

ORDINANCE OF THE TOWN COUNCIL

IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES, 2008
PART II – GENERAL LEGISLATION,
CHAPTER 255, ARTICLE XII – Standards for Parking Lots and Loading Facilities

Ordinance No. 2025-16

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 XII:

Article XII, Chapter 255 – Zoning

§ 255-1200. General requirements.

- A. No structure shall be erected, substantially altered or its use changed, unless off-street parking and loading spaces have been provided in accordance with this chapter.
- B. Submission. Plans and specifications for the required parking, loading facility and access drives shall be submitted at the time of application for the building permit for the principal use and must be approved by the Town Engineer, Town Planner, and Building Inspector or Zoning Enforcement Officer.
- C. Location. All parking facilities required under this article shall be constructed on the lot containing the principal use, or on abutting lot(s) which shall have the same zoning as the main lot. No parking or loading facility, exclusive of driveways, shall be located within 10 feet of a street right-of-way line or five feet of a sidewalk or abutting property line. It is the intent of this article that substantially all parking spaces shall be located to the rear or the side of the building. The front yard shall be used primarily for sidewalks and landscaping.
- D. Paving:
 - (1) All parking and loading facilities required under this chapter, together with driveways, aisles, and other circulation areas, shall be paved with asphalt, a minimum of two inches in thickness applied over no less than 10 inches of compacted gravel.

- 46 (2) The use of porous paving material may be allowed at the direction of the permitting
47 authority. ~~as a special-use permit. Applications~~ Requests for ~~such special-use permit~~
48 use of porous paving material shall be forwarded to the Town Engineer for his
49 recommendation which shall be made part of the ~~Board's~~ permitting authority's
50 record. The Engineer's recommendation shall be submitted in writing at least one
51 week prior to the ~~Board meeting.~~ Permitting authority's review.
- 52 (3) All parking and loading areas shall be striped within 30 days of use of the premises.
- 53 E. Lighting. Any parking area which is intended to be used during non-daylight hours shall
54 be illuminated during the hours of operation of the principal use. Any lights used to
55 illuminate a parking lot shall be so arranged as to reflect the light away from the
56 adjoining property and away from streets.
- 57 F. Screening and/or landscaping. All parking areas shall be screened and/or landscaped in
58 accordance with Code § 255-1750. Minimum buffers and landscaping standards are
59 found in Article XVII of this chapter ~~as well.~~
- 60 G. Drainage. All parking and loading areas shall provide for proper drainage of surface
61 water in accordance with the subdivision regulations of the Town. Such drainage shall be
62 approved by the Town Engineer.
- 63 H. Required trash areas. All commercial, industrial and multifamily residential uses shall
64 provide trash and/or garbage collection areas located in the rear of the building, enclosed
65 on at least three sides by a solid wall, opaque fence or compact planting screen of at least
66 five feet in height if such area is not within an enclosed building or structure. Provisions for
67 adequate vehicular access to and from such area or areas for collection of trash and/or
68 garbage shall be required.
- 69 I. Wheel blocks. When a parking lot extends to a property line, sidewalk, or street right-of-
70 way, or landscaped buffer, wheel blocks or other suitable devices shall be installed to
71 prevent any part of a parked vehicle from extending beyond the parking facility setback
72 line.
- 73 J. Width of access driveways. Access driveways serving any required parking lots as a
74 direct access drive from a street shall not be less than 12 feet for one-way traffic and not
75 more than 24 feet for two-way traffic.
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77 **§ 255-1220. Minimum off-street parking requirements.**

- 78 A. For the purposes of this chapter, the following minimum parking space requirements
79 shall apply for each land-use. The Town Engineer or Planning Commission when
80 applicable may lower the minimum parking spaces if ~~he/she/~~they feel it is warranted. A
81 parking space including aisles shall be no less than 350 square feet per vehicle with a
82 minimum width of 8.5 feet and a minimum length of 18 feet. Any uses not specifically
83 delineated in the following tables shall have their parking requirements determined
84 during the development plan review process pursuant to Article XVI of this chapter.
- 85 B. Parking or storage of commercial vehicles in residential districts. The parking or storage
86 of commercial vehicles of over one (1) -ton capacity shall not be permitted in a
87 residential district ~~without receipt of a special-use permit from the Zoning Board of~~
88 ~~Review~~, except where such parking or storage is directly related and accessory to a

89 permitted use or lawful nonconforming use on the premises. Parking or storage of one
 90 commercial vehicle up to four-ton carrying capacity in a rural residential zoning district
 91 may be permitted where the property contains a minimum of two acres. Where such
 92 parking is permitted, the vehicle shall be stored in a building or in an area screened
 93 and/or landscaped as specified in Article XVII of this chapter.

94 C. Parking or storage of major recreation equipment in residential district. In residential
 95 districts, the parking or storage of major recreation equipment, which includes transient
 96 trailers, pick-up campers, coaches, motorized dwellings, tent trailers, boats, boat trailers
 97 and similar equipment belonging to the property owner, but does not include mobile
 98 homes, shall be regulated as follows:

99 (1) One transient trailer, pick-up camper, coach motorized dwelling, tent trailer, or boat
 100 trailer may be parked or stored on any lot in a residential district provided that such
 101 equipment be not more than 10 feet in height.

102 (2) Only one boat, not to be in excess of 25 feet in length, may be stored in a residential
 103 district provided that such equipment be not more than 15 feet in height measured
 104 from ground level to the highest point.

105 (3) No such major recreation equipment, while parked or stored, shall be used for living,
 106 sleeping or housekeeping.

107 (4) Where possible, such recreation equipment must be stored in the rear yard.

108 (5) No major recreation equipment shall be stored out of doors in residential districts
 109 unless it is in condition for safe and effective performance of the function for which
 110 it was intended or can be made so within a six-month period.

111 **Table 12-1 - Residential**

Type of Use	Minimum Parking Spaces Required
Single-, Two- or Multifamily	2 per dwelling unit
Boarding and rooming houses	2 for the owner/occupant and 2 for each sleeping room
Mobile home park	2 for each dwelling unit
Hotels and motels	1 space for every room, plus 1 for each 400 square feet of public meeting and banquet area, plus one for every 75 square feet of restaurant gross floor area (GFA)

112 **Table 12-2 - Industrial and Wholesale**

Type of Use	Minimum Parking Spaces Required
All uses permitted in an I1 or I2 District	1 for every 2 employees on the shift with the greatest employment, plus 1 for each motor vehicle maintained or used on the premises (minimum of 4 spaces)

Table 12-3 - Commercial

Type of Use	Minimum Parking Spaces Required
Automobile service stations (full-serve)	1 for each employee, 2 for each service bay, and 1 for each gas pump
Self-service with convenience store	1 for each employee, 1 for each gas pump, and 1 for each 150 square feet of GFA
Commercial drive-in establishments (excluding restaurants)	1 space for each employee on the shift of greatest employment, plus 6 for each drive-in window
Lunchrooms, restaurants, taverns, etc.	1 for every 3 seats, plus 1 for every 2 employees on the shift of greatest employment
Restaurants, fast food	1 for each 50 square feet of GFA
Retail stores (under 2,500 square feet GFA)	1 for each 150 square feet of GFA (minimum of 3 spaces)
Retail stores (over 2,500 square feet GFA) and shopping centers	1 for each 200 square feet of GFA
Convenience store	1 for every 150 square feet of GFA
All other types of business or commercial uses permitted	1 for each 300 square feet of GFA (minimum of 3 spaces)

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Table 12-4 - Personal, Business and Professional Services

Type of Use	Minimum Parking Spaces Required
Offices, public or professional administration or service buildings	3 plus 1 for each 250 square feet of floor area
Banks, financial institutions and similar uses	3 plus 1 for each 250 square feet of floor area
Theaters, auditoriums and similar uses	1 for each 4 seats of total capacity
Funeral homes and similar uses	1 for each 3 seats total capacity, plus 1 for every employee
Medical and dental offices	1 for every 200 square feet floor area of examination, treating room, office and waiting room (minimum of 4 spaces)

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Table 12-5 - Recreation

Type of Use	Minimum Parking Spaces Required
Athletic fields and courts	1 for each 2 persons of total capacity

Bowling alleys	4 for each lane plus 50% of the spaces otherwise required for accessory uses (i.e., restaurant, bar, game room)
Swimming pools, ice rinks, clubs or halls	1 for each 5 persons capacity plus 1 for each 4 seats or 1 for each 30 square feet floor area used for seating purposes, whichever is greater
Golf course (9 holes)	100 spaces; plus 50% of spaces otherwise required for any accessory use (i.e., restaurant, bar, shop)
Golf course (18 holes)	200 spaces; plus 50% of spaces otherwise required for any accessory use (i.e., restaurant, bar, shop)

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Table 12-6 - Government, Institutional and Educational

Type of Use	Minimum Parking Spaces Required
Churches and places of religious assembly	1 for each 4 seats
Hospitals	1 for each bed, plus 1 for every 2 employees on the shift of greatest employment
Sanitariums, homes for the aged, nursing homes, asylums and similar uses	1 for each 4 beds, plus 1 for every 2 employees on the shift of greatest employment
Libraries, museums, art galleries	1 for each 400 square feet of GFA for public use, plus 1 for every 2 employees on the shift of greatest employment
Elementary schools	2 spaces for each classroom plus one for every 6 seats in auditoriums or assembly halls
High schools	1 for every 10 students, plus 1 for every employee
Business, technical and trade schools	1 for each 2 students
Colleges, universities	1 for each 4 students
Kindergartens, child-care centers, nurseries, etc.	1 for each employee, plus 1 for every 10 students based on capacity enrollment for safe and convenient loading and unloading

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132 **Section 2.** This ordinance shall take effect upon its passage and final adoption.
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135 Positive Endorsement: Negative Endorsement: (Attach reasons)
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138 _____
139 Town Solicitor Date Town Solicitor Date
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142 Introduced by/Pursuant to: Council President Hillary V. Lima at the request of the Executive
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144 Referred to/for: Planning Commission on February ____, 2025
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146 First Reading on _____, 2025
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148 Public Hearing on _____, 2025