

# **APPENDIX 2**

## **NEWPORT LAND USE AND ZONING DATA**



# City of Newport



Rhode Island



## Reference Zoning Map

### Legend

#### Zoning District

-  CI
-  TM
-  GB
-  WB
-  LB
-  R-3
-  R-10
-  R-10A
-  R-20
-  R-40A
-  R-60
-  R-120
-  R-160
-  Rec
-  Open Space

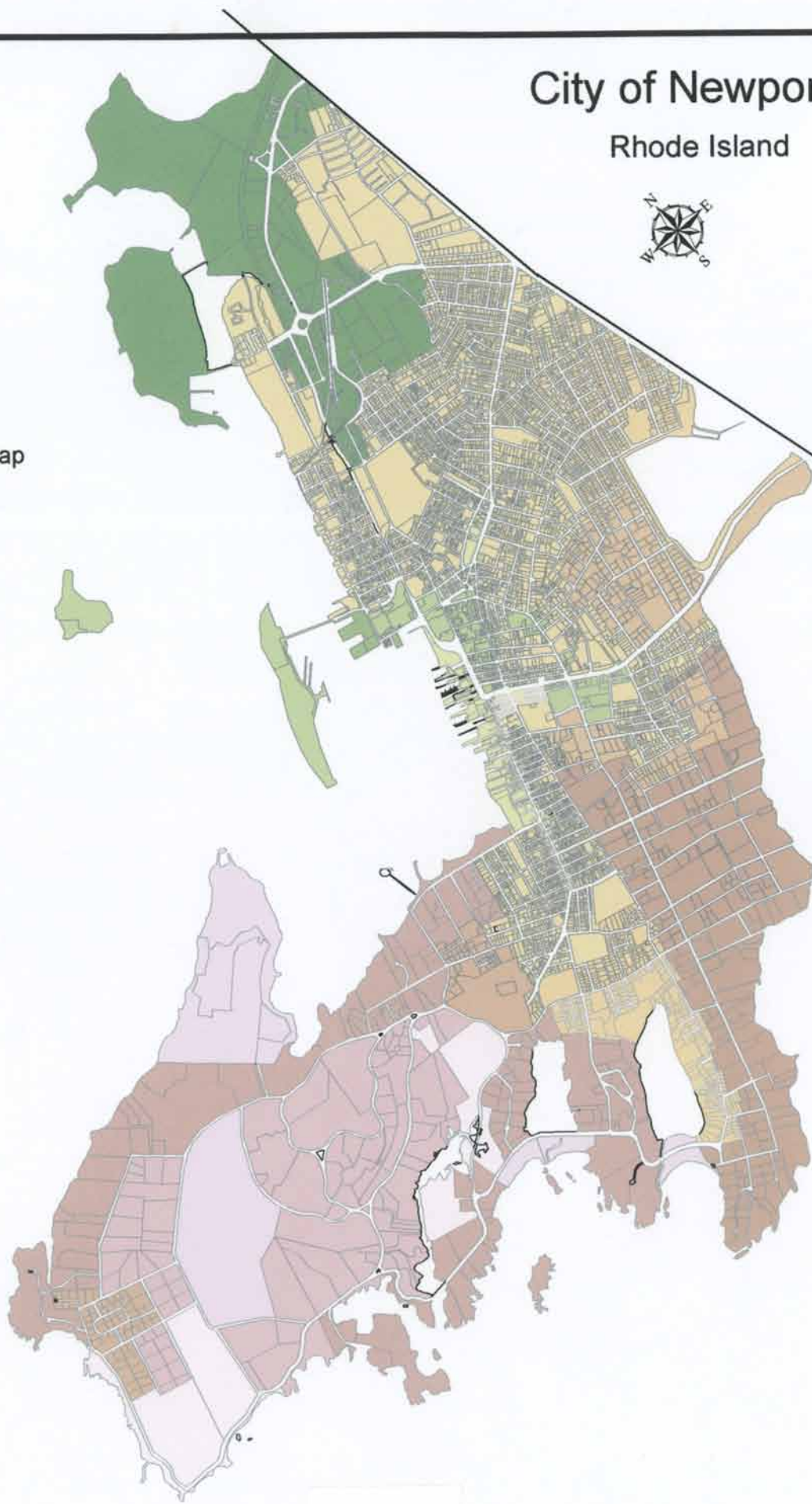


FIGURE 2.1

*City of Newport  
Rhode Island*



Critical Area District

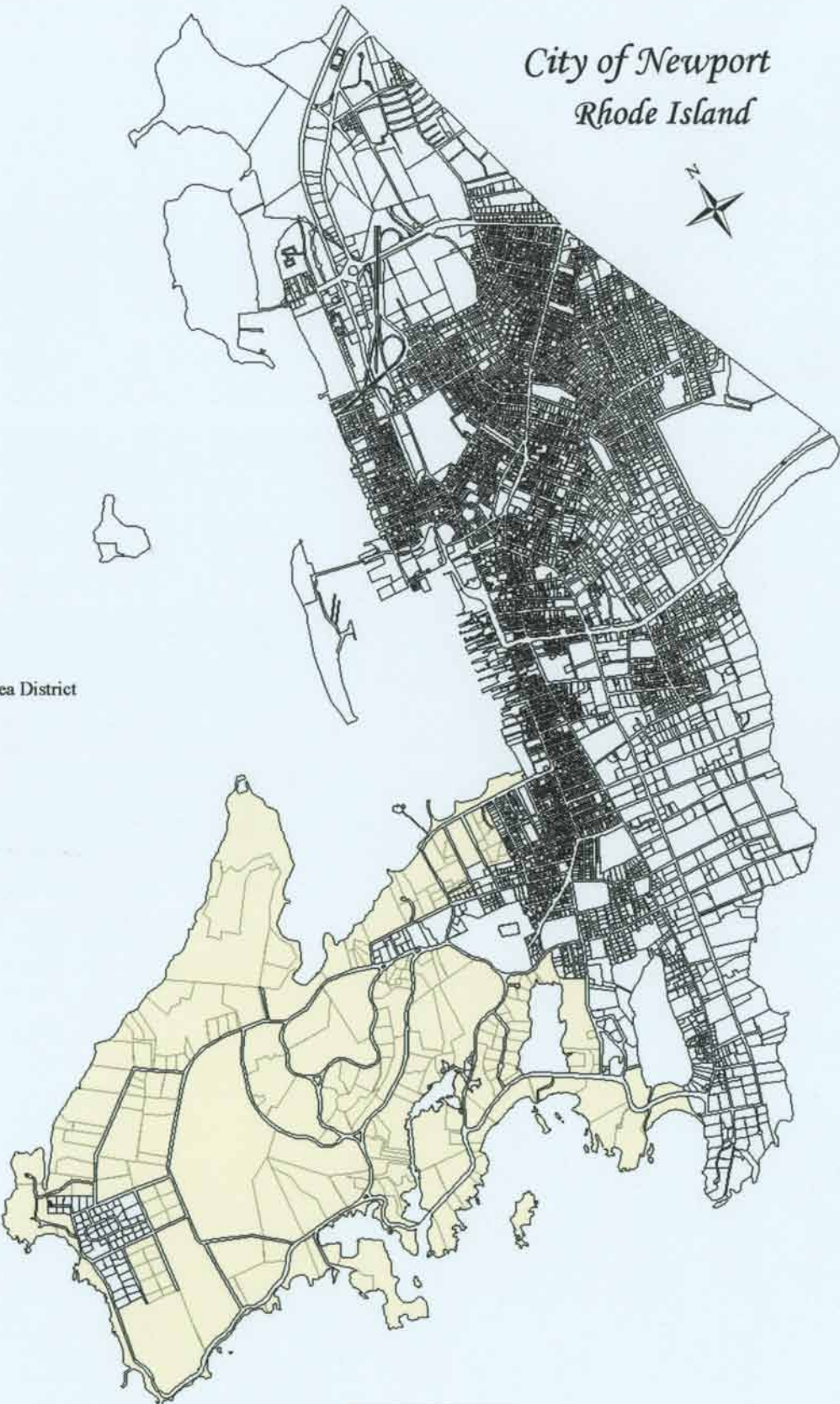


FIGURE 2.2

*City of Newport*

Newport Historic District

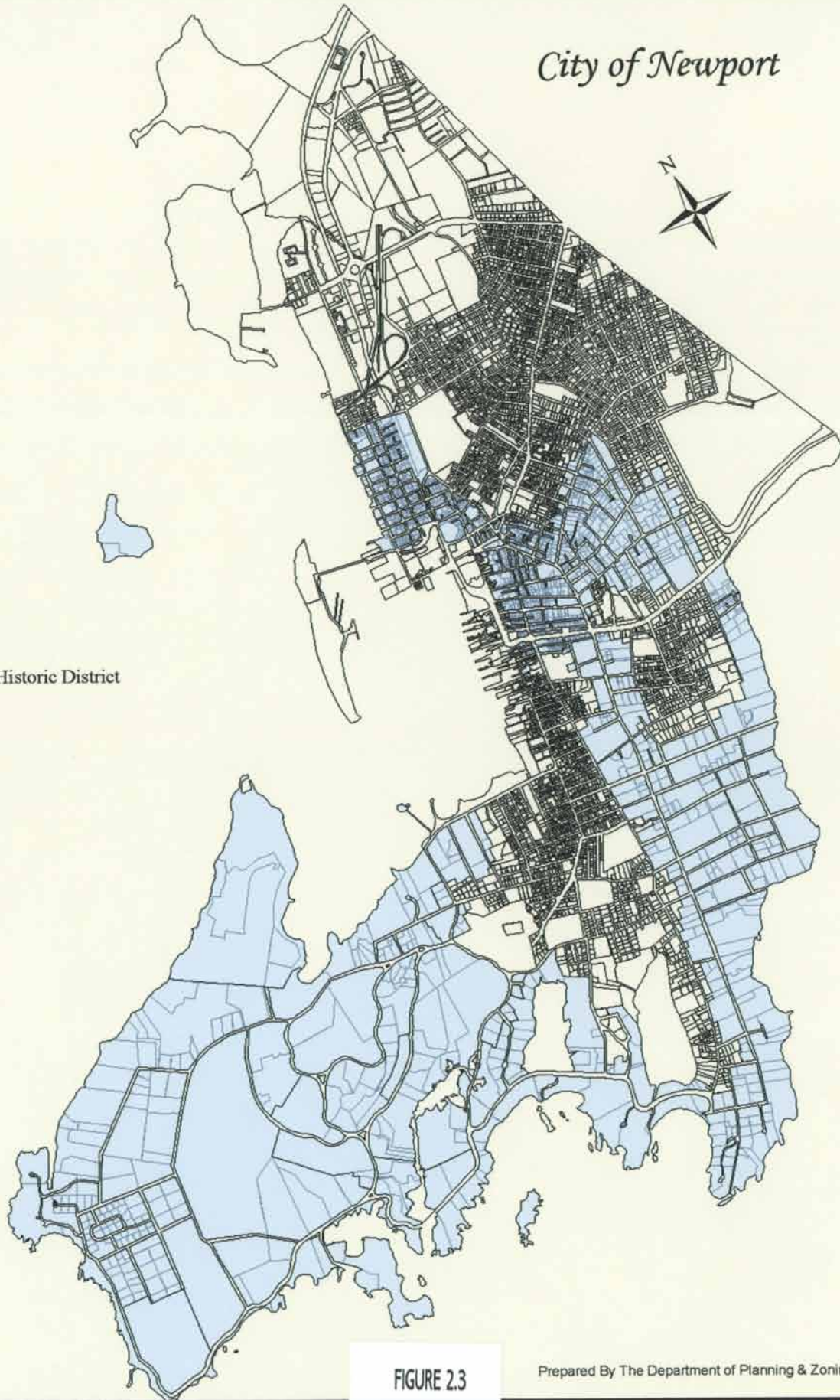


FIGURE 2.3

Prepared By The Department of Planning & Zoning

# City of Newport

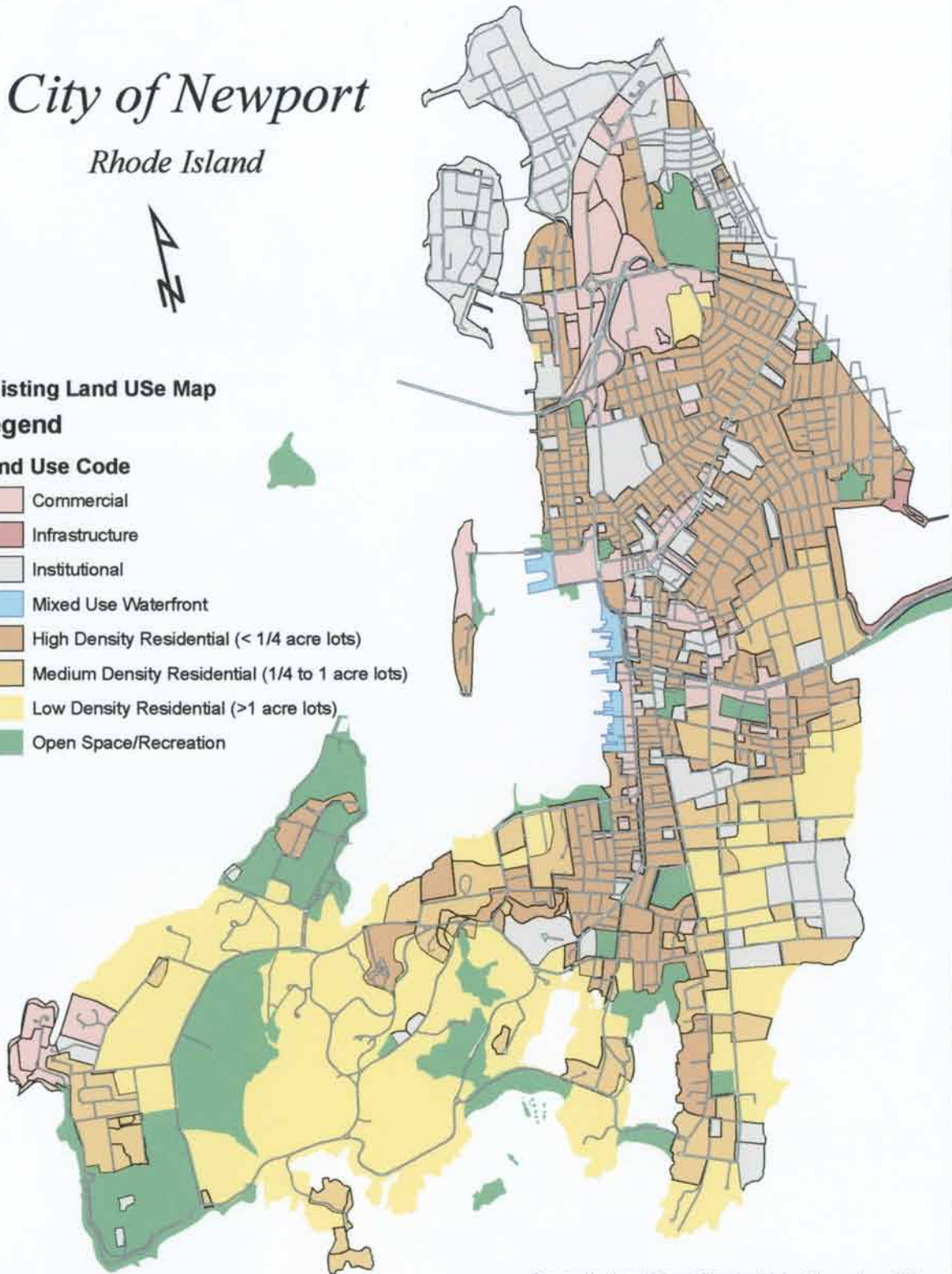
Rhode Island



## Existing Land Use Map Legend

### Land Use Code

-  Commercial
-  Infrastructure
-  Institutional
-  Mixed Use Waterfront
-  High Density Residential (< 1/4 acre lots)
-  Medium Density Residential (1/4 to 1 acre lots)
-  Low Density Residential (>1 acre lots)
-  Open Space/Recreation



Prepared by the Office of Planning Zoning & Inspection - 2004



FIGURE 2.4

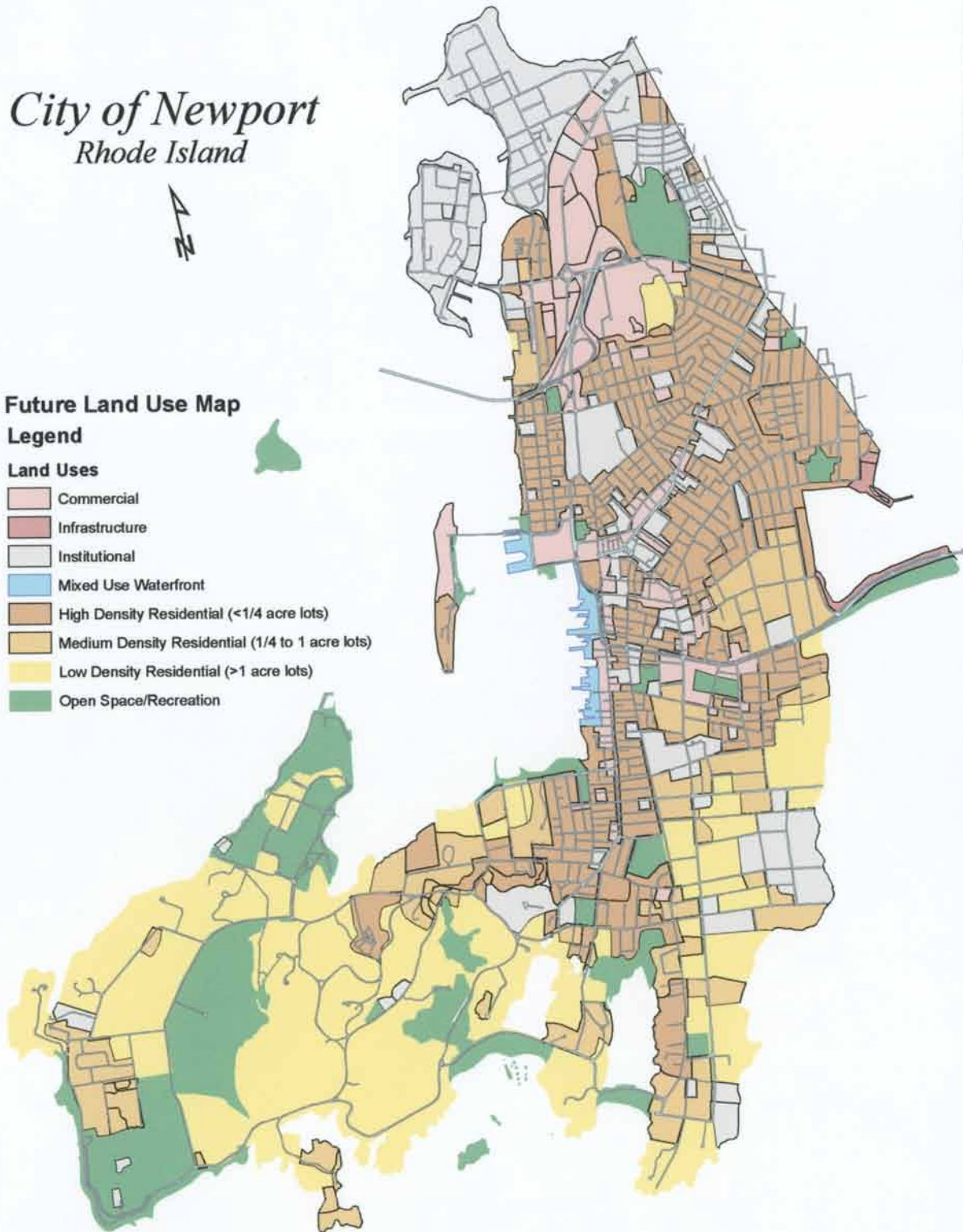
# City of Newport Rhode Island



## Future Land Use Map Legend

### Land Uses

-  Commercial
-  Infrastructure
-  Institutional
-  Mixed Use Waterfront
-  High Density Residential (<1/4 acre lots)
-  Medium Density Residential (1/4 to 1 acre lots)
-  Low Density Residential (>1 acre lots)
-  Open Space/Recreation



0 0.2 0.4 0.8 1.2 1.6  
Miles

Prepared by the Office of Planning Zoning & Inspection - 2004

FIGURE 2.5

**TABLE 2.1  
NEWPORT ZONING REGULATIONS  
MINIMUM LOT SIZES AND DIMENSIONS**

ZONING CLASS	AREA		DIMENSIONS		COVERAGE	SETBACKS			HEIGHT
	SQUARE FEET	AVERAGE Equivalent	WIDTH Minimum		PERCENT Maximum	FRONT	REAR	SIDE	MAXIMUM
<b><u>RESIDENTIAL</u></b>									
R-160	160,000	4	400'		6%	100'	50'	50'	35'
R-120	120,000	3	300'		8%	75'	50'	50'	35'
R-60	60,000	1 ½	200'		10%	50'	20'	40'	35'
R-40	40,000	1	200'		15%	50'	20'	40'	35'
R-40A	40,000	1	200'		10%	50'	20'	40'	35'
R-20	20,000	½	100'		15%	30'	20'	15'	30'
R-20A	20,000	½	100'		10%	30'	20'	15'	30'
R-10	10,000	¼	80'		20%	15'	20'	10'	30'
R-10A	10,000	¼	80'		20%	15'	20'	10'	30'
R-3	3,000	1/8	50'		45%	0	5'	3'	30'
<b><u>BUSINESS</u></b>									
General Business	5,000	1/8	50'		80%	0	5'	0	45'
Waterfront Business	5,000	1/8	50'		40%	0	5'	5'	45**
Limited Business	3,000	1/8	50'		50%	0	5'	0	45'
Traditional Maritime	10,000	¼	80'		40'	0	5'	5'	45**
Commercial/Industrial	10,000	¼	100'		50%	25'	20'	20'	60'

\* 45' above mean sea level



**TABLE 2.2  
NEWPORT ZONING REGULATIONS FOR BUSINESS ZONING DISTRICTS**

Permitted Uses	Limited Business	Waterfront Business	Traditional Maritime	General Business	Commercial/Industrial
Accessory uses incidental to primary use	R	R	R	R	R
Agricultural & Horticultural Societies	S	S		S	S
Arcades		R		R	R
Automobile repair shops				S	R
Automobile washing and cleaning					R
Banks & other Financial Institutions	R	S		R	R
Boat building, repair and storage		R	R		R
Boat dealers & brokers			R		
Bulk Storage: Cement, Petroleum: Concrete mixing plants					R
Bus terminals		R		R	R
Cemetaries	S	S	S	S	S
Churches and places of worship; parish halls	R	R	R	R	R
Clubs for outdoor recreation facilities		S		S	
Contractor's warehouse & storage yards					R
Convalescent & rest homes and the like				S	
Convention or conference centers		S		S	S
Earth moving or paving contractor's business & storage					R
Educational, Religious, Philanthropic, Fraternal, etc. Institutions	S	S	S	S	S
Facilities for marine pollution control			R		
Fast-food & carryout restaurants	S	S		S	S
Federal, state, municipal buildings (excl. correctional & mental health Inst.)	S	S	S	S	S
Fish & seafood; receive, handle, store & ship		R	R		
Freight and materials trucking business & terminals					R
Fuel & bottled gas; storage & sales		S	R*		R
Gasoline filling stations	S			S	S

**Codes: R= By Right S= Special Exception R\*= By Right if Marine related**

**TABLE 2.2  
NEWPORT ZONING REGULATIONS FOR BUSINESS ZONING DISTRICTS**

Permitted Uses	Limited Business	Waterfront Business	Traditional Maritime	General Business	Commercial/Industrial
Guest House	R	R		R	
Home occupation	R	R	R	R	
Laundry, cleaning & Dying plants					R
Libraries	S	S	S	S	S
Lumber & building materials; business & storage					R
Machine, Sheet metal, Blacksmith, Welding, or Recapping shops					R
Manufacture, processing, assembly or storage of goods		S	R*		R
Marinas & docks, slips & piers		S	R*		R
Marine & Oceanographic research labs			R		
Marine transport, salvage & towing			R		
Milk, dairy, beverage processing & distribution plants					R
Multifamily dwellings (of new construction)		S		S	
Multifamily dwellings (converted from pre April, 1977 structure)	S	S		S	
Municipal & public service corporate buildings & facilities	R	R	R	R	R
Museums & libraries	S	S	R*	S	S
Nursery schools & day care centers				R	
Painting & woodworking shops		R		R	R
Parkinglots; Commercial	S	S		S	R
Parks, playgrounds & playfields	R	R	R	R	R
Printing & publishing establishments			R*	R	R
Professional & business offices	R	R	R*	R	R
Radio & television broadcasting studios (excl. Transmit towers)		R		R	R
Recreation facilities; commercial	R	R	R*	R	R
Research laboratories		R		R	R
Restaurants, standard	R	R	R	R	R

**Codes: R= By Right S= Special Exception R\*= By Right if Marine related**

**TABLE 2.2  
NEWPORT ZONING REGULATIONS FOR BUSINESS ZONING DISTRICTS**

Permitted Uses	Limited Business	Waterfront Business	Traditional Maritime	General Business	Commercial/Industrial
Retail goods & service stores	R	R	R*	R	R
Schools, colleges & universities, including dormitories	S	S		S	S
Schools, special or limited (i.e. Business, music, dancing)	R	R	R*	R	R
Shopping centers		S		S	S
Single family dwellings	R	R	R	R	
Taverns	S	S		R	R
Theater				R	R
Two-family dwellings (of new construction)	R	R		R	
Two-family dwellings (converted from pre-April 1977 structure)	R	R		R	
Transient guest facilities (incl. Time-share property & units)		S		R	R
Transmitting & receiving antennas; commercial					R
Warehousing & wholesale business					R
Yacht & sailing clubs			R		R

Codes: R= By Right S= Special Exception R\*= By Right if Marine related

**TABLE 2.3**

**Unofficial excerpts from Zoning Ordinance for reference purposes (Note that other regulations or limits may apply)**

Permitted Uses	R-3	R-10	R-10A	R-20	R-20A	R-40	R-40A	R-60	R-120	R-160
Accessory uses incidental to primary use	R	R	R	R	R	R	R	R	R	R
Agricultural & Horticultural Societies	S	S	S	S	S	S	S	S	S	S
Alcohol & Substance abuse rehab facilities (excl. Methadone)	S	S	S	S	S	S	S	S	S	S
Cemeteries	R	R	R	R	R	R	R	R	R	R
Churches and places of worship; parish halls										
Clubs for outdoor recreation facilities										
Convalescent & rest homes and the like	S	S	S	S	S	S	S	S	S	S
Educational, Religious, Philanthropic, Fraternal, etc. Institutions	S	S	S	S	S	S	S	S	S	S
Farms, Truck gardens, nurseries, etc. (excl. comm livestock)										
Federal, state, municipal buildings (excl. correctional & mental health Inst.)	S	S	S	S	S	S	S	S	S	S
Guest House ( 3 or more rooms- not more than 10 persons)	S	S	S	S	S	S	S	S	S	S
Home occupation <sup>1</sup>	R	R	R	R	R	R	R	R	R	R
Horses for hire, boarding stables, riding academies										
Hospitals		S								
Libraries	S	S	S	S	S	S	S	S	S	S
Multifamily dwellings (of new construction)	S	S	S	S	S	S	S	S	S	S
Multifamily dwellings (converted from pre April, 1977 structure)	S	S	S	S	S	S	S	S	S	S
Municipal & public service corporate buildings & facilities	R	R	R	R	R	R	R	R	R	R
Nursery schools & day care centers	R	R	R	R	R	R	R	R	R	R
Parks, playgrounds & playfields	R	R	R	R	R	R	R	R	R	R
Schools, colleges & universities, including dormitories	S	S	S	S	S	S	S	S	S	S
Single family dwellings	R	R	R	R	R	R	R	R	R	R
Two-family dwellings (of new construction)										
Two-family dwellings (converted from pre-April 1977 structure)	R	R	R	R	R	R	R	R	R	R
Undertaker's establishments	R	R	R	R	R	R	R	R	R	R
Yachting organizations		S		S		R		R	R	R

1)Dressmaking& Tailoring, Phone Answering, Photography, Tutoring, Home Cooking, Home Crafts, Professional Offices, Artistic Studios, and Guest Houses (no more than 2 rooms and 4 persons)

**CODES: R= By Right S= Special Exception**

**TABLE 2.4  
CITY OF NEWPORT  
TAX EXEMPT PROPERTY**

<b>CLASS</b>	<b>DESCRIPTION</b>	<b>INCLUDES</b>	<b>ASSESSMENT</b>	<b>CLASS ASSESSMENT</b>	<b>LAND AREA</b> (in square feet)
70	Cemetery		\$ 1,982,200	\$ 1,982,200.00	1,818,999
71	Charitable		4,847,800	4,847,800	89,750
72	Church		28,484,100	28,506,100	1,261,123
73	Ex-Charter	Housing Authority	79,094,100		
		Preservation Society	34,347,150		
		Various Others	14,407,500	128,076,750	8,666,769
74	Federal	Naval Station Newport	537,869,900		
		Post Office	5,400,400	536,497,400	14,755,210
75	Hospital		26,950,300	38,699,820	397,005
76	Library		1,859,500	1,859,500	75,400
77	Military		461,000	461,000	3,933
78	Municipal	Public	51,996,890		
		Schools	37,925,900		
		Utilities	15,123,500	113,752,290	19,801,345
79	Schools	Salve Regina	53,352,990		
		St Michaels	2,107,600		
		Cluney School	1,236,600		
		IYRS	1,079,415	67,400,080	3,438,671
80	State		29,352,800	30,478,100	10,247,772
82	Vote of City		773,300	773,300	11,158
	<b>TOTAL</b>		<b>\$ 928,652,945</b>	<b>\$ 953,334,340</b>	<b>60,567,135</b>

**TABLE 2.5**  
**CITY OF NEWPORT**  
**SUMMARY OF ASSESSED PROPERTY**

Assessed Value of City Real Property 2000 Taxable	\$ 1,712,348,318
<b>Assessed Value of City Real Property 2000 Exempt</b>	<b>\$ 953,334,340</b>
Total Assessed Value of City Real Property Taxable and Exempt	\$ 2,665,682,658
Total Land Area of City Taxable and Exempt	182,297,273
<b>Total Land Area of City Exempt 2000</b>	<b>60,567,135</b>
<b>% of Total Exempted (value)</b>	<b>35.76%</b>
<b>% of Total Exempted (land area)</b>	<b>33.22%</b>
% of Total Exempted (value) (without Federal \$536,497,400)	15.64%
% of Total Exempted (land area) (without Federal 14,755,210)	25.13%
% of Total Exempted (Salve)	2.36%
% of Total Exempted (Pres. Society)	1.29%
% of Total Exempted (Hospital)	1.45%