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

9
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:*

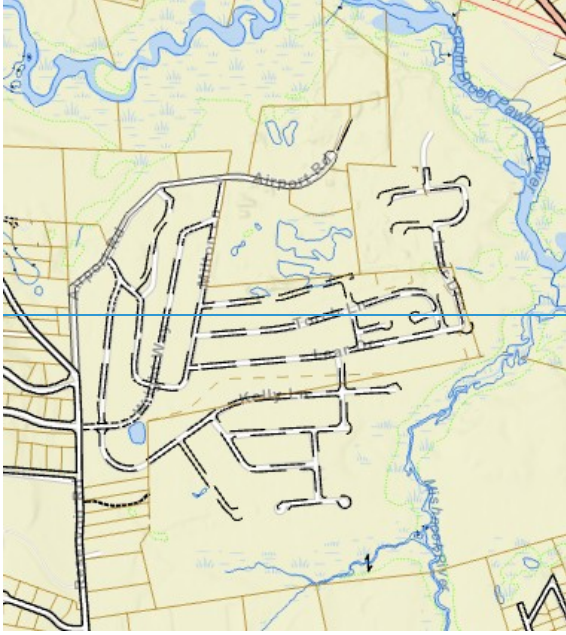
16
17 **Section 1.** The Town of Coventry Code of Ordinances, Part II General Legislation is hereby
18 amended by adding the following sections to Chapter 255 – Zoning, Article V – Zoning Districts
19 and Zoning District Map:
20

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, ~~Lot~~Lots 35 and 35.1, Assessor’s Plat 35,
28 ~~Lot~~Lot 32.1, respectively, in the Town of Coventry (the “Property”). The Westwood Estates
29 PUD Property is depicted below as follows:
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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 ~~CCPD-Westwood Estates PUD~~ and take precedence over this
58 Ordinance.
59

60 **§ 255-540.3 Amendment to Westwood Estates PUD.**

61
62 Any amendment to Westwood Estates PUD shall follow the procedure of Chapter 255 Zoning,
63 Article XVIII Adoption and Amendment § 255-1800 et seq Procedure.
64

65 **§ 255-540.4 Coventry Planning Commission review.**

66
67 ~~Any modification of zoning or use to Westwood Estates PUD shall be approved by the Town~~
68 ~~Council.~~ The Coventry Planning Commission (the "Planning Commission") shall review the
69 development of the Property as a Major Land Development Plan, which shall include review of
70 the master plan, preliminary plan and final plan stages. The recorded final plan remains valid as
71 the approved plan for the site unless and until an amendment to the plan is approved, or a new
72 plan is approved by the ~~Town Council and~~ Planning Commission. Minor changes, as defined by
73 the Regulations, shall be approved administratively by the administrative officer designated by
74 the Zoning Ordinance. ~~Major changes, as defined by the Regulations, shall be approved by the~~
75 ~~Planning Commission and shall include a public hearing.~~
76

77 **§ 255-540.5 Permitted uses.**

78
79 The following uses shall be permitted in the Westwood Estates PUD, as derived from the Zoning
80 Ordinance Table of Uses, unless otherwise stated herein:
81

- 82 A. Principal Uses. Mobile homes as defined in Article II of the Zoning Ordinance.
- 83
84 B. Accessory Uses. Uses directly accessory to a mobile home including parking areas, carport,
85 patios and semi-enclosed outdoor living areas not intended for overnight occupancy. Service
86 buildings, ~~clubhouse, swimming pool, tennis courts, sheds, fencing, BBQ, hot tubs,~~
87 ~~driveways, walkways, ADA ramps, other~~ recreational areas and facilities for the exclusive
88 use of the occupants of the mobile home park and as further provided in this Section; offices
89 intended for management and/or service to the mobile home park and central mail facilities
90 designated for residents. ~~The floor area of such service building shall not exceed 2,500~~
91 ~~square feet.~~
92
93 C. Garages shall not be allowed ~~except as may be connected to a service building.~~ The addition
94 or expansion of a mobile home so as to make it a permanent structure shall not be allowed.

95 **§ 255-540.6 Dimensional regulations.**

96

97 A. The existing conditions from the time of the approval of the Westwood Estates PUD do not
98 in all cases meet the current residential mobile home district site standards. Any amendments
99 or modifications to the Westwood Estates PUD shall apply the residential mobile home
100 district site standards to any new mobile home sites developed within the PUD, and to
101 existing mobile home sites proposed to be modified, subsequent to the adoption of this PUD.
102 Exiting mobile home sites that are not proposed to be altered shall continue as they currently
103 exist and nothing in this Amendment shall be construed to require modification of any
104 existing mobile home site or related use that is not proposed for redevelopment or expansion.

105
106 B. Site Standards.

107
108 (1) LotSite coverage. Maximum lotsite coverage by a mobile home in an individual mobile
109 home lotsite shall not exceed 20% of the gross area of the lotsite.

110
111 (2) Width and depth. For portions of the tract used for general vehicular entrances and exits
112 only, the lotsite width shall be a minimum of 50 feet; for portions containing mobile home
113 lotsites and buildings open generally to occupants, the width of the lotsite shall be a
114 minimum of 250 feet. The ratio of width to depth shall not exceed one to five.

115
116 (3) Landscaping and buffering. Along all exterior property lines of a mobile home park, a
117 landscaped buffer strip shall be maintained. Such buffer strip shall be no less than 100 feet
118 wide along all property lines. Such buffer strip shall be planted, screened, or otherwise
119 maintained in a natural condition to the extent practicable in order to provide year-round
120 visual obstruction of the mobile home lotsites from abutting land and streets. The provisions
121 of Article XVII shall be met for all landscaping in a mobile home park. Such buffer strip may
122 be used for recreation of a nonintensive character; provided, however, that no structure be
123 located thereon.

124
125 (4) Recreation and open space. At least 10% of the gross land area of the mobile home park
126 shall be reserved for recreational and open space uses. Such recreation and open space shall
127 be located outside the required 100' buffer strip as defined in item B(3). However, this figure
128 is in addition to any other open areas required by yard provisions or other sections of this
129 chapter. Recreation areas shall be so located as to be free of traffic hazards and should, where
130 the topography permits reasonably practicable, be centrally located. There shall be no other
131 requirements, standards or limitations applied to what is deemed to be acceptable recreational
132 and/or open space applied to portions of Westwood Estates pre-existing this Ordinance and
133 no changed, amended or developed subsequent to the adoption of this Ordinance.

134
135 (5) Access. All mobile home parks shall have a minimum lot lot frontage of 50 feet on a
136 public street.

137
138 (6) All mobile homes shall be a minimum distance of 75 feet from any park boundary line
139 abutting a public street.

140
141 C. LotSite Requirements Modified or Added. Individual mobile home lotsites in a RMD
142 Westwood Estates PUD shall conform to the following requirements:

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144 (1) LotSite size. Each individual mobile home lot-site shall contain a minimum area of 6,000
145 square feet. Lot-Site size shall be increased by five square feet for each square foot that

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the mobile home and accessory buildings exceed the allowable size of 1,200 square feet.
square footage of individual mobile home will not exceed 20% of area of the site.

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(2) LotSite width. The minimum lotsite 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.

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

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

D. Streets.

All streets constructed after the adoption of this Ordinance shall be constructed in accordance with the Code of Ordinances of the Town. In areas improved after the adoption of this Ordinance of this Ordinance, storm drainage plans must be provided and approved by the Town Engineer and shall result in no net increase in runoff.

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D.E. Density Requirements.

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

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

E.F. Occupancy.

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

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

F.G. Sale of Mobile Home.

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

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G.H.

Change of ~~Lot~~Site Size.

The size of mobile homes shall not be changed to a larger home size unless the size of the mobile home ~~lotsite~~ is increased according to 255-1130 B(2). Prior to any change, the proposed changes shall be submitted to the commission for review. The commission may approve the changes if they adhere to this Ordinance.

Section 2.

This ordinance shall take effect upon its passage and final adoption.

Positive Endorsement:

Negative Endorsement: (Attach reasons)

Town Solicitor

Date

Town Solicitor

Date

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

Daniel O. Parrillo – Town Manager

Certification Actions by Town Clerk: