

posted 12/5/2022
Sbranch

**Notice of Certain
Planning and Zoning Matters
in Neighboring Municipalities**

DATE: 12/2/2022

TO: Town Clerks of: Andover, Bolton, Columbia, Mansfield, Tolland
Vernon, Willington, Windham, CC: CRCOG

FROM: Town of Coventry

☒ Planning and Zoning Commission

☐ Zoning Board of Appeals

☐ Inland Wetlands Commission

22 DEC -5 AM 10:25

RECEIVED
VERNON TOWN CLERK

Pursuant to P.A. 87-307 which requires zoning, planning, and inland wetland commissions and zoning boards of appeals to notify the clerk of any adjoining municipality of the pendency of an application, petition, request, or plan concerning any project on any site in which:

- 1) Any portion of the property affected by a decision of such board is within five hundred feet of the boundary of the adjoining municipality;
- 2) A significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
- 3) A significant portion of the sewer or water drainage from the project on site will flow through and significantly impact the drainage or sewerage system within the adjoining municipality; or
- 4) Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

Notice is to be made by registered mail and mailed within seven days of the date of receipt of the application, petition, request, or plan.

No hearing may be conducted unless the adjoining municipality has received notice required by P.A. 87-307. A representative may appear and be heard at any such hearing.

This letter is to inform you of the pendency of such a project described as follows:

Description of application and location: #22-12ZR – Zoning Regulation Amendment application of the Coventry Planning and Zoning Commission to adopt regulations for cannabis related establishments - PROPOSED DRAFT REGULATIONS ATTACHED - PUBLIC HEARING INFORMATION BELOW

Scheduled hearing: Date: Monday, January 9, 2023
Time: 7:00 PM
Place: Town Hall Annex – 1712 Main St Coventry, CT
and ZOOM Online – see www.coventryct.org for link

Date: 11.8.22

Application #: 22-12 ZR

COVENTRY PLANNING AND ZONING COMMISSION

APPLICATION FOR:

PETITION FOR CHANGE OF THE ZONING REGULATIONS

The undersigned hereby petitions that the Zoning Regulations of the Town of Coventry be Changed as Described Below:

PLEASE SEE ATTACHED

(Please attach additional information if necessary)

A fee of \$150.00 and a State fee of \$60.00 is herewith included.

AMOUNT RECEIVED: Ø

DATE RECEIVED: 11-28-22

AGENT: ERIC M. THOST
DIRECTOR OF PLANNING & DEVELOPMENT

APPLICANT: COVENTRY PZC

ADDRESS: 1712 MAIN ST
COVENTRY CT 06238

ADDRESS: SAME

PHONE: Ø60 742 4062

PHONE: _____

SIGNATURE: [Signature]

SIGNATURE: [Signature]

DATE: 11.8.22

DATE: 11-8-22

5.14.01 Purpose and Intent

The purpose of this Section is to provide for adult, i.e., age 21 and over, use cannabis establishments in the Town of Coventry, in accordance with Chapter 420h of the Connecticut General Statutes regulating Adult-Use Cannabis. It is the express purpose and intent of these regulations to minimize the adverse impacts adult-use cannabis establishments may have on adjacent properties and to provide standards for the placement, design, siting, safety, security and monitoring of adult-use cannabis establishments subject to reasonable conditions that will protect the public health, safety and welfare. These regulations are intended to encourage appropriate land use and reasonable safeguards to govern the time, place and manner of Cannabis Establishment operations.

5.14.02 Cannabis Establishment License Types

State statutes establish eight different State license types which could be used in defining each specific cannabis establishment in zoning regulations. Each license has unique attributes. The license types relating to land use are as follows:

License Type	License Description
Retailer License	A retailer may purchase and sell recreational cannabis to consumers and research programs. This license excludes medical marijuana dispensaries and hybrid retailers.
Hybrid Retailer License	A hybrid retailer may purchase and sell recreational cannabis, along with medical marijuana products
Cultivator License	A cultivator may cultivate, grow, and propagate cannabis at an indoor establishment of not less than 15,000 square feet of grow space.
Micro-Cultivator License	A micro-cultivator may cultivate, grow, and propagate cannabis at an indoor establishment of not less than 2,000 square feet and not more than 10,000 square feet of grow space.
Product Manufacturer License	A product manufacturer may obtain cannabis, and extract and manufacture cannabis products.
Food and Beverage Manufacturer License	A food and beverage manufacturer may own and operate a business that obtains cannabis, and creates food and beverages using cannabis.
Product Packager License	A product manufacturer may obtain cannabis, and extract and manufacture cannabis products.
Delivery Service or Transporter License	A delivery service may deliver recreational cannabis to consumers, and may deliver medical marijuana to qualifying patients. A transporter may transport cannabis products between cannabis establishments, laboratories, and research programs.

5.14.03 Definitions

For the purpose of this section, the terms referred to herein shall be defined and used as outlined in Chapter 420h of the Connecticut General Statutes (the "Adult-Use Cannabis Statutes").

Cannabis Establishment: A non-profit, person(s) or business entity otherwise engaged in an activity which would be defined as a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, and product packager by Chapter 420h.

Cannabis Hybrid Retailer: A person that is licensed to purchase cannabis and sell cannabis and medical marijuana products.

Cannabis Retailer: A person, excluding a dispensary facility and hybrid retailer, that is licensed to purchase cannabis from producers, cultivators, micro-cultivators, product manufacturers and food and beverage manufacturers and sell cannabis to consumers and research programs.

Cultivator: A person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with no less than fifteen thousand square feet of grow space.

Micro-cultivator: A person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior any expansion authorized by the Commissioner of DCP.

Food and Beverage Manufacturer: A person that is licensed to own and operate a place of business that acquires cannabis and creates food and beverages.

Producer: A person that is licensed as a producer pursuant to section 21a-408i of the general statutes and any regulations adopted thereunder.

Product Manufacturer: A person that is licensed to obtain cannabis, extract and manufacture products exclusive to such license type.

Product packager: A person that is licensed to package and label cannabis.

5.14.04 Use Regulations

- a. Except for the conversion of a licensed Dispensary to a Cannabis Hybrid Retailer, no special permit shall be granted for any Cannabis Establishment sited within a radius of five hundred feet of a public or private school providing education in kindergarten or any of grades one through 12, licensed daycare center, public library, public park or children's playground, youth athletic field, or other youth recreation facility, nor for any Cannabis Retailer sited within a radius of five hundred feet of another Cannabis Retailer. Each applicant for a special permit under this section shall submit a plan signed by a licensed surveyor, depicting compliance with the linear distance requirements set forth herein.
- b. Licenses and Registration. A special permit issued pursuant to this Section shall be conditioned on the permittee maintaining all required state and local licenses and/or

registrations and complying with all applicable state and local public health regulations and all other applicable laws, rules and regulations at all times. No Building Permit or Certificate of Occupancy shall be issued for a Cannabis Establishment that is not properly licensed and/or registered with the applicable state and local agencies.

- c. All aspects of a Cannabis Establishment relative to the cultivation, possession, processing, sales, distribution, dispensing or administration of marijuana, marijuana products, or related supplies must take place at a fixed location within a fully enclosed building and shall not be visible from the exterior of the building. A Cannabis Establishment shall not be located in a trailer, storage freight container, motor vehicle or other similar movable enclosure.
- d. No outside storage of marijuana, marijuana products, or related supplies is permitted.
- e. The hours of operation of a Cannabis Establishment shall be set by the Commission, but in no event shall a Cannabis Establishment be open to the public, nor shall any sale or other distribution of marijuana occur upon the premises or via delivery from the premises between the hours of 11 p.m. and 8 a.m.
- f. The Cannabis Establishment shall provide an odor control plan that provides for proper and adequate ventilation at such facilities in such a manner so as to prevent pesticides, insecticides or other chemicals used in the cultivation or processing of marijuana or marijuana related products from being dispersed or released outside the facilities. All resulting odors, smoke, vapor, fumes, gases and particulate matter from marijuana or its processing or cultivation shall be effectively confined to the premises or so disposed of so as to avoid any air pollution or adverse offsite impact.
- g. The Cannabis Establishment shall provide for adequate and proper security at the premises so as to avoid, deter and prevent illegal activities from taking place upon or about the applicant's premises.
- h. No marijuana or marijuana product shall be smoked, eaten or otherwise consumed or ingested on the premises where sold. All Cannabis Establishments permitted under this section shall comply with all state and local laws, rules and regulations governing the smoking of tobacco.
- i. No drive-through service shall be permitted at a Cannabis Establishment.

5.14.05 Dimensional Requirements

A Cannabis Establishment shall comply with the dimensional standards in **Section 4.04**

5.14.06 Parking and Loading

A Cannabis Establishment shall comply with the parking and loading requirements in **Section 5.02**

5.14.07 Signage

A Cannabis Establishment shall comply with the signage requirements in **Section 5.01**

5.14.08 Special Permit Approval Criteria

- a. After notice and public hearing, and after due consideration of the evidence submitted, including the reports and recommendations of all relevant town departments, the Commission, may grant such a special permit provided that it finds that:
 1. The Cannabis Establishment does not detract from the purposes and intent of these regulations.
 2. The application information submitted is adequate for the Commission to fully evaluate the application.
 3. The proposed Cannabis Establishment is designed to minimize any adverse impacts on abutting properties.
 4. The security plan provides sufficient assurance that adequate security controls have been implemented to ensure the protection of the public health and safety during hours of operation and that any marijuana or marijuana related products are adequately secured on-site or via delivery.
 5. The odor control plan proposed adequately serves to minimize any adverse impacts to abutting properties from odor-emitting activities to be conducted on-site.
 6. The proposed design and operation of the Cannabis Establishment will meet the requirements of this section.

5.14.09 Application Requirements

- a. Applicants are encouraged to contact the Commission staff to schedule a pre- application meeting.
- b. In addition to all the application requirements related to site plans and special permits under Sections 7.02.06, 7.03.03, 7.03.04, 7.03.05, the applicant shall include the following at the time of application:
 1. Description of Activities: a narrative providing information about the type and scale of all activities that will take place on the proposed site, including but not limited to cultivating and processing of Cannabis Products, on-site sales, off-site deliveries, distribution of educational materials, and other programs or activities.
 2. Copies of all licenses, permits and documentation demonstrating application status, registration or licensure by the State of Connecticut Department of Consumer Protection.
 3. Context Map: A map identifying, at a minimum, the location of the proposed establishment, the locations of all other Cannabis Uses in the vicinity, the locations of all public or private schools providing education in kindergarten or any of grades one through 12, licensed daycare centers, public libraries, public parks or children's playgrounds, youth athletic fields, or other youth recreation facilities with measured distances provided to demonstrate whether the location complies with the standards of Section 5.14.04.a above.
 4. Site Plan: A plan or plans depicting all existing and proposed development on the property, including the dimensions of the building, the detailed layout of

- automobile and bicycle parking, the location of pedestrian, bicycle and vehicular points of access and egress, the location and design of all loading, refuse and service facilities, the location, type and direction of all outdoor lighting on the site, and any landscape design, in addition to all other standard site plan requirements.
5. A security plan showing the arrangement of pedestrian circulation and access to the public points of entry to the premises from the nearest public or private street or off-street parking area. The security plan shall detail how the property will be monitored so as to avoid, deter and prevent illegal activities from taking place upon or about the applicant's premises and shall show the location of any walkway structures, lighting, gates, fencing and landscaping.
 6. Logistics Plan: A plan identifying the on-site or off-site locations where deliveries and loading functions will take place and a narrative describing how deliveries to the site, loading, and other service functions will be conducted, as well as a plan and narrative identifying the transportation options for customers and employees, including public transportation services, on-site and off-site parking facilities, and bicycle facilities.
 7. An applicant who is not the property owner shall submit evidence in the form of deed, an executed lease or valid purchase and sale agreement documenting the applicant's contingent property interest and legal right to operate a Cannabis Establishment at the property. The property owner or authorized agent shall also sign the application.

- Anaerobic digester systems shall be designed and constructed in compliance with the guidelines required by the State of CT DEEP, and any revisions, supplements and successors thereto.
- Anaerobic digester systems shall be designed and constructed in compliance with applicable local, state and federal codes and regulations. Evidence of all federal and state regulatory agencies' approvals shall be included with the application.
- A certified professional, qualified to do such, shall furnish and explain all details of construction, operation, maintenance and necessary controls related to the anaerobic digester system.
- Height and setback requirements – Except as otherwise provided, no underground storage, in-ground storage, trench silo, earthen bank, stacking area or aboveground storage facility related to the anaerobic digester system shall be located within 100 feet from any property line. No building, structures, or facility shall be located nearer than 300 feet to an existing residential building unless the owner of such residence waives this restriction in writing.
- Decommissioning – The applicant shall submit a plan for the removal of the manure digestion facility when it becomes functionally obsolete or is no longer in use. The regional anaerobic digester owner shall notify the Town of Coventry immediately upon cessation of abandonment of the operation and shall be responsible for the removal of the manure within six weeks from the date operation ceases. (Added – Effective 7/23/2021)

Section 6.06.03 Design Guidelines (Added – Effective 10/12/10)

In addition to the standards provided elsewhere in these Regulations, the Commission shall consider, when reviewing site plans and special permit applications for property within the Commercial/Agricultural Zone, the “Coventry Design Guidelines for Commercial Development”, developed by the Green Valley Institute and dated September 24, 2010 and effective October 12, 2010, in rendering its decision on an application for either (i) new construction; (ii) modifications to an existing building that would result in an increase of 25% or more in the surface area of the exterior of the building; or (iii) modifications to an existing structure that would result in an increase 25% or more in the footprint area of the structure. The foregoing Design Guidelines are hereby incorporated into these Regulations by reference.

Section 6.07 Commercial (C) Zone

Section 6.07.01 Generally Permitted Uses (Amended - Effective 07/23/2021)

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

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

1. Governmental services.

2. Historic sites and monuments that are open to the public, with or without an entrance fee.

3. Agriculture, including a farm, but not including nurseries and greenhouses, and further provided (i) that any parcel for the raising of animals other than common domestic household pets shall be no less than 80,000 square feet in size, except with a special permit pursuant to Section 6.03.02.j; (ii) that any structure for the sheltering or feeding of livestock, which is not intended or designed for the purpose of storing animal waste are located no less than 50 feet from any property line; (iii) that any structures or open areas for the storage of manure or other animal waste products are located no less than 100 feet from any property line and are adequately and permanently screened from dwellings on adjacent properties, except that fully composted manure may be applied within 100 feet of a property line for soil restoration and fortification; (iv) the application of Best Management Practices shall be implemented for manure storage or plant fertilizer to mitigate runoff of agricultural contaminants; (v) any structure for the enclosure and feeding of swine must be no less than 100 feet from any property line; (vi) that any structure for the enclosure of poultry that is less than 100 square feet in area and less than 10 feet in height may be located no less than 25 feet to a property line and no less than 50 feet to a neighboring residence. The setbacks specified in this subsection shall not apply to fences associated with an agricultural use. (Revised - Effective 07/23/2021)

b. Uses Requiring Site Plan Review by the Commission

The following uses are permitted in the Commercial Zone upon the issuance of site plan approval by the Commission:

1. Artistic instruction and lectures, given in studios for the creation, preparation, exhibition, demonstration and/or sale of photography, sculptures, paintings or other artwork, and/or crafts. No such studio shall be used for the presentation of musical, theatrical or similar "live" performances without a special permit.

2. Philanthropic, educational, religious, cemetery and eleemosynary uses by non-profit organizations. (Added – Effective 04/01/11)

3. Tourist homes and bed-and-breakfast facilities. (Added-Effective 04/01/11)

4. Public parks, playgrounds, schools, museums and libraries.

5. Finance, insurance and real estate services.

6. Offices.

7. Personal services.

8. Professional services.

9. Studios for the creation, preparation, exhibition, demonstration and/or sale of photography, sculptures, paintings or other artwork, and/or crafts, but without artistic instruction or lectures.

10. Retail sales of farm products.

11. Retail trade, less than 5,000 square feet of gross building floor area per lot.

Section 6.07.02 Specially Permitted Uses (Amended – Effective 02/12/10)

The Commission may issue a special permit in accordance with Section 7.03 of these Regulations for the following uses in the Commercial Zones:

- a. Golf courses, which may include as accessory uses clubhouses, retail golf pro shops, restaurants, banquet facilities, and other athletic recreational facilities, such as tennis courts and swimming pools.
- b. Taverns and inns.
- c. Hospitals, sanitariums, rest homes, convalescent homes, and long-term care and assisted living facilities.
- d. Amusement centers, including video, arcade (electric with mechanical operation), and pool/billiard hall and bowling alley.
- e. Hotels, motels, and conference and convention centers.
- f. Mortuaries and funeral homes.
- g. Motor vehicle gasoline and service stations.
- h. Motor vehicle repair and services.
- i. Motor equipment storage and sales operations, excluding the display or sale of heavy machinery, trucks, motor homes, or motor vehicles.
- j. Retail trade, greater than 5,000 square feet of gross building floor area per lot.
- k. Restaurants and cafés.
- l. Catering facilities.
- m. Dance halls.
- n. Movie and performing arts centers and theaters.
- o. Railroad/rapid rail transit lines.
- p. Automobile parking lots.
- q. Motor vehicle transportation terminals.
- r. Power-generating facilities, substations or offices and other public utilities or similar, privately operated facilities.
- s. Nursery schools, and child and adult day care facilities.

- t. Private schools and colleges.
- u. Veterinary hospitals.
- v. Enclosed storage and warehouse facilities, excluding storage of hazardous chemicals, fuels or radioactive materials.
- w. Assembly, processing or machine operations on materials such as wood, metal, glass, fabrics, clay, stone, synthetics, plastics, and electronic components and appliances, including retail sales of products produced at the site and wholesale storage yards for such materials, but excluding motor vehicle wrecking areas and junkyards.
- x. Manufacturing and processing of foods; textiles, knitted goods, apparel and other fabric products; and lumber and wood products, including furniture; and retail sales of products produced at the site.
- y. Car wash facilities.
- z. The raising of animals other than common domestic household pets on a lot less than two (2) acres, but no less than one (1) acre, in size.
- aa. Finance, insurance, and real estate services (Added – Effective 04/01/11)
- bb. Public parks, playgrounds, schools, museums and libraries (Added – Effective 04/01/11)
- cc. Offices (Added – Effective 04/01/11)
- dd. Personal services (Added – Effective 04/01/11)
- ee. Professional services (Added – Effective 04/01/11)
- ff. Studios for the creation, preparation, exhibition, demonstration and/or sale of photography, sculptures, paintings or other artwork, and/or crafts, but without artistic instruction or lectures. (Added – Effective 04/01/11)
- gg. Retail sales of farm products (Added – Effective 04/01/11)
- hh. Business services that are not listed under subsection a of this section. (Added – Effective 04/01/11)
- ii. Commercial printing (including on-site sales), up to 10,000 square feet of gross-building floor area per lot. (Added – Effective 4/1/11)
- jj. Public Utility Stations and Buildings essential to Public Convenience or Welfare (Added – Effective 06/08/15)
- kk. Regional anaerobic digesters subject to the following:
 - The minimum lot area shall be 25 acres.
 - When more than ten (10) additional vehicle trips a day are generated by the farm and associated with the anaerobic digester use, then a traffic impact study analysis shall be provided, showing the following:

- Existing traffic volume data for all roadways within 1,000 feet which provide access to the site.
 - Anticipated traffic volumes for the area identified in (a) above, resulting from the proposed use as well as background traffic growth.
 - Analysis of current and future levels of service for all intersections within the study area.
 - Physical analysis of all roadways identified in (a) above, including cartway width, shoulder width, pavement condition, horizontal and vertical curves, anticipated stormwater drainage characteristics, and sight distances.
- The applicant shall submit a transportation study, detailing the effect of the anaerobic digester system on local roadways, including effect of vehicle weight, congestion, and noise.
- The applicant shall provide sufficiently long stacking lanes into the facility, so that vehicles waiting to be loaded/unloaded will not backup onto public streets.
- The applicant shall provide a detailed description of the proposed use in each of the following topics:
 - The nature of on-site activities and operations, the types of materials stored and used, the frequency and duration period of storage of materials and the methods for use and disposal of materials. In addition, the applicant shall furnish evidence that the use, handling, and disposal of materials will be accomplished in a manner that complies with state and federal regulations.
 - The general scale of operation in terms of its market area, specific space and area requirements for each activity, the total number of employees of each shift, and an overall needed site size.
- Design and installation.
 - The applicant shall address and document performance standards for siting to minimize impacts on neighboring properties which shall include considerations of odor, prevailing wind patterns, proximity to nonagricultural properties, operational noise, and specific hours of operation.
 - Anaerobic digester systems shall be designed and constructed in compliance with the guidelines required by the State of CT DEEP, and any revisions, supplements and successors thereto.
 - Anaerobic digester systems shall be designed and constructed in compliance with applicable local, state and federal codes and regulations. Evidence of all federal and state regulatory agencies' approvals shall be included with the application.
 - A certified professional, qualified to do such, shall furnish and explain all details of construction, operation, maintenance and necessary controls related to the anaerobic digester system.
- Height and setback requirements – Except as otherwise provided, no underground storage, in-ground storage, trench silo, earthen bank, stacking area or aboveground storage facility related to the anaerobic digester system shall be located within 100 feet from any property line. No building, structures, or facility shall be located nearer than 300 feet to an existing residential building unless the owner of such residence waives this restriction in writing.
- Decommissioning – The applicant shall submit a plan for the removal of the manure digestion facility when it becomes functionally obsolete or is no longer in use. The regional anaerobic digester owner shall notify the Town of Coventry immediately upon cessation of abandonment of the operation and shall be

responsible for the removal of the manure within six weeks from the date operation ceases. (Added – Effective 7/23/2021)

II. Cannabis Retail and Hybrid Retail Establishments. (Added – Effective XX/XX/2022)

Section 6.07.03 Design Guidelines (Added – Effective 10/12/10)

In addition to the standards provided elsewhere in these Regulations, the Commission shall consider, when reviewing site plans and special permit applications for property within the Commercial Zone, the “Coventry Design Guidelines for Commercial Development”, developed by the Green Valley Institute and dated September 24, 2010 and effective October 12, 2010, in rendering its decision on an application for either (i) new construction; (ii) modifications to an existing building that would result in an increase of 25% or more in the surface area of the exterior of the building; or (iii) modifications to an existing structure that would result in an increase 25% or more in the footprint area of the structure. The foregoing Design Guidelines are hereby incorporated into these Regulations by reference.

Section 6.08 Rural Development (RD) Zone

Section 6.08.01 Generally Permitted Uses

The following uses are permitted in the RD Zone with site plan approval by the Commission:

- a. Business services, including data processing and other electronic processing facilities.
- b. Printing, binding and other and publishing facilities.
- c. Research and development facilities.
- d. Manufacturing and processing of foods; textiles, knitted goods, apparel and other fabric products; and lumber and wood products, including furniture.
- e. Assembly, processing or machine operations on materials such as wood, metal, glass, fabrics, clay, stone, synthetics, plastics, and electronic components and appliances, including retail sales of products produced at the site and wholesale storage yards for such materials, but excluding motor vehicle wrecking areas and junkyards.
- f. Enclosed storage and warehouse facilities, excluding storage of hazardous chemicals, fuels or radioactive materials.
- g. Bottling and distribution of beverages.
- h. Storage yard for vehicles used in public transportation (livery).
- i. Retail sales of products produced on the site.
- j. Communication and broadcasting facilities.

- k. Child and adult day care facilities.
- l. Residences for caretakers or security personnel.
- m. Offices accessory to a principal use in the RD Zone.

Section 6.08.02 Specially Permitted Uses

The Commission may issue a special permit in accordance with Section 7.03 of these Regulations for the following uses in the RD Zone.

- a. Laundry and rug cleaning services.
- b. Motor vehicle transportation terminals.
- c. Power generating facilities, substations or offices.
- d. Commercial recreation facilities.
- e. Sand blasting operations.
- f. Yards for outdoor storage of lumber, stone, building materials, and/or fuel
- g. Storage and sales of heavy machinery, trucks, motor homes and trailers.
- h. Retail sales, occupying a gross floor area of 5,000 square feet or less.
- i. Commercial kennels on lots greater than eight (8) acres in size, provided that all structures other than residences, and all fenced areas within which dogs shall be enclosed or confined, shall be no less than 200 feet from any property line.
- j. Business services, including data processing and other electronic processing facilities.
(Added – Effective 04/01/11)
- j. Printing, bind and other and publishing facilities. (Added – Effective 04/01/11)
- k. Research and development facilities. (Added – Effective 04/01/11)
- l. Public Utility Stations and Buildings essential to Public Convenience or Welfare. (Added – Effective 08/14/19)
- m. Cannabis Manufacturer, Cultivator, Micro-cultivator, Product Packager (Added – Effective XX/XX/2022)

Section 6.08.03 Design Guidelines (Added – Effective 10/12/10)

In addition to the standards provided elsewhere in these Regulations, the Commission shall consider, when reviewing site plans and special permit applications for property within the Rural Development Zone, the “Coventry Design Guidelines for Commercial Development”, developed by the

Coventry Grammar School 500' radius map



Legend

--- CROG Towns

--- Mask

--- Parcel Polygons



CRCOG
CAPITOL REGION
COUNCIL OF GOVERNMENTS
Working together for a better region.

C65 = COV, GRAMMAR SCHOOL
C = COMM'L ZONED LOT W/1/2
500' OF C65

Scale
1:9,028

CRCOG makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Created: 11/28/2022