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THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES,
PART II – GENERAL LEGISLATION, 2005

Ordinance No. 2025-19

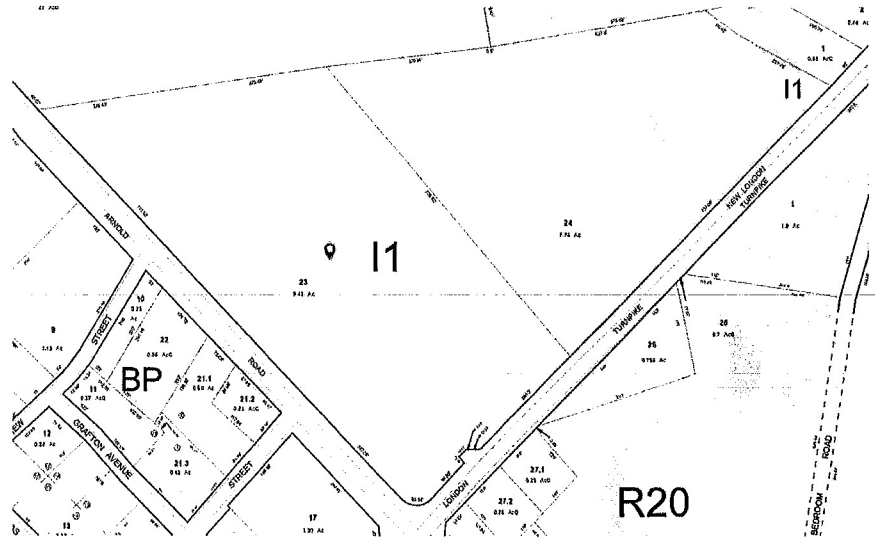
The Town Council of the Town of Coventry hereby ordains as follows:

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

§ 255-540 Planned District – Coventry Centre

§ 255-540.A Establishment of Coventry Centre Planned District.

There is hereby created the Coventry Centre Planned District (the “CCPD”), which is comprised of property identified as 2271 New London Turnpike and 666 Arnold Road, and further described as Assessor’s Plat 7, Lots 24 and 23 (the “Property”). The CCPD Property is depicted below as follows:



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§ 255-540.B CCPD Zoning and Development Requirements

The zoning and development requirements of this Ordinance are intended to apply exclusively to the CCPD. Where this Ordinance departs from the requirements and definitions of the Coventry Zoning Ordinance (the “Zoning Ordinance”) and/or Subdivision and Land Development Regulations (the “Regulations”), the specific provisions of this Ordinance take precedence. Where this Ordinance is silent, the provisions of the Zoning Ordinance and the Regulations shall apply to the CCPD and take precedence over this Ordinance.

§ 255-540.C Coventry Planning Commission review.

The Coventry Planning Commission (the “Planning Commission”) shall review the development of the Property as a Major Land Development Plan, which shall include review of the master plan, preliminary plan and final plan stages. The recorded final plan remains valid as the approved plan for the site unless and until an amendment to the plan is approved, or a new plan is approved by the Planning Commission. Minor changes, as defined by the Regulations, shall be approved administratively by the administrative officer designated by the Zoning Ordinance. Major changes, as defined by the Regulations, shall be approved by the Planning Commission and shall include a public hearing.

§ 255-540.D Permitted uses.

The following uses shall be permitted in the CCPD, as derived from the Zoning Ordinance Table of Uses, unless otherwise stated herein:

1. Residential is a multifamily dwelling project.
2. Agricultural is a veterinarian and/or animal hospital.
3. Industry is transportation, communications, utilities or roof-mounted solar installation.
4. Commercial is retail trade and sales and repairs, where so stated, of the following:
 - a. Building materials, hardware and farm equipment, excluding the outdoor sales or storage of the same. Retail sales are of lumber and other building materials; heating, plumbing and electrical supply and service; paint, glass, floor covering and wallpaper; and hardware.
 - b. Food wherein the retail trade and sales occur in supermarkets, grocery stores, delicatessens, meat and fish markets, permanent fruit and vegetable markets, and convenience stores as well as stores that sell baked goods and dairy products.
 - c. Motor vehicles, excluding the outdoor sales or storage of the same. Retail sales shall occur in the following types of establishments and involve the following services and products: Tire, battery and accessory dealers (auto parts store); and Gasoline service (full or self) station or service store (minor repairs only, may be combined with convenience store).

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- d. Apparel and accessories wherein the retail trade and sales occur in shoe stores; tailor or dressmaker shops; leather shops; a yarn, fabric, sewing shop.
 - e. Furniture, furnishing and equipment, excluding the outdoor sales or storage of the same. Retail sales are of furniture, floor covering, home furnishings and accessories in stores; appliances, radio, television, musical instruments, record, CD, and tape in stores; rental service stores (light equipment); and camping, fishing or hunting equipment in stores (retail or rental).
 - f. Places of eating and drinking wherein the retail trade and sales occur in a lunchroom or restaurant (no alcoholic beverage); a tavern, café, club, bar or lounge (alcoholic beverage may be permitted); lunchroom or restaurant (alcoholic beverage may be permitted); and at a drive-in and fast-food restaurant (no alcoholic beverages).
 - g. Miscellaneous retail stores, excluding the outdoor sales or storage of the same. Retail sales occur in drugstores, video rental, office equipment, sporting goods and guns in stores; packaged liquor stores; secondhand stores; antique shops; and lawn and garden supply stores. Retail sales may also be made by swimming pool stores; fuel dealers of oil and bottle gas - sale and service only; general merchandise stores; department stores (including storage up to thirty percent (30%) of the Gross Floor Area (“GFA”); and landscape supply stores selling in bulk.
 - h. Stores that sell and repair personal items, including jewelry, mobile phones, bath and kitchen supplies and other similar products and goods. Such stores are not referenced in the Zoning Ordinance Table of Uses.
5. Motels and hotels, which is a departure from the Zoning Ordinance Table of Uses.
6. Storage facilities.
7. Personal, business and professional services.
- a. Professional offices as stated: general commercial office; bank or financial institution; temporary real estate office and/or model home; physical therapy and other health-related services; medical and dental offices and laboratories; legal services; engineering and design; and other professional offices; urgent care facilities and walk-ins.
 - b. Personal services as stated: laundry or dry cleaners (pick up) and self-service laundromat; photo studio; taxidermist and similar specialty shops; beautician and barber shops; shoe repair; tattoo shop and similar specialty shops; caterer; travel agency; and newspaper office (no printing permitted).
 - c. Automotive repair, services and garages as stated: general automotive repair; automobile body shop; and vehicle washing shop.

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d. Governmental, education and institutional as stated: government-owned building (except garage or utility); private day-care, kindergarten, elementary or secondary school, junior college, college or university; trade or professional school; individual instruction; group instruction; churches; and walk-in medical clinic or treatment center.

8. Pet grooming services. Such services are not referenced in the Zoning Ordinance Table of Uses.

9. Recreation in a commercial amusement or recreation services environment as stated: Studios and schools for musical instruments, dance, and singing; bowling alleys billiards/pool; motion picture theater; exercise center, gymnasium, sauna or Turkish bath; and video or pinball arcades.

§ 255-540.E Low- and Moderate- Income Housing requirement for Multifamily dwelling use.

If the proposal for development includes multifamily residential, then fifteen percent (15%) of the total number of dwelling units must be designated as low- and moderate-income housing as defined by R.I Gen Laws § 45-53-3(9) (the "LMI Units"). The LMI Units shall be designated within the CCPD and may be integrated throughout the development or sited in one or more buildings at the discretion of the developer.

§ 255-540.F Dimensional regulations.

1. The following dimensional regulations shall apply to the CCPD:

Maximum Impervious Area/Lot Coverage	Sixty Five Percent (65%)
Maximum GFA	One hundred-twenty thousand square feet of non-residential GFA; for every dwelling unit, non-residential GFA shall be reduced by two hundred square feet; with a maximum of six hundred (600) dwelling units in the CCPD.
Minimum Parking Lot/Driveway Setbacks	Ten feet (10') (see perimeter landscape buffer)
Minimum Building Setbacks	Twenty feet (20')
Maximum Height	Forty feet (40'); building height may be increased to a maximum of sixty feet (60'-65')
for	buildings set back a minimum of two hundred feet (200') from New London Turnpike.

176 **§ 255-540.G Parking and loading regulations.**
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178 1. Parking in the CCPD shall be a minimum of four (4) spaces per one thousand (1,000) square
179 feet of GFA of non-residential uses and one and a half (1.5) spaces for each dwelling unit.
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181 2. Loading in the CCPD including size and number of spaces shall be required as determined by
182 the Planning Commission, considering the type of use, size of delivery trucks, expected timing of
183 delivery, when found to be in the best interest of planning practice, considering the unique
184 characteristics of the development.
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186 **§ 255-540.H Landscaping and other surface area requirements.**
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188 1. Perimeter landscape buffer requirements:
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190 Along New London Avenue and Arnold Road	Ten feet (10')
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192 From shared property line with AP 7, Lot 1	Thirty-five feet (35')
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194 Rear yard	Twenty feet (20')
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196 Along internal lot lines	Ten feet (10')
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198 The perimeter landscape buffer shall be provided to separate commercial and office uses
199 from the street. At least a ten-foot (10') strip along roadways shall be landscaped with trees,
200 shrubs, fences, earthen berms or other means deemed acceptable by the Planning
201 Commission. Along shared property lines, existing trees and woodlands shall be preserved to
202 the greatest extent possible. Otherwise, supplemental plantings shall be introduced as
203 appropriate to adequately buffer adjacent land uses.
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205 2. Parking area requirements:
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207 The development shall contain a minimum of five percent (5%) interior landscaping in
208 parking areas with a mix of evergreen, ornamental, shade trees and shrubs; the landscape plan
209 shall be designed to promote safe and efficient circulation of pedestrians and vehicles, while
210 considering the need for properly vegetated and maintained landscaped areas in order to
211 enhance and preserve the visual character by promoting high-quality developments.
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213 3. Remaining pervious area requirements:
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215 The total pervious area shall be considered greenspace totaling thirty-five (35%) of the total
216 project area and will include well-maintained natural, vegetated and lawn areas to enhance
217 the development. Well-maintained retaining walls, drainage areas and development
218 amenities may be included in these areas. Half of pervious areas may be devoted to major
219 stormwater facilities, as approved by the Planning Commission.
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221 **§ 255-54.I Signs.** The requirements of § 255-1530 of the Zoning Ordinance shall apply to the
222 CCPD.
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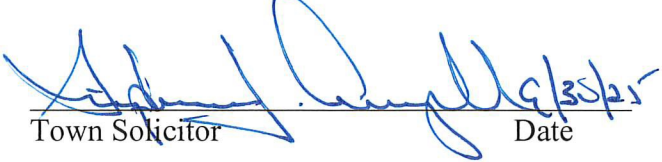
225 § 255-540.J Architectural Standards.

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227 1.Roof Lines. New building shall be designed with traditional roof forms that a compatible with
228 other traditional New England towns such as gabled, lipped, and pitched roofs. Flat roofs shall
229 be avoided; however, parapets and faux roofs may be used to screen mechanicals and solar
230 panels on flat roofs.

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232 2.Building Materials. Exterior materials shall appear as wood, brick, stucco, sandstone or other
233 natural materials; metal facades are not permitted, except where used for decorative purposes.
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235 **Section 2.** This ordinance shall take effect upon its passage and final adoption.
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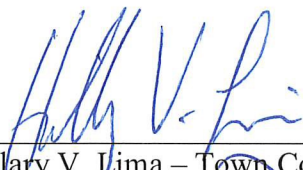
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239 Positive Endorsement: Negative Endorsement: (Attach reasons)

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241  9/30/25
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243 Town Solicitor Date Town Solicitor Date
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246 Introduced by/Pursuant to: Council President Hillary V. Lima

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248 Referred to/for: First Reading of the Ordinance on July 22, 2025
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250 Planning Commission for recommendation on July 23, 2025
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252 Public Hearing before the Town Council on Sept 9, 2025
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255 Passed or Denied on a vote of 6-0

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258 Hillary V. Lima – Town Council President

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260 Approved: 
261 Daniel O. Parrillo – Town Manager
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264 Certification Actions by Town Clerk: 
265 Joanne P. Amitrano- Town Clerk
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