

ZONING

255 Attachment 2

Town of Coventry

Dimensional Regulations

NOTE: All dimensions are measured in feet unless otherwise noted.

Table 6-2 - Dimensional Regulations

Zoning District	Minimum Lot		Minimum Setback Dimension:			
	Area (square feet)	Frontage	Front	Corner Side	Side	Rear
Village Rural Commercial	40,000	125	20	20	15	25
Village Main Street Commercial	7,500	80	10	10	10	20
General Business	15,000	125	10	10	10	30
General Business - 1	43,560	200	10	10	10	40
Business Park	As required depending on type of use and coverage density	*As required depending on type of use and coverage density	As required depending on type of use and coverage density	As required depending on type of use and coverage density	As required depending on type of use and coverage density	As required depending on type of use and coverage density
Industrial 1	60,000	150	50	50	30	50
Industrial 2	NA	NA	50	50	30	50

NOTE: Building height in an I-1 Zone may be increased to 60 feet by special use permit.

* 300 feet of frontage if building is sited on an arterial road.

In a situation that a required buffer is greater than the setback, the buffer must be maintained.

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Table 6-3

Zoning District	Maximum Building Height		Maximum Coverage		Accessory Building Located in Rear of Main Structure		Minimum Distance of Structure from Residential Zone Building
	Principal	Accessory	Building	Lot	Side	Rear	
Rural Village Commercial	35	19	—	55	10	10	40
Main Street Village Commercial	35	15	—	60	10	10	40
General Business	35	15	—	60	10	10	40
General Business-1	35	15	—	60	10	10	40
Business Park	60-100*	30-50*	—	80-100**	20	20	see Table 14.1
Industrial 1	35	15	—	60	20	20	100
Industrial 2	100	15	—	70	20	20	100

* The maximum height limitation shall initially be 60 feet but can be increased up to 100 feet depending upon the type of structure to be built, the type of use for the structure, and the topography of the land on which it is to be built.

** The maximum lot coverage, including impervious surfaces shall, initially, be 80% but may be increased to 100% depending on the type of structure to be built, the type of use for the structure, and the topography of the land on which it is to be built.

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Table 6-4 - RR 5 Dimensional Regulations

Rural Residential RR5	Minimum Lot		Minimum Setback			Maximum Lot Coverage
	Area	Frontage	Front	Side	Rear	
Single-family dwelling	5 acres	300	100	85	150	15%
Nursery, greenhouse	5 acres	300	100	85	150	10%
Other permitted uses	5 acres	300	100	85	150	15%

Note: Accessory structures in a RR-5 zone shall be located 50 feet from any lot line except as otherwise permitted in Article IX, § 255-920.

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Table 6-5 RR-3 Dimensional Regulations

Rural Residential RR3	Minimum Lot		Minimum Setback			Maximum Lot Coverage
	Area	Frontage	Front	Side	Rear	
Single-family dwelling	3 acres	225	50	50	90	15%
Nursery, greenhouse	5 acres	225	100	50	90	10%
Other permitted uses	3 acres	225	100	50	90	15%

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Table 6-6 - RR-2 Dimensional Regulations

Rural Residential RR2	Minimum Lot		Minimum Setback			Maximum Lot Coverage
	Area	Frontage	Front	Side	Rear	
Single-family dwelling	2 acres	225	45	50	90	15%
Nursery, greenhouse	5 acres	225	45	50	90	10%
Other permitted uses	2 acres	225	45	50	90	15%

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Table 6-7 - R-20 Dimensional Regulations

Residential R20	Minimum Lot		Minimum Setback			Maximum Lot Coverage
	Area	Frontage	Front	Side	Rear	
Single-family dwelling	20,000	120	35	20	40	20%
Single-family dwelling (no public water)	43,560 (1 acre)	150	40	40	60	20%
Commercial nursery or greenhouse	5 acres	175	45	50	90	10%
Other permitted uses	20,000	120	35	20	40	20%
Two-family dwelling	30,000	175	35	20	40	20%
Two-family dwelling (no public water)	60,000	175	40	50	70	15%

NOTE: Maximum building height for all R districts shall be 35 feet.

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Table 6-8 - Cluster Development Dimensional Regulations with Water or Sewer

	Minimum Lot Size	Minimum Lot Width Frontage	Minimum Yard			Maximum Lot Coverage	Maximum Building Height
			Front	Side	Rear		
Single-family	15,000	100	25	15	30	25	35
Two-family	20,000	125	25	15	30	25	35

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Table 6-9 - Cluster Development Dimensional Regulations with no Water or Sewer

	Minimum Lot Size	Minimum Lot Width Frontage	Minimum Yard			Maximum Lot Coverage	Maximum Building Height
			Front	Side	Rear		
Single-family	43,560	150	25	35	40	25	35
Two-family	60,000	175	40	50	60	25	35

* With the exception of minimum frontage requirements and the allowance of multifamily units in areas with water or sewer, conservation design will follow the standards as cluster development. For example, the minimum opens space requirements and the number of total dwelling units will be determined in the same manner.

* Conservation design will only be allowed at the discretion of the Planning Commission.

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Table 6-10 - Conservation Design Dimensional Regulation with Water or Sewer

	Minimum Lot Size	Minimum Lot Width Measured at Building Setback	Minimum Yard			Maximum Lot Coverage	Maximum Building Height	Minimum Frontage
			Front	Side	Rear			
Single-family	15,000	100	25	15	30	25	35	40
Multifamily	20,000	125	40	25	40	25	35	40

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Table 6-11 - Conservation Design Dimensional Regulation with No Water or Sewer

	Minimum Lot Size	Minimum Lot Width Measured at Building Setback	Minimum Yard			Maximum Lot Coverage	Maximum Building Height	Minimum Frontage
			Front	Side	Rear			
Single-family	43,560	150	25	35	40	25	35	40
Two-family	60,000	175	40	50	60	25	35	40