

Limited Business District

Front line setback - 0 feet
Side line setback - 0 feet
Rear line setback - 5 feet
Lot coverage shall not exceed 50%
Height shall not exceed 45 feet

Waterfront Business District

Front line setback - 0 feet
Side line setback - 5 feet
Rear line setback - 5 feet
Lot coverage shall not exceed 40%
Height shall not exceed 45 feet

General Business District

Front line setback - 0 feet
Side line setback - 0 feet
Rear line setback - 5 feet
Lot coverage shall not exceed 80%
Height shall not exceed 45 feet

Commercial-Industrial District

Front line setback - 25 feet
Side line setback - 20 feet
Rear line setback - 20 feet
Lot coverage shall not exceed 50%
Height shall not exceed 60 feet

Traditional Maritime District

Front line setback - 0 feet
Side line setback - 5 feet
Rear line setback - 5 feet
Lot coverage shall not exceed 40%
Height shall not exceed 45 feet

Quick Checklist

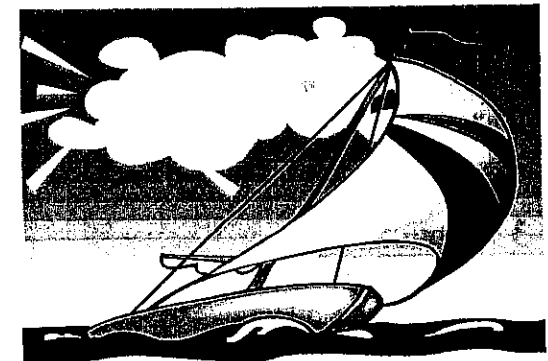
- √ Is the property in the Ocean Drive area? If so, it may need to go in front of the Critical Area Review Committee.
- √ Is the property in the Point area, the Historic Hill . . .? If your property is in a Historic District, it may need to go before the Historic District Commission. Any changes to the appearance of or any change to the materials of a structure need to be approved by the HDC. Drawings and a material list must be submitted with this application.
- √ Do you meet the above setbacks, lot coverage, and height restrictions? If the property does not meet these currently or will not meet with the new construction, then an application will need to be filed to be heard by the Zoning Board of Review. A site plan would need to be submitted with this application.
- √ If your request is for a special use permit, a use variance, or demolition of a residence, then the Planning Board will also be involved.
- √ Once approved by the above, then building permits are the next order of business. These are obtained in the Inspection's Office.

Easy Zoning Guidelines

prepared by the

**Department of
Planning,
Zoning,
Development,
and
Inspections**

for the
City of Newport



Easy Zoning Guidelines

Residential Districts

Residential R-3 district	R-3
Residential R-10 district	R-10
Residential R-10A district	R-10A
Residential R-20 district	R-20
Residential R-40 district	R-40
Residential R-60 district	R-60
Residential R-120 district	R-120
Residential R-160 district	R-160

Commerical Districts

Limited business district	LB
Waterfront business district	WB
General business district	GB
Commercial-industrial district	CI
Traditional maritime district	TM

Each district has its own zoning regulations with regard to setbacks, lot coverages, and height restrictions. A simplified listing follows.

R-3 District

Front line setback - 0 feet
Side line setback - 3 feet

Rear line setback - 5 feet
Lot coverage shall not exceed 45%
Height shall not exceed 30 feet

R-10 District

Front line setback - 15 feet
Side line setback - 10 feet
Rear line setback - 20 feet
Lot coverage shall not exceed 20%
Height shall not exceed 30 feet

R-10A District

Front line setback - 15 feet
Side line setback - 10 feet
Rear line setback - 20 feet
Lot coverage shall not exceed 20%
Height shall not exceed 30 feet

R-20 District

Front line setback - 30 feet
Side line setback - 15 feet
Rear line setback - 20 feet
Lot coverage shall not exceed 15%
Height shall not exceed 30 feet

R-40 District

Front line setback - 50 feet
Side line setback - 40 feet
Rear line setback - 20 feet
Lot coverage shall not exceed 15%
Height shall not exceed 30 feet

R-40A District

Front line setback - 50 feet
Side line setback - 40 feet
Rear line setback - 40 feet
Lot coverage shall not exceed 10%
Height shall not exceed 35 feet

R-60 District

Front line setback - 50 feet
Side line setback - 40 feet
Rear line setback - 20 feet
Lot coverage shall not exceed 10%
Height shall not exceed 35 feet

R-120 District

Front line setback - 75 feet
Side line setback - 50 feet
Rear line setback - 50 feet
Lot coverage shall not exceed 8%
Height shall not exceed 35 feet

R-160 District

Front line setback - 100 feet
Side line setback - 50 feet
Rear line setback - 50 feet
Lot coverage shall not exceed 6%
Height shall not exceed 35 feet