption.

251
252
253 Positive Endorsement: Negative Endorsement: (Attach reasons)

254
255
256 _____
257 Town Solicitor Date Town Solicitor Date

258
259
260 Introduced by/Pursuant to: Council President Hillary V. Lima at the request of the Executive

261
262 Referred to/for: Planning Commission on February 19, 2025
263
264 First Reading on _____, 2025
265
266 Public Hearing on _____, 2025