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5 THE TOWN OF COVENTRY
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8 **ORDINANCE OF THE TOWN COUNCIL**

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10 **IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES,**
11 **PART II – GENERAL LEGISLATION, 2005**
12

13 **Ordinance No. 2025-xx**

14
15 *The Town Council of the Town of Coventry hereby ordains as follows:*

16
17 **Section 1.** The Town of Coventry Code of Ordinances, Part II General Legislation is hereby
18 amended by adding the following sections to Chapter 255 – Zoning, Article V – Zoning Districts
19 and Zoning District Map:
20

21 **§ 255-540 Planned Unit Development – Westwood Estates**

22
23 **§ 255-540.1 Amendment of Planned Unit Development – Westwood Estates**
24

25 There is hereby amended the Plan Unit Development - Westwood Estates (the “Westwood
26 Estates PUD”), which is comprised of property identified as 64 Reservoir Road and 49 Reservoir
27 Road, and further described as Assessor’s Plat 43, Lots 35 and 35.1, Assessor’s Plat 35, Lot 32.1,
28 respectively, in the Town of Coventry (the “Property”). The Westwood Estates PUD Property is
29 depicted below as follows:
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31 THIS SPACE LEFT BLANK FOR INSERTION OF DEPICTION
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50 **§ 255-540.2 Westwood Estates PUD Zoning and Development Requirements**

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52 The zoning and development requirements of this Ordinance are intended to apply exclusively to
53 the Westwood Estates PUD. Where this Ordinance departs from the requirements and definitions
54 of the Coventry Zoning Ordinance (the “Zoning Ordinance”) and/or Subdivision and Land
55 Development Regulations (the “Regulations”), the specific provisions of this Ordinance take
56 precedence. Where this Ordinance is silent, the provisions of the Zoning Ordinance and the
57 Regulations shall apply to the Westwood Estates PUD and take precedence over this Ordinance.
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59 **§ 255-540.3 Amendment to Westwood Estates PUD.**

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61 Any amendment to Westwood Estates PUD shall follow the procedure of Chapter 255 Zoning,
62 Article XVIII Adoption and Amendment § 255-1800 et seq Procedure.
63

64 **§ 255-540.4 Coventry Planning Commission review.**

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66 Any modification of zoning or use to Westwood Estates PUD shall be approved by the Town
67 Council. The Coventry Planning Commission (the “Planning Commission”) shall review the
68 development of the Property as a Major Land Development Plan, which shall include review of
69 the master plan, preliminary plan and final plan stages. The recorded final plan remains valid as
70 the approved plan for the site unless and until an amendment to the plan is approved, or a new
71 plan is approved by the Planning Commission. Minor changes, as defined by the Regulations,
72 shall be approved administratively by the administrative officer designated by the Zoning
73 Ordinance.
74

75 **§ 255-540.5 Permitted uses.**

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77 The following uses shall be permitted in the Westwood Estates PUD, as derived from the Zoning
78 Ordinance Table of Uses, unless otherwise stated herein:
79

- 80 A. Principal Uses. Mobile homes as defined in Article II of the Zoning Ordinance.
- 81
- 82 B. Accessory Uses. Uses directly accessory to a mobile home including parking areas, carport,
83 patios and semi-enclosed outdoor living areas not intended for overnight occupancy. Service
84 buildings, clubhouse, swimming pool, tennis courts, sheds, fencing, BBQ, hot tubs,
85 driveways, walkways, ADA ramps, other recreational areas and facilities for the exclusive
86 use of the occupants of the mobile home park and as further provided in this Section; offices
87 intended for management and/or service to the mobile home park and central mail facilities
88 designated for residents.
89
- 90 C. Garages shall not be allowed except as may be connected to a service building. The addition
91 or expansion of a mobile home so as to make it a permanent structure shall not be allowed.

92 **§ 255-540.6 Dimensional regulations.**

- 93
- 94 A. The existing conditions from the time of the approval of the Westwood Estates PUD do not
95 in all cases meet the current residential mobile home district site standards. Any amendments
96 or modifications to the Westwood Estates PUD shall apply the residential mobile home
97 district site standards to any new mobile home sites developed within the PUD, and to

existing mobile home sites proposed to be modified, subsequent to the adoption of this PUD. Existing mobile home sites that are not proposed to be altered shall continue as they currently exist and nothing in this Amendment shall be construed to require modification of any existing mobile home site or related use that is not proposed for redevelopment or expansion.

B. Site Standards.

(1) Site coverage. Maximum site coverage by a mobile home in an individual mobile home site shall not exceed 20% of the gross area of the site.

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

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

(4) Recreation and open space. At least 10% of the gross land area of the mobile home park shall be reserved for recreational and open space uses. Such recreation and open space shall be located outside the required 100' buffer strip as defined in item B(3). However, this figure is in addition to any other open areas required by yard provisions or other sections of this chapter. Recreation areas shall be so located as to be free of traffic hazards and should, where reasonably practicable, be centrally located. There shall be no other requirements, standards or limitations applied to what is deemed to be acceptable recreational and/or open space.

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

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

C. Site Requirements Modified or Added. Individual mobile home sites in Westwood Estates PUD shall conform to the following requirements:

(1) Site size. Each individual mobile home square footage will not exceed 20% of area of the site.

(2) Site width. The minimum site width shall be 50 feet.

(3) Required separation between mobile homes. Mobile homes shall be separated from each other and from other buildings and structure by at least 30 feet. Any accessory structure which has a horizontal area exceeding 25 square feet, is attached to a mobile home or located

147 within 10 feet of its window, and has an opaque top or roof that is higher than the nearest
148 window shall, for purposes of all separation requirements, be considered to be part of the
149 mobile home.

150
151 (4) Setbacks. No mobile home shall be located closer than 15 feet to a site line abutting an
152 internal street, common parking area or other common areas.

153
154 (5) Frontage. Each mobile home site shall have frontage on an internal street.
155

156 D. Density Requirements.

157
158 (1) Maximum density requirements for Westwood Estates PUD shall be four (4.02) mobile
159 homes per acre. Density shall be completed by dividing the total number of mobile
160 homes by total usable acreage of the development consistent with the general provisions –
161 physical design requirement of R.I.G.L. §45-23-44.

162
163 (2) There shall be a maximum of 512 mobile homes on 219.408 acres in the Westwood
164 Estates PUD.
165

166 E. Occupancy.

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168 (1) No site shall be rented for residential use in the Westwood Estates PUD except for
169 periods of 30 days or more, and no mobile home shall be admitted unless it can be
170 demonstrated that it meets the requirements of BOCA Basic Building Code, as amended.
171

172 (2) No site shall be rented for residential use unless a license has been obtained in
173 conformance with Chapter 11 of the Code of Ordinance for the Town.
174

175 F. Sale of Mobile Home.

176
177 No mobile home shall be sold in Westwood Estates PUD unless it is located on a mobile
178 home stand and connected to pertinent utilities.
179

180 G. Change of Site Size.

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182 The size of mobile homes shall be changed to a larger home size unless the size of the mobile
183 home site is increased. Prior to any change, the proposed changes shall be submitted to the
184 commission for review. The commission may approve the changes if they adhere to this
185 Ordinance.
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187 **Section 2.** This ordinance shall take effect upon its passage and final adoption.
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191 Positive Endorsement:

Negative Endorsement: (Attach reasons)

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195 _____
Town Solicitor

Date

Town Solicitor

Date

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Introduced by/Pursuant to: Council President Hillary V. Lima

Referred to/for: First Reading of the Ordinance on_____, 2025

Planning Commission for recommendation on _____, 2025

Public Hearing before the Town Council on _____, 2025

Passed or Denied on a vote of _____

Hillary V. Lima – Town Council President

Approved: _____

Daniel O. Parrillo – Town Manager

Certification Actions by Town Clerk: _____