

Town of Coventry

Easy Zoning Guidelines

Residential Districts

RR5 – Rural Residential District	RR5
RR3 – Rural Residential District	RR3
RR2 – Rural Residential District	RR2
R20 – Residential District	R20
Residential Mobile Home District	RMH

Business Districts

Village Rural Commercial	VRC
Village Main Street Commercial	VMC
General Business District	GB
General Business 1 District	GB1
Planned Business Park	BP

Industrial Districts

Industrial 1	I1
Industrial 2	I2

Planned Development District

Planned Unit Development	PUD
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Special Districts

Special Planning Overlay District	SPD
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Each Zoning District has its own dimensional regulations. A simplified listing follows:

RR5 Rural Residential

Minimum Lot Area	5 Acres
Minimum Lot Frontage	300 Feet
Minimum Front Setback	100 Feet
Minimum Side Setback	85 Feet
Minimum Rear Setback	150 Feet
Maximum Lot Coverage	15%

RR3 Rural Residential

Minimum Lot Area	3 Acres
Minimum Lot Frontage	225 Feet
Minimum Front Setback	50 Feet
Minimum Side Setback	50 Feet
Minimum Rear Setback	90 Feet
Maximum Lot Coverage	15%

RR2 Rural Residential

Minimum Lot Area	2 Acres
Minimum Lot Frontage	225 Feet
Minimum Front Setback	45 Feet
Minimum Side Setback	50 Feet
Minimum Rear Setback	90 Feet
Maximum Lot Coverage	15%

R20 Residential

Minimum Lot Area	20,000 sf
Minimum Lot Frontage	120 Feet
Minimum Front Setback	35 Feet
Minimum Side Setback	20 Feet
Minimum Rear Setback	40 Feet
Maximum Lot Coverage	20%

Residential Mobile Home District

There are no districts limited to mobile home parks. Each district is created in accordance with the provisions of Article XI of the Zoning Ordinance.

Village Rural Commercial

Minimum Lot Area	40,000 sf
Minimum Lot Frontage	125 Feet
Minimum Front Setback	20 Feet
Min. Corner Side Setback	20 Feet
Minimum Side Setback	15 Feet
Minimum Rear Setback	25 Feet
Maximum Lot Coverage	55%
Max. Bldg Height – Principal	35 Feet
Max. Bldg Height – Accessory	19 Feet

Village Main Street Commercial

Minimum Lot Area	7500 sf
Minimum Lot Frontage	80 Feet
Minimum Front Setback	10 Feet
Min. Corner Side Setback	10 Feet
Minimum Side Setback	10 Feet
Minimum Rear Setback	20 Feet
Maximum Lot Coverage	60%
Max. Bldg Height – Principal	35 Feet
Max. Bldg Height – Accessory	15 Feet

General Business District

Minimum Lot Area	15,000 sf
Minimum Lot Frontage	125 Feet
Minimum Front Setback	10 Feet
Min. Corner Side Setback	10 Feet
Minimum Side Setback	10 Feet
Minimum Rear Setback	30 Feet
Maximum Lot Coverage	60%
Max. Bldg Height – Principal	35 Feet
Max. Bldg Height – Accessory	15 Feet

General Business 1 District

Minimum Lot Area	43,560 sf
Minimum Lot Frontage	200 Feet
Minimum Front Setback	10 Feet
Min. Corner Side Setback	10 Feet
Minimum Side Setback	10 Feet
Minimum Rear Setback	40 Feet
Maximum Lot Coverage	60%
Max. Bldg Height – Principal	35 Feet
Max. Bldg Height – Accessory	15 Feet

Planned Business Park

Minimum Lot Area	As Req'd.
Minimum Lot Frontage	As Req'd.
Minimum Front Setback	As Req'd.
Min. Corner Side Setback	As Req'd.
Minimum Side Setback	As Req'd.
Minimum Rear Setback	As Req'd.
Maximum Lot Coverage	80-100%
Max. Bldg Height – Principal	60-100 Feet
Max. Bldg Height – Accessory	30-50 Feet

Industrial 1

Minimum Lot Area	60,000 sf
Minimum Lot Frontage	150 Feet
Minimum Front Setback	50 Feet
Min. Corner Side Setback	50 Feet
Minimum Side Setback	30 Feet
Minimum Rear Setback	50 Feet
Maximum Lot Coverage	60%
Max. Bldg Height – Principal	35 Feet
Max. Bldg Height – Accessory	15 Feet

Industrial 2

Minimum Lot Area	NA
Minimum Lot Frontage	NA
Minimum Front Setback	50 Feet
Min. Corner Side Setback	50 Feet
Minimum Side Setback	30 Feet
Minimum Rear Setback	50 Feet
Maximum Lot Coverage	70%
Max. Bldg Height – Principal	100 Feet
Max. Bldg Height – Accessory	15 Feet

Planned Unit District

These are floating zones comprised of a variety of land uses, including mixed-use, commercial, industrial and multi-family projects that are created in conformance with Article XIV of the Zoning Ordinance.

Special Planning Overlay District

This is a design overlay district to provide for the establishment of a design review by the Planning Commission which shall take into consideration the special impact will have on this visually prominent location.

Cluster Development (with water or sewer)

Minimum Lot Area	15,000 sf
Minimum Lot Frontage	100 Feet
Minimum Front Setback	25 Feet
Minimum Side Setback	15 Feet
Minimum Rear Setback	30 Feet
Maximum Lot Coverage	25%
Max. Bldg Height – Principal	35 Feet

Cluster Development (with no water or sewer)

Minimum Lot Area	43,560 sf
Minimum Lot Frontage	150 Feet
Minimum Front Setback	25 Feet
Minimum Side Setback	35 Feet
Minimum Rear Setback	40 Feet
Maximum Lot Coverage	25%
Max. Bldg Height – Principal	35 Feet

Quick Answers

- Swimming Pools shall not be located in the front yard and shall be 10 feet off side and rear property lines.
- Sheds shall not be placed in the front yard.
- Sheds up to a maximum of 120 sf may be permitted 5 feet from side and rear property lines.
- Sheds greater than 120 sf shall be placed no closer than 10 feet from the property lines.
- Expansion of existing homes for in-law apartments shall require a Special Use Permit
- RI law, "An Act Relating to Towns and Cities – Zoning Ordinances", allows the owner of an owner-occupied single family home where no

expansion is required to design an accessory dwelling unit to accommodate a family member who is 62 or older without obtaining a special permit from the town or city in which the property is located.

- Chickens, ducks and rabbits shall be limited to 6 animals if property contains less than 1 acre and animals must be housed a minimum of 25 feet from all property lines.

- Roosters and geese are only allowed on properties where they can be housed a minimum of 300 feet from all property lines.

- Major Solar Installations are allowed in all Zoning Districts with a Special Use Permit (area greater than 40,000 sf)

- Medium Solar Installations are allowed in all Zoning Districts with a Special Use Permit, except for BP, I1 and I2 (1750 sf < area < 40,000 sf)

- Minor Solar Installations are allowed in all Zoning Districts (area < 1750 sf)

- Roof-Mounted Solar Installations are allowed in all Zoning Districts

- Compassion Centers and Cooperative Cultivation Facilities as defined in RIGL §21-28.6 are prohibited in all Zoning Districts.

- Duplexes are not allowed in RR5, RR3 and RR2 Zoning Districts.

- Any applicant proposing to build low or moderate income housing may submit to the Planning Commission a single application for a comprehensive permit. This procedure is only available for proposals in which at least twenty-five percent (25%) of the housing is low or moderate income housing.

- Administrative Subdivision - Re-subdivision of existing lots that yields no additional lots for development, and involves no creation or extension of streets. Such resubdivision shall only involve divisions, mergers, mergers and

division or adjustments of boundaries of existing lots.

- Minor Subdivision - A plan for residential development that requires the subdivision of land into buildable lots, does not propose more than five (5) lots or dwelling units, and does not require any waivers from, or modifications to, these regulations.

- Major Subdivision - A plan for residential development that requires the subdivision of land into more than five (5) lots or dwelling units.

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Prepared by the

**Department of
Planning and
Development**

For the
Town of Coventry

