

Draft dated 5/27/2025

**Additions in bold/Deletions are struckthrough/  
All changes are highlighted**

PROPOSAL: To modify the language of Sections 2.02, 4.04.03.d, Table 4.04A Footnote 1., 6.03.01.a.2, 6.09.01.a.1 of the Coventry Zoning Regulations concerning two-family dwellings

PURPOSE: To update the definition of family and to encourage flexible housing options by eliminating the increased lot size for two-family dwellings and to allow two family dwellings in the Village Residential Zone

.....  
**Section 2.02 Definitions**

~~**Family:** One (1) person, or two (2) or more persons related by blood, adoption, marriage, civil union, or legal guardianship; living, sleeping, cooking, and eating as a single housekeeping unit on the same premises. The term "family" shall also be deemed to include (i) up to four (4) persons living and cooking together as a single housekeeping unit on the same premises, even though not all are related by blood, adoption, or marriage; and (ii) domestic servants. Roomers, boarders, and other paying guests shall not be deemed to be a part of any family as defined herein.~~

**Family:** Any number of individuals living together as a single housekeeping unit and doing their cooking on the premises, as distinguished from a group occupying a boarding or rooming house, or hotel or dormitory

**Section 4.04 Dimensional Standards**

**Section 4.04.03 Lot Area**

- a. Basic Requirements: The required minimum area of a lot as established by these Regulations must be in contiguous land and shall be measured exclusive of any accessway.

In addition, for the purpose of determining minimum lot area or parcel size and maximum lot coverage in all zones and districts, all of the following shall be excluded:

1. Areas that are submerged during the mean annual high water level of watercourses, as defined by Conn. Gen. Stat. Section 22a-38.
2. In zoning districts for which the minimum lot area requirement pursuant to Section 10 is 40,000 square feet or less, fifty percent (50%) of the areas

Draft dated 5/27/2025

**Additions in bold/~~Deletions are struck through/~~**

**All changes are highlighted**

defined as inland wetlands or watercourses by Conn. Gen. Stat. Section 22a-38.

3. In zoning districts for which the minimum lot area requirement pursuant to Section 10 is greater than 40,000 square feet, twenty-five percent (25%) of the areas defined as inland wetlands or watercourses by Conn. Gen. Stat. Section 22a-38.
  - b. **Multiplication Factors for Property on Substandard Roads:** The Commission finds that the maximum densities of development (i.e., minimum lot sizes) otherwise permitted under these Regulations are appropriate only for property abutting roads that meet current Town standards for width, pavement and drainage. Since those standards are intended to protect public health and safety, and since greater development densities both cause and allow greater traffic volumes, the Commission further finds that the maximum allowable densities should be reduced (i.e., that minimum lot sizes should be increased) along existing roads that do not meet the current Town standards. Therefore, the minimum lot areas shown in Table 4.04A must be multiplied by the following adjustment factors for each of the following circumstances:

Circumstances	Adjustment Factor
Lots having frontage on unpaved streets	1.3
Lots having frontage on streets that do not meet current Town standards for drainage improvements	1.3
Lots having frontage on streets that do not meet current Town standards for the width of the travelway (the portion of the street actually used for travel)	1.3

The foregoing adjustment factors shall be applied cumulatively. For example, a lot having frontage on an unpaved Town street that lacks proper drainage must have a minimum lot size that is (1.3 x 1.3 =) 1.69 times greater than the minimum lot size shown in Table 4.04A.

- c. **Applicant's Option to Improve Road:** An applicant for subdivision or development of property having frontage on a road that does not meet current Town standards for width, pavement, or drainage may, at his or her option, propose to improve that portion of the road abutting that property as a condition of subdivision or development approval. Any proposal to improve an existing road must be

Draft dated 5/27/2025

**Additions in bold/Deletions are struck through/  
All changes are highlighted**

presented to the Public Works Director for review and possible approval prior to the filing of the subdivision or development application. Upon the approval of the Public Works Director of any such proposal for improvement to the portion of the road abutting the property to be subdivided or developed, the applicant shall be entitled to propose minimum lot sizes as though the road were already improved. To the extent permitted by the Connecticut General Statutes and the Town subdivision regulations, the Commission may require, as a condition of approval of any such subdivision or development, that a bond or other surety be provided to ensure that the road improvements are completed as proposed.

- d. Increased Lot Size for **Two-Family**, Multi-Family and Farm Uses: Lots used for ~~two-family or~~ multi-family dwellings in the GR and VR zones must have 1.5 times the minimum lot area otherwise required by these Regulations. ~~Lots used for two-family dwellings in other zones must have twice the minimum lot area otherwise required by these Regulations.~~ Lots used for farms in the C/A Zone must have twice the minimum lot area otherwise required by these Regulations.

**Table 4.04A. Dimensional Requirements**

Min. Lot Area (square feet) <sup>1</sup>

Footnote 1 Minimum lot areas shown in this table must be increased in accordance with Section 4.04.03 for lots that do not have frontage on a road meeting current Town standards. In addition, lots used for ~~two-family or~~ multi-family dwellings in the GR and VR zones must have 1.5 times the minimum lot area shown above, ~~and lots used for two-family dwellings in other zones must have twice the minimum lot area shown above.~~ Lots used for farms in the C/A Zone must have twice the minimum lot area shown above.

**Section 6.03 General Residential (GR-40 and GR-80) Zones**

**Section 6.03.01 Generally Permitted Uses**

- a. Uses Not Requiring Site Plan Review by the Commission

The following uses are permitted in the General Residential Zones upon the issuance of a zoning permit by the Zoning Agent:

1. Single-family dwellings.
2. Two-family dwellings, ~~subject to the increased lot size requirements of Section 4.04.03 and Table 4.04 of these Regulations.~~

Draft dated 5/27/2025

**Additions in bold/Deletions are struck through/**

**All changes are highlighted**

**Section 6.09 Village Residence Zone**

**Section 6.09.01 Generally Permitted Uses**

- a. Uses Not Requiring Site Plan Review by the Commission

The following uses are permitted in the Village Residence Zone upon the issuance of a zoning permit by the Zoning Agent:

1. Single family **or two family** dwelling.
2. Multi-family dwelling – up to four units.
3. Public parks and playgrounds.
4. Governmental services.
5. Historic sites and monuments.
6. Family Child Care Home or Group Child Care Home.

XXX