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THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES,  
2008 PART II – GENERAL LEGISLATION,  
CHAPTER 255, ARTICLE XI – Residential Mobile Home Districts (RMD)

Ordinance No. 2025-07

Passed: 7-0

Approved: ✓

  
Hillary V. Lima, Council President

  
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 XI:

Article XI, Chapter 255 – Zoning

§ 255-1100. Establishment and Purpose.

A. Article XI and the sections hereof establish the procedures for the creation and review of Residential Mobile Home Districts (“RMD”) as a floating zone. This floating zone is an unmapped zoning district, which is established on the Zoning Map only when an application for development meeting the zone requirements is approved as defined by R.I. Gen. Laws § 45-24-31.

~~A. B. The purpose of this article is to permit the creation of residential mobile home districts (RMD) and to establish the procedures for their creation. It is the intent of this article to regulate the location and design of RMDs in such a manner as to create neighborhoods designed for long-term occupancy, to ensure compatibility with surrounding areas and with the natural environment, and to provide safe, sanitary and attractive living conditions for occupants of mobile homes located in such parks. There shall be no creation, extension or expansion of any mobile home park after an amendment of this ordinance, unless such creation, extension or expansion is in conformance with all ordinances concerning RMDs. No mobile home park shall be created or extended in the Town of Coventry after this article is adopted except in conformance with this article.~~

~~B. Residential mobile home district. A district limited to mobile home parks and accessory uses as permitted by this chapter, created in accordance with this chapter and based on an approved comprehensive site plan as set forth below. The minimum gross land area,~~

48 excluding swamps, ponds, streams, unsuitable soils and other unusable land under single  
49 ownership, shall be 10 acres. All RMDs shall adhere to the regulations of this article and  
50 Chapter 11 of the Code of Ordinances of the Town.  
51

52 **§ 255-1110. Establishment of residential mobile home districts. Procedures.**

53 ~~A. RMDs may be established in the Town by amendment of this chapter and~~  
54 ~~accompanying maps in accordance with the requirements and procedures of this article.~~

55  
56 ~~B. Procedures. Notwithstanding any other provisions of this chapter or any other provisions~~  
57 ~~of the ordinances of the Town, the following procedures shall apply:~~

58 ~~(1) Application for an amendment to the Zoning Map to create a RMD shall be made~~  
59 ~~according to Article XVIII of this chapter. However, the fee for such application~~  
60 ~~shall be \$500 plus advertising costs. In addition to the plat requirements, a site plan,~~  
61 ~~prepared by a registered architect or engineer, shall be required that, as a minimum,~~  
62 ~~shows the following, together with appropriate dimensions and descriptive material~~  
63 ~~as necessary:~~

64 ~~(a) The items in § 255-1620B(1) through (18) of this chapter;~~

65 ~~(b) Proposed location of riser pipes;~~

66 ~~(c) Refuse disposal facilities;~~

67 ~~(d) Location of electrical system;~~

68 ~~(e) Location and details of underground gas and oil systems;~~

69 ~~(f) Plans and specifications of all buildings constructed in the park;~~

70 ~~(g) Number, location, dimensions and size of all lots;~~

71 ~~(h) Evidence that other local, state, or federal permits have been applied for or~~  
72 ~~obtained;~~

73 ~~(i) An impact analysis of the proposed development which shall contain detailed~~  
74 ~~economic, social, physical studies of the area and a proposed population~~  
75 ~~analysis. The Commission may request additional information if desired;~~

76 ~~(j) Type and size of home to be used in development; and~~

77 ~~(k) Applicable rules and regulations for the development.~~

78  
79 A. Application for an amendment to the Zoning Map to create a RMD shall be filed in  
80 accordance with the requirements and procedures of Article XVIII of this chapter. Town  
81 Council may consider an application for a RMD floating zone map amendment  
82 simultaneously with rezoning to the underlying district as one (1) rezoning application.

83  
84 B. Application for an amendment to the Zoning Map to create a RMD may be allowed to  
85 be filed concurrently with a land development application, in accordance with the  
86 requirements and procedures of Article XIV of this chapter. However, the fee for the  
87 Zone Map amendment application shall be \$500, plus advertising costs.

88 ~~§ 255-1120. Planning Commission review.~~

89  
90 ~~A. C.~~ All applications for a Zoning Map amendment to RMD shall be referred to the Planning  
91 Commission by the Town Council. The Planning Commission shall have sixty (60) 60  
92 days to respond to the Council. This sixty-day (60) period shall begin upon the receipt  
93 of two copies of all plans and the application in the Planning Department from the Town  
94 Clerk's Office after referral by the Council. The Planning Commission may request an  
95 extension of this time period if additional time is required to complete the review of the  
96 proposed RMD rezoning. The Council may act if the Commission fails to respond within  
97 the allotted time.

98  
99 ~~D.~~ All RMD Zoning Map amendments shall be approved as conditional upon land  
100 development approval of the site plan. Conditional approval of the RMD zone change  
101 shall not bind the Planning Commission to approving a land development project for the  
102 site. The approval of a RMD zone change legally binds commitment by the applicant to  
103 carry out the development as proposed.

104  
105 ~~E.~~ In addition to the plat requirements, a site plan, prepared by a Rhode Island registered  
106 engineer, and additional application materials shall be required consistent with the  
107 application forms and checklists maintained in the Department of Planning and  
108 Development.

109  
110 ~~B. F.~~ The applicant shall show to the satisfaction of the Planning Commission that:

111 (1) The granting of approval will not result in conditions inimical to the public  
112 health,safety, morals and welfare; and

113 (2) The granting of such approval will not substantially or permanently injure the  
114 appropriate use of property in the surrounding area or district; and

115 (3) The plans for such project comply with all of the requirements of this chapter; and

116 (4) The plans for such project are in conformance with the Coventry Comprehensive  
117 Plan.

118 ~~C. G.~~ In recommending an action to the Town Council, the Planning Commission shall  
119 enumerate its reasonsfor approval or denial and any stipulations that the Planning  
120 Commission would like imposed.

121 ~~D. H.~~ After receipt of the Planning Commission's recommendations, the Council shall hold a  
122 public hearing in accordance with Article XVIII of this chapter and shall act on the  
123 amendment within forty five (45) 45 days of the hearing and may attach conditions to  
124 ensure the public health, safety, morals andwelfare. Approval of the amendment requires  
125 that the final development shall conform to theplans as approved by the Council. Any  
126 changes to the plan will require a resubmittal of the application for the rezoning  
127 following all procedures of this article.

128 ~~E. I.~~ The approved site plan with any conditions stipulated in the rezoning shall be recorded in  
129 theTown Clerk's Office within fourteen (14) 14 days of the Zoning Approval. The Town  
130 Planner and Town Engineer shall review the site plan for conformity with the approved  
131 rezoning and shall certify to the Town Clerk the conformance of the plan prior to its  
132 recording. If the plan doesnot conform to the approved rezoning, it shall not be recorded

133 and the applicant shall have fourteen (14) ~~14~~ days to correct the plan and resubmit for  
134 review and recording.

135 ~~F. There shall be written on the plan the following note: "Failure to act on this rezoning in~~  
136 ~~one year shall cause this plan to become null and void."~~

137  
138 **§ 255-~~1130~~ 1120. Permitted uses and development standards.**  
139

140 A. In a RMD, the following uses shall be permitted:

141  
142 (1) Principal uses. Mobile homes as defined in Article II.

143  
144 (2) Accessory uses. Uses directly accessory to a mobile home including parking areas,  
145 carport, patios and semi-enclosed outdoor living areas not intended for overnight  
146 occupancy. Service buildings as required in Code § 255-1150, recreation areas and facilities  
147 for the exclusive use of occupants of the mobile home park and as further provided in  
148 this section; offices intended for management and/or service to the mobile home park;  
149 and central laundry facilities designed for residents.

150  
151 (3) Garages shall not be allowed. The addition to or expansion of a mobile home so as to  
152 make it a permanent structure shall not be allowed.

153  
154 B. Site standards.

155  
156 (1) Lot coverage. Maximum lot coverage by a mobile home in an individual mobile home  
157 lot shall not exceed 20% of the gross area of the lot.

158  
159 (2) Width and depth. For portions of the tract used for general vehicular entrances and exits  
160 only, the lot width shall be a minimum of 50 feet; for portions containing mobile home  
161 lots and buildings open generally to occupants, the width of the lot shall be a minimum  
162 of 250 feet. The ratio of width to depth shall not exceed one to five.

163  
164 (3) Landscaping and buffering. Along all exterior property lines of a mobile home park, a  
165 landscaped buffer strip shall be maintained. Such buffer strip shall be no less than 100  
166 feet wide along all property lines. Such buffer strip shall be planted, screened, or  
167 otherwise maintained in a natural condition in order to provide year-round visual  
168 obstruction of the mobile home lots from abutting land and streets. The provisions of  
169 Article XVII shall be met for all landscaping in a mobile home park. Such buffer strip  
170 may be used for recreation of a non-intensive character; provided, however, that no  
171 structure be located thereon.

172  
173 (4) Recreation and open space. At least 10% of the gross land area of the mobile home park  
174 shall be reserved for recreational and open space uses. Such recreation and open space  
175 shall be located outside the required buffer strip. However, this figure is in addition to  
176 any other open areas required by yard provisions or other sections of this chapter.  
177 Recreation areas shall be so located as to be free of traffic hazards and should, where  
178 the topography permits, be centrally located.

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

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

C. Lot requirements. Individual mobile home lots in a RMD shall conform to the following requirements:

(1) Lot size. Each individual mobile home lot shall contain a minimum area of 6,000 square feet. Lot size shall be increased by five square feet for each square foot that the mobile home and accessory buildings exceed the allowable size of 1,200 square feet.

(2) Lot width. The minimum lot 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 within 10 feet of its window, and has an opaque top or roof that is higher than the nearest window shall, for purposes of all separation requirements, be considered to be part of the mobile home.

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

(5) Frontage. Each mobile home lot shall have frontage on an internal street.

D. Streets. All streets shall be constructed in accordance with the requirements of Chapter 11 of the Code ~~of Ordinances of the Town~~. Storm drainage plans must be provided and approved by the Town Engineer and shall result in no net increase of runoff.

E. Density requirements.

(1) Maximum density requirements for a residential mobile home district shall be two mobile homes per acre. Density shall be computed by dividing the total number of mobile homes by total useable acreage of the development.

(2) There shall be a maximum of 200 mobile homes per RMD.

**§ 255-~~1140~~ 1130. Occupancy.**

A. No lot shall be rented for residential use in a RMD except for periods of thirty (30) ~~30~~ days or more, and no mobile home shall be admitted to any park unless it can be demonstrated that it meets the requirements of the BOCA Basic Building Code, as amended.

B. No lot shall be rented for residential use unless a license has been obtained in conformance with Chapter 11 of the Code ~~of Ordinances of the Town~~.

230 § 255-~~1150~~ 1140. Service building.

231  
232 All mobile home parks shall be provided with a service building consolidating all sanitary,  
233 laundry, management and other service facilities. The floor area of such service building shall not  
234 exceed 2,500 square feet.

235  
236 § 255-~~1160~~ 1150. Sale of mobile homes.

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238 No mobile home shall be sold in a RMD unless it is located on a mobile home stand and connected  
239 to ~~pertinent~~ permanent utilities.

240  
241 § 255-~~1170~~ 1160. Change of lot size.

242  
243 The size of mobile homes in an approved park shall not be changed to a larger home unless the  
244 size of the mobile home lot is increased ~~according to~~ in accordance with § 255-1130B(2) of the  
245 Code. Prior to any change in a RMD, the proposed changes shall be submitted to the Planning  
246 Commission for review. ~~Any changes approved by the~~ The Planning Commission must ~~may~~  
247 ~~approve the changes if they~~ adhere to this chapter.

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

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253 Positive Endorsement: Negative Endorsement: (Attach reasons)

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257 Town Solicitor Date Town Solicitor Date

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

261  
262 Referred to/for: Planning Commission on February 19, 2025  
263  
264 First Reading on February 25, 2025  
265  
266 Public Hearing on March 25, 2025