

# ORDINANCE OF THE TOWN COUNCIL

IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES, 2008  
PART II – GENERAL LEGISLATION,  
CHAPTER 255, ARTICLE IX – Supplementary Regulations

## Ordinance No. 2025-12

*Passed:*

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*Hillary V. Lima, Council President*

*Approved:*

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*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 IX:

**Article IX, Chapter 255 – Zoning**

**§ 255-910. Exceptions to dimensional requirements.**

A. Exceptions to height regulations.

- (1) The following structures or parts of structures may be erected above the specified height limitation in Article VI provided that such vertical element shall be set back from any lot line one additional foot for each foot by which it exceeds the prescribed height limit for the district: church spire, church tower or church belfry; flagpole; radio or television antenna; chimney; elevator; penthouse; silo; municipal water supply structures; windmills; or wind generators.

B. Authorized departures from yard regulations. The following describes special circumstances in which deviation from the stated yard restrictions in Article VI may be waived. This section also defines the yard setbacks for odd-shaped lots.

- (1) Waiver of front yard restrictions. Where lots on both sides of a vacant lot have main buildings, which are located in the established front yard and have been so maintained since this chapter became effective, the front yard requirement for the vacant lot may be the average of the front yards of the adjacent lots. ~~In no case shall a front yard be less than 15 feet.~~
- (2) Architectural projections. Open or semi enclosed structures such as porches, canopies, balconies, platforms, garages, carports, covered patios, decks and similar

46 architectural projections when attached to a principal building shall be considered  
47 parts of the building to which they are attached and shall not project into the required  
48 minimum front, side or rear yard. When such structures are not attached to the  
49 principal building, they shall be considered accessory buildings and shall be governed  
50 by the provisions of Code § 255-920A.

- 51 (3) Waiver of yard restrictions in general. Yards required in this chapter and the space  
52 above them shall be unobstructed by buildings except as permitted by this article.
- 53 (a) Ordinary projections of windowsills, cornices, and other structural features may  
54 extend not more than 12 inches into the space above required yards;
- 55 (b) Signs as permitted in Article XV may be located in front yards; and
- 56 (c) Outdoor telephone booths in a commercial district may be located in front yards,  
57 provided that they do not obstruct visibility for proper traffic circulation.
- 58 (4) Three-sided lot. In the event that a lot contains only three sides, the width of the lot  
59 shall be considered to be the distance between side lot lines, measured at the required  
60 front yard depth. The rear yard shall be measured from a line 10 feet in length entirely  
61 within the lot parallel to the front lot line.
- 62 (5) Irregular lot. In the event the front yard of a lot abuts a curve, a cul-de-sac or a  
63 junction of two streets that form an interior angle approximating 90°, the width of the  
64 lot shall be considered to be the distance between the two side lot lines, measured at  
65 the required front yard depth.
- 66 (6) Reduction of street frontage. In any residential district, street frontage may be  
67 reduced to not less than 60 feet for those lots fronting entirely on turnarounds or culs-  
68 de-sac. In such instances, the required frontage shall be measured at the building line.
- 69 (7) Corner lot. On a corner lot, ~~both yards fronting on intersecting streets shall meet the~~  
70 ~~front yard setbacks~~ there shall be only one front yard as determined by the Zoning  
71 Enforcement Officer; the other potential front yard shall be considered a side yard.
- 72 (8) Front yards or through lots. At each end of a through lot the front yard setbacks for  
73 the district shall be adhered to.

74  
75 ~~C. Different use districts abutting one another. Minimum landscaped buffer requirements are~~  
76 ~~established in § 255-1730 to protect residents against the impacts of potentially~~  
77 ~~incompatible abutting land uses. These buffers shall be complied with when residential~~  
78 ~~and nonresidential land uses abut one another.~~

80 ~~D. Buffer between residential dwellings and earth removal operations. There shall be a~~  
81 ~~minimum buffer of 600 feet between occupied and new residential dwellings and the limit~~  
82 ~~of operation for any earth removal operation. See § 255-1040A(3).~~

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86 § 255-920. General development regulations.

87 A. Accessory structures.

88 ~~(1) Generally. A permitted accessory structure in any residential zone shall be placed in~~  
89 ~~the rear yard, except that accessory buildings may be placed in the side yard where the~~  
90 ~~side yard setback requirement for the principal structure can be maintained..For~~  
91 ~~example: a detached garage in an R-20 Zone may be permitted in the side yard if a side~~  
92 ~~yard setback of 20 feet can be maintained.~~

93 (1) Dimensional regulations for detached accessory structures.

94 (a) Location: Detached accessory structures in any zone shall be placed in the rear  
95 yard, except that detached accessory structures may be placed in the side yard  
96 where the side yard setback requirement for the principal structure can be  
97 maintained. Detached accessory structures shall not be placed in the front yard.

98 (b) R20: ~~The height for a detached accessory structure shall not be greater than 15~~  
99 ~~feet, or the height of the principal structure, whichever is lower.~~ Detached  
100 A accessory structures shall be placed no closer than 10 feet to the property line.  
101 Residential tool, garden or storage sheds up to a maximum of 120 square feet  
102 may be permitted up to five feet to a property line.

103 (c) RR2 and RR3: ~~The height for a detached accessory structure shall not be greater~~  
104 ~~than 19 feet.~~ Detached A accessory structures ~~over 120 square feet~~ shall be placed  
105 no closer than ~~10~~ 15 feet to the property line. Residential tool, garden or storage  
106 sheds up to a maximum of 120 square feet may be permitted up to five feet to a  
107 property line.

108 (d) RR5: ~~The maximum height for a detached accessory structure may be permitted~~  
109 ~~up to 22 feet where the property meets the minimum lot size requirement.~~  
110 ~~Otherwise, the maximum height limitation shall be 19 feet. The location~~  
111 ~~of Detached accessory structures shall be placed no closer than at least 50-35 feet~~  
112 ~~from the to the property line, except for nonconforming lots of record which shall~~  
113 ~~have an accessory structure setback of 25 feet to the property line, unless as~~  
114 ~~otherwise stated in this chapter.~~ Residential tool, garden or storage sheds up to a  
115 maximum of 120 square feet may be permitted up to 10 feet to a property line.

116 (e) Height: The maximum height for a detached accessory structure is the height of  
117 the principal structure or 25 feet, whichever is lower.

118 (f) Floor Area: The maximum floor area of a detached accessory structure shall be  
119 1,200 square feet or 60% of the total floor area of the principal structure,  
120 whichever is less.

121 (g) Design: Detached accessory structures shall be designed such that they are  
122 incidental and subordinate to the principal structure and maintain continuity with  
123 the architectural appearance and character of the principal structure.

124 (h) Lot Coverage: Detached accessory structures shall comply with the lot coverage  
125 requirements of the underlying zoning district.

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- 128           (2) Dimensional regulations for attached accessory structures.
- 129           (a) An accessory garage or accessory dwelling unit attached to the principal  
130           structure shall be subject to the yard requirements of a principal structure in the  
131           applicable zoning district.
- 132           (b) New attached accessory garages or attached accessory dwelling units shall not  
133           extend in front of the principal structure.
- 134           (c) Attached decks and porches may be allowed in front of the principal structure,  
135           but shall be subject to the yard requirements of a principal structure in the  
136           applicable zoning district.
- 137           (d) Attached accessory garages and attached accessory dwelling units shall be  
138           designed such that they are incidental and subordinate to the principal structure  
139           and maintain continuity with the architectural appearance and character of the  
140           principal structure.
- 141           (e) Attached accessory dwelling units must comply with the provisions of Code §  
142           255-920.F.

143           (3) Accessory structures, whether attached or detached, that are buildings incidental and  
144           subordinate to farming or agricultural uses. ~~Accessory buildings incidental and~~  
145           ~~subordinate to farming or agricultural uses~~ may have a height greater than ~~15-25~~ feet,  
146           provided that farming is the principal use of the land. In no instance shall the height of  
147           such accessory buildings be greater than 35 feet as stipulated by § 255-600. ~~The~~ Such  
148           accessory structures ~~building~~ shall be primarily used for storage of materials incidental  
149           to farm or agricultural uses, and not for ~~habitation~~ habitable living areas, except to  
150           allow for the development of ADU's in compliance with the provisions of Code § 255-  
151           920.F. ~~(i.e., apartments, efficiency units, dwelling units, etc.).~~

152           (4) ~~Attached structures. An accessory garage attached to the principal structure becomes~~  
153           ~~part of the principal structure and therefore must meet the yard requirements of the~~  
154           ~~applicable zoning district.~~

155           B. Fences and walls. Fences and walls not exceeding 10 feet may be placed in any yard area in  
156           an industrial district. In any other commercial district, fences will be limited to eight feet in  
157           height. In any other residential district, fences and walls may be constructed in side and  
158           rear yards up to six feet in height. In front yards, the maximum height of walls and fences  
159           shall be four feet. All fences are subject to the vision requirements in Code § 255-920C.

160           C. Vision clearance at corners. At street intersections or corners of streets no structure shall be  
161           erected and no vegetation shall be planted or maintained in such a manner as to materially  
162           impede vision between the heights of two feet and 10 feet above the triangle formed by the  
163           two street lines and a third line joining points on the street lines 30 feet from the  
164           intersection.

165           D. Swimming pools. No private swimming pool capable of containing a depth of 24 inches  
166           shall be allowed in any district except as an accessory use and must comply with the  
167           following requirements:

- 168           (1) The pool must be intended and used principally for the enjoyment of the property  
169           occupants.

- 170 (2) It shall not be located in the front yard and shall be no closer than 10 feet to a side or  
171 rear property line.
- 172 (3) The pool, or the property on which it is located, shall be walled or fenced to prevent  
173 uncontrolled access from the street or from adjacent properties. Said fence or wall  
174 shall not be less than five feet in height, shall be maintained in good condition with a  
175 gate and lock, and must prohibit the passage of any object exceeding four inches in  
176 diameter.
- 177 (4) ~~Inground~~ In-ground pools shall have an apron inside the fence no less than four feet in  
178 width.

179 E. ~~Water bodies.~~

- 180 (1) ~~No disposal trench or bed, cesspool, seepage pit or other facility shall be located:~~
- 181 (a) ~~Within 75 feet of a freshwater wetland, stream, river, pond or lake as defined~~  
182 ~~in R.I.G.L. 2-1, as amended, except that the required setbacks shall not be~~  
183 ~~considered.~~
- 184 (b) ~~Within 75 feet of the flood water source if such facility is located on a "Flood~~  
185 ~~Plain" as defined in R.I.G.L. 2-1.~~
- 186 (2) ~~No structure may be erected within 50 feet of any freshwater wetland, stream, river,~~  
187 ~~pond or lake except sheds, for the storage of boats and accessories, piers and similar~~  
188 ~~structures.~~
- 189 (3) ~~No freshwater wetland, stream, river, pond, or lake as defined in R.I.G.L. 2-1 shall be~~  
190 ~~excavated, drained, filled or altered in any way except in conformance state and~~  
191 ~~federal law.~~

192 F. E. Temporary structures. Temporary structures including, but not limited to, truck bodies;  
193 container boxes; and plastic, metal, or wood-sheathed structures without plumbing and electricity  
194 shall be prohibited.

195 G. ~~Accessory dwelling structures. [Added 5-14-2018 by Ord. No. 04-18-322]~~

- 196 (1) ~~Accessory dwelling structures are prohibited on any lot containing less than 20 acres.~~
- 197 (2) ~~Multiple accessory dwelling structures on a single lot are not permitted. Accessory~~  
198 ~~dwelling structures shall comply with all planning, building and zoning requirements~~  
199 ~~for a principal structure.~~

200 H. Accessory family dwelling unit (AFDU)/in-law apartment. [Added 5-14-2018 by Ord. No.  
201 04-18-322]

- 202 (1) ~~AFDU by right. AFDU's located in an owner-occupied, single-family residence shall~~  
203 ~~be permitted as a reasonable accommodation for family members in all residential~~  
204 ~~zones subject to the following conditions in accordance with R.I.G.L. § 45-24-37(e):~~
- 205 (a) ~~The AFDU shall only be occupied by a family member;~~
- 206 (b) ~~The family member occupying the AFDU must be 62 years of age or older or~~  
207 ~~disabled;~~

- 208 (e) ~~The exterior appearance of the principal structure shall remain that of a single-~~  
209 ~~family home;~~
- 210 (d) ~~An internal means of entry and egress shall be maintained between the principal~~  
211 ~~residence and the AFDU at all times;~~
- 212 (e) ~~No additional exterior entrances shall be added absent a compelling need, such~~  
213 ~~as code compliance or to accommodate an occupant's disability. If a compelling~~  
214 ~~need for an exterior entrance arises, the entrance will be located on the side or~~  
215 ~~rear of the structure;~~
- 216 (f) ~~Any septic system located on site shall be approved by the Department of~~  
217 ~~Environmental Management to handle waste associated with the AFDU; and~~
- 218 (g) ~~An AFDU under this section shall only be valid where the owner of the~~  
219 ~~principal~~  
220 ~~residence has recorded a notarized declaration in the Coventry land evidence~~  
221 ~~records and filed a copy of that declaration with the Coventry Zoning Official.~~  
222 ~~The AFDU declaration shall be on forms prepared by the Coventry Office of~~  
223 ~~Planning and Development.~~
- 224 (2) ~~AFDU by special use permit. AFDUs that do not meet the criteria for an AFDU by~~  
225 ~~right, as outlined above, because they involve expansion of the existing principal~~  
226 ~~residence, may be approved by special use permit in accordance with Article 4,~~  
227 ~~subject to the following conditions:~~
- 228 (a) ~~The AFDU shall only be occupied by a family member;~~
- 229 (b) ~~The exterior appearance of the principal structure shall remain that of a single-~~  
230 ~~family home;~~
- 231 (c) ~~An internal means of entry and egress shall be maintained between the living~~  
232 ~~area of the principal residence and the AFDU at all times;~~
- 233 (d) ~~No additional exterior entrances shall be added absent a compelling need, such~~  
234 ~~as code compliance or to accommodate an occupant's disability. If a compelling~~  
235 ~~need for an exterior entrance arises, the entrance will be located on the side or~~  
236 ~~rear of the structure;~~
- 237 (e) ~~Any septic system located on site shall be approved by the Department of~~  
238 ~~Environmental Management to handle waste associated with the AFDU; and~~
- 239 (f) ~~An AFDU under this section shall only be valid once a special use permit has~~  
240 ~~been granted by the Zoning Board and recorded in the Coventry land evidence~~  
241 ~~records.~~
- 242 (3) ~~A structure that would otherwise meet the definition of an accessory dwelling~~  
243 ~~structure cannot be made into an AFDU by connecting it to a principal residence with~~  
244 ~~a walkway, hallway, breezeway or other similar structure.~~
- 245 (4) ~~The identity of the occupant of the ADFU shall be named and an affidavit signed~~  
246 ~~verifying that this person will be the only occupant.~~
- 247 (5) ~~All building permit applications for renovations or additions to construct an ADFU~~

248 shall include a plan describing how the ADFU will be converted back into living  
249 space for the principal dwelling unit when the ADFU is terminated.

250 (6) ~~Any ADFU obtained under this section shall automatically terminate~~  
251 ~~when:~~

252 (a) ~~The ADFU is no longer occupied by a qualified family member(s);~~  
253 ~~or~~

254 (b) ~~Title to the principal residence is transferred, whichever occurs first.~~

255 (7) ~~Upon termination of an ADFU, either where it is no longer occupied by a qualifying~~  
256 ~~family member or as a result of a transfer of title, the owner-occupant of the~~  
257 ~~principal residence shall notify the Coventry Zoning Official, in writing, and record~~  
258 ~~an appropriate document in the land evidence records noting the termination of the~~  
259 ~~ADFU.~~

260 (8) ~~Once an ADFU has terminated, occupancy of the ADFU shall no longer be~~  
261 ~~permitted~~

262 ~~unless a subsequent ADFU declaration is recorded to renew the ADFU for~~  
263 ~~another family member.~~

264 (9) ~~ADFUs originally approved by special use permit under Subsection H(2) may be~~  
265 ~~renewed through the ADFU declaration process under Subsection H(1), provided~~  
266 ~~that no further expansion of the principal dwelling is proposed.~~

267 (10) ~~At no time shall either the ADFU or the principal residence be occupied by a non-~~  
268 ~~family member of the owner of the property.~~

269 F. Accessory Dwelling Units (ADUs)

270 (1) Eligibility. One ADU per lot shall be allowed by right under the following  
271 circumstances:

272 (a) On an owner-occupied property as a reasonable accommodation for family  
273 members with disabilities; or

274 (b) On a lot with a total lot area of twenty thousand square feet (20,000 sq. ft.) or  
275 more for which the primary use is residential; or

276 (c) Where the proposed ADU is located within the existing footprint of the primary  
277 structure or existing accessory attached or detached structure and does not  
278 expand the footprint of the structure.

279 (2) Performance Standards:

280 (a) The maximum unit size for an ADU is as follows:

281 1. A studio or one (1) bedroom ADU may be up to 900 square feet, or 60% of  
282 the floor area of the principal dwelling, whichever is less.

283 2. A two (2) bedroom ADU may be up to 1,200 square feet, or 60% of the floor



- 284 area of the principal dwelling, whichever is less.
- 285 3. ADU's with three (3) bedrooms or more are not allowed.
- 286 (b) One additional off-street parking space shall be required for the ADU.
- 287 (c) ADUs shall comply with the accessory structure standards for the underlying  
288 zoning district.
- 289 (d) ADUs shall have adequate water supply and wastewater disposal systems, which  
290 may be shared with the principal dwelling. Separate water or sewer service lines  
291 or expanded septic system capacity shall not be required, except as necessary for  
292 state law compliance, building code compliance, or to address capacity or  
293 upgrades necessary to accommodate the ADU.
- 294 (e) ADUs cannot be offered or rented for tourist or transient use (defined as  
295 occupancy less than thirty (30) days) or through a hosting platform.
- 296 (f) ADUs must comply with all state and federal fair housing laws.
- 297 (g) ADU's shall not require zoning relief when proposed within the existing  
298 footprint of the primary or accessory structure which is a legal nonconforming  
299 structure in order to address the existing dimensional nonconformity.
- 300 (h) ADU's shall be allowed as part of applications for new primary dwelling units or  
301 subdivisions. For proposed ADU's as part of a larger development proposal, such  
302 ADU shall not be counted toward the density of the proposal.
- 303 (i) ADU's that are not allowed by right under this chapter shall utilize the Unified  
304 Development Review process pursuant to the Rhode Island General Laws.  
305

306 **§ 255-930. Supplemental regulations for specific land uses.**

- 307 A. Gasoline service stations, automotive repair and drive-in restaurants. Gasoline stations,  
308 service stations, drive-in restaurants, car washes, automotive repair shops and similar  
309 highway oriented "drive-in" uses shall be designed to conform with the following  
310 requirements, in addition to other applicable provisions of this chapter.
- 311 (1) The minimum lot area shall be 20,000 square feet with a minimum street frontage of  
312 not less than 150 feet.
- 313 (2) Suitable separation shall be made between the pedestrian sidewalk and the vehicular  
314 parking or moving area with the use of appropriate bumper, wheel guards, or traffic  
315 islands in accordance with Article XII of this chapter. Where the portion of the  
316 property used for vehicular traffic abuts a street, such portion shall be separated from  
317 the street line by a concrete curb at least six inches high.
- 318 (3) The entire area used for vehicle service shall be paved, except for such unpaved area  
319 as is landscaped and protected from vehicle use by a low barrier.
- 320 (4) The construction standards for all drive access openings (curb cuts) shall be in  
321 accordance with Code § 255-1230C.
- 322 (5) The distance of any driveway from any property line shall be at least 10 feet.



- 323 (6) The distance between curb cuts serving the same lot or adjacent lots shall be no less  
324 than 40 feet.
- 325 (7) The distance between a street intersection and a curb cut shall be in accordance  
326 with Code § 255-1230D.
- 327 (8) Buffer landscaping and screening shall be done in accordance with Article XVII of  
328 this chapter.
- 329 (9) No vehicles shall be stored on site for salvage or dismantling.
- 330 (10) Hydraulic hoists, pits, lubricating, greasing, washing and repair equipment shall be  
331 entirely enclosed within a building. Tire and battery service and automotive repair,  
332 excluding automobile body repair and painting, may be carried out within the  
333 premises.
- 334 B. Automotive dealerships/new and used. All car and truck dealerships shall conform to the  
335 following requirements, in addition to the other provisions of this chapter:
- 336 (1) The minimum lot area shall be 40,000 square feet with a minimum street frontage of  
337 not less than 200 feet.
- 338 (2) The requirements of § 255-930A(2) through (9).
- 339 (3) The number of vehicles to be displayed and stored on site shall be limited as follows:
- 340 (a) The lot exclusive of building, landscape areas and drives shall be laid out as a  
341 parking lot with travel lanes and back up areas and with each space being a  
342 minimum of 8.5 feet by 18 feet. The number of required parking spaces shall be  
343 deducted from the total number of spaces on the lot. The remaining spaces  
344 dictate the number of cars that can legally be displayed at the dealership.
- 345 (b) Spaces shall be set back five feet from side and rear property lines and five feet  
346 from sidewalk areas or 10 feet from street lines. This setback shall be marked  
347 by some type of curb stop.
- 348 (4) Any building permit or zoning certificate issued for an automotive dealership shall  
349 note the number of vehicles that can legally be displayed on the lot.
- 350 C. Auto body repair shops/repair and sale of boats, motors, marine equipment. Auto body  
351 repair shops shall conform to the following requirements, in addition to other applicable  
352 provisions of this chapter:
- 353 (1) All auto body repair shall take place within a building.
- 354 (2) Storage of vehicles, boats or marine equipment to be repaired shall be located in the  
355 rear and/or side of the repair building and such storage area shall be enclosed with a  
356 six-foot- high fence which shall effectively screen the area from view. Where the  
357 storage area is visible from the road or adjacent uses, four-foot-high evergreens shall  
358 be planted along the fence.
- 359 (3) No junk vehicles, boats or marine equipment shall be stored on site. No vehicles,  
360 boats or marine equipment shall be kept on site for the cannibalization of parts.
- 361 (4) The requirements of Code § 255-930A(1) through (9).

362 D. Cemeteries. Where a cemetery exists on a lot the following rules shall apply:

- 363 (1) Buildings shall be set back from the cemetery by 50 feet. Accessory buildings shall  
364 be set back 20 feet.
- 365 (2) If parking is located around or near the cemetery, the cemetery shall be fenced and  
366 curb stops installed to prohibit vehicles from driving over the area.
- 367 (3) The cemetery shall not be altered in any way.

368 E. Hazardous waste management facilities.

369 (1) Any application for the siting of a Hazardous Waste Management Facility in  
370 accordance with ~~R.I.G.L.~~ R.I. Gen. Laws § 23-19.7 shall conform with the following  
371 requirements in addition to the industrial performance standards of this chapter  
372 (Article VII of this chapter and Code § 255-720 in particular):

373 (a) The disposal of hazardous waste in the Town by the means of discharge,  
374 deposit, injection, dumping, spilling, leaching, placing, or landfilling into or on  
375 any land or water, shall not be permitted in any zone.

376 (b) A development site for a hazardous waste management facility shall be located  
377 a minimum distance of 1,000 feet from contiguous residential uses or  
378 residentially zoned districts.

379 (c) A development site for a hazardous waste management facility shall be located  
380 at least 1,000 feet from schools, nursing homes, and other centers of  
381 institutional population.

382 (d) A development site for a hazardous waste management facility shall be located  
383 at least 1,000 feet from a public recreational facility.

384 (e) Hazardous waste management facilities shall be prohibited in environmentally  
385 sensitive areas. These areas include areas of steep slope (10% or greater);  
386 freshwater wetlands (as defined by ~~R.I.G.L.~~ R.I. Gen. Laws § 2-1, Parts 1-3 et  
387 seq.); areas in the one-hundred-year flood zone (as defined in the Flood Zone  
388 Maps prepared by the Department of Housing and Urban Development for the  
389 Town of Coventry effective September 1, 1978); areas with soils that are  
390 unstable, highly permeable, excessively drained, wet and have a high water  
391 table; areas which are adjacent to or are over an aquifer or a major water source.

392 (f) There shall be no open storage of hazardous waste at a hazardous waste  
393 management facility.

394 (g) The following lot requirements shall apply for hazardous waste management  
395 facilities:

396 [1] Minimum lot area: 200,000 square feet.

397 [2] Minimum front yard: 150 feet.

398 [3] Minimum rear yard: 150 feet.

399 [4] Minimum side yard: 150 feet.

400 [5] Maximum lot coverage: 40%.

401 (2) For the purposes of enforcement of these provisions, a hazardous waste management  
402 facility does not include firms which treat their own hazardous waste as an incidental  
403 process, subordinate to the main use of the land and principal structures and which is  
404 located on the same or adjoining lot.

405 ~~F. Motels and hotels. The Board may permit hotels and motels by special use permit and~~  
406 ~~development plan review by the Commission (Article XVI) in a General Business District,~~  
407 ~~provided that the following conditions are met:~~

408 (1) ~~The lot shall consist of not less than 160,000 square feet of land area and shall have~~  
409 ~~a minimum width of 200 feet.~~

410 (2) ~~The suitability of the soil within the lot shall provide for the safe and proper~~  
411 ~~operation of individual sewage disposal systems, if such are required. No portion of~~  
412 ~~the lot shall be under water or in wetlands. The lot shall be well drained, and so~~  
413 ~~graded that pools of stagnant water shall not be allowed to collect. Where public~~  
414 ~~sewers exist, the hotel or motel facility shall be connected to such sewers.~~

415 (3) ~~The permanent structures of motels or hotels shall not occupy more than 25% of the~~  
416 ~~total lot area. Additional lot coverage not to exceed 10% of the total lot area is~~  
417 ~~authorized for recreational facilities.~~

418 (4) ~~No individual motel unit or hotel room shall be erected or altered so as to have a~~  
419 ~~floor area of less than 240 square feet, including bathroom and closet space.~~

420 (5) ~~No part of a motel or hotel structure, accessory structure (except a sign), parking lot~~  
421 ~~or utility area shall be within 50 feet of any lot line or closer than 100 feet to the~~  
422 ~~right-of-way of any public street. A landscaped or natural buffer zone shall be~~  
423 ~~provided within said fifty foot setback from any lot line and within said one-~~  
424 ~~hundred foot setback from any public street, and shall be established in accordance~~  
425 ~~with Article XVII.~~

426 (6) ~~Accessory uses may include necessary office, recreation, parking and maintenance~~  
427 ~~areas, lunch room, restaurant, cocktail lounge or gift shop.~~

428 (7) ~~No principal building shall exceed 35 feet in height; no accessory building or other~~  
429 ~~structure shall exceed 20 feet in height.~~

430 (8) ~~Minimum off street parking and drive access shall be provided and maintained in~~  
431 ~~accordance with Article XII.~~

432  
433 ~~G.F.~~ Customary home occupation. As set forth in Article II of this chapter, any customary home  
434 occupation shall be customarily conducted in a dwelling unit by a member of the family  
435 residing in said unit. No persons residing outside the home shall be employed. The use shall  
436 be clearly incidental and secondary to the use of the dwelling unit for residential purposes.

437 (1) All customary home occupations shall conform to the following conditions:

438 (a) The home occupation shall be performed by the resident and using no more than  
439 100 square feet of floor area and such activity shall not be visible from a lot line.

- 440 (b) There shall be no patrons or customers for the sale of products at the premises.
- 441 (c) There shall be no exterior display, no exterior sign, no exterior storage of  
442 materials and no other exterior indication of the home occupation or variation  
443 from the residential character of the principal building.
- 444 (d) No vibration, smoke, dust, odors, heat or glare or offensive noise shall be  
445 produced.
- 446 (e) No traffic shall be generated by such home occupation.
- 447 (f) No dealing or selling of firearms or related products shall be permitted.

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449 **H.G.** Commercial composting. All commercial composting operations shall conform to  
450 the following conditions:

- 451 (1) No animal renderings, ~~or~~ fish wastes, or any other kind of putrescible waste shall be  
452 used to accelerate the decomposition of waste.
- 453 (2) A commercial composting operation shall be no smaller than five acres in size and no  
454 larger than 10 acres.

455  
456 **§ 255-940. ~~Leased land/seasonal housing. Reserved.~~**

- 457 ~~A. On the effective date of this chapter, the Tax Assessor shall make a determination as to the  
458 status of the housing on leased land as to whether it is year-round or seasonal.~~
- 459 ~~B. No new housing units shall be constructed on leased land.~~
- 460 ~~C. Seasonal units shall not be converted to year-round units. Seasonal or year-round units shall  
461 not be enlarged or added onto and no accessory structures requiring the issuance of a building  
462 permit shall be built unless they receive a special use permit pursuant to Article IV and  
463 receive all required state permits including, but not limited to, wetland and individual sewage  
464 disposal system permits from the Rhode Island Department of Environmental Management,  
465 and any other necessary permits. However, unenclosed decks totaling up to 120 square feet  
466 shall be permitted (without a special use permit). Structures damaged by fire must adhere to  
467 the requirements of Article VIII.~~
- 468 ~~D. All owners of leased land parcels who propose to subdivide their property shall apply for and  
469 obtain approval for such subdivision pursuant to the Town of Coventry Subdivision  
470 Regulations.~~
- 471 ~~E. The minimum lot size permitted in § 255-60 shall apply to all new construction or alteration  
472 of existing leased land or seasonal housing parcels. If existing structures are too close  
473 together to meet the minimum lot size, the development may be proposed as a cluster  
474 development, pursuant to Article XIII.~~
- 475 ~~F. Nothing in § 255-940 shall permit the creation of new housing developments on leased land  
476 except described in § 255-940A through E.~~

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

Positive Endorsement:

Negative Endorsement: (Attach reasons)

\_\_\_\_\_

Town Solicitor

\_\_\_\_\_

Date

\_\_\_\_\_

Town Solicitor

\_\_\_\_\_

Date

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

Referred to/for:

Planning Commission on February 19, 2025

First Reading on \_\_\_\_\_, 2025

Public Hearing on \_\_\_\_\_, 2025