Newport City Council has charged the Planning & Development Department to study the housing situation in the City.

The city obtained a grant from the State to fund this study and a revision of the Housing Chapter in the City’s Comprehensive Plan.

What housing concerns do the residents of Newport have?

Where are there opportunities to add new housing?

What needs to change in our regulations to enable additional housing development?

Map of Newport showing areas considered in the study. The primary areas evaluated for increased housing are depicted in dark green.

The secondary study area parcels, depicted in medium green may be less appropriate for missing middle housing due to the historic estate character, lack of public transportation and distance from necessities like grocery stores. This area also includes school and church parcels that might be available for housing at some point.

The lightest green color are properties excluded as inappropriate for new housing development - namely parks, cemeteries, major city buildings, zones prohibiting residential development, and Preservation Society, Salve Regina University, and Navy properties.
Current Housing in Newport

- Single-family and multi-family parcels are interspersed in all parts of the city, including Newport Neck.

- Multi-family parcels can be townhouses, condominiums, large houses, apartment buildings, or elderly housing.

- The area of the city most available for new housing is the North End, especially in the parcels freed up by the bridge ramp realignment, where housing can be mixed in with commercial uses as envisioned by the North End Urban Plan.
How are residential lots used in Newport?

- Most *lots* are dedicated to single-family homes.

![Pie chart showing percentages and number of lots with each housing type.]

What type of housing do people live in?

- Most residential *units* are in multi-family buildings.
- Multi-family units are in townhouses, condominiums, large houses, apartment buildings, or elderly housing.

![Pie chart showing percentages and number of units in each housing type.]

Current Housing in Newport
Lot Size Patterns in Newport

Map of Newport showing lots that are too small to meet the minimum lot size in current zoning regulations.

79.2% of Newport residential properties are smaller than the minimum lot size. Developing many of these properties requires a lengthy and costly zoning variance process.

Newport’s iconic, and best loved, neighborhoods, such as The Point and Kay-Catherine districts, could not be built today due to current zoning regulations.

Current zoning regulations are better suited to sprawling suburban contexts.
Lot Size Patterns in Newport

The charts below show the number of lots in each zoning district which are smaller than the minimum lot size, in other words, are “non-conforming” in current zoning.

- Lots that are non-conforming cannot be developed without a lengthy and costly variance process.
- Less restrictive lot size requirements could open up more existing lots to new housing development.
- Should zoning regulations be changed to allow smaller minimum lot sizes?
- Is there a neighborhood or area of the city that should be used as a model for adjusting lot size requirements?
Lot Coverage Patterns in Newport

Map of Newport showing lots with greater building coverage than allowed by current zoning regulations.

Lot coverage refers to how much of the area of a lot is covered by buildings.

If lot coverage regulations were in keeping with the existing pattern of building in Newport, there would be little or no brown color on this map.

- 69% of Newport residential properties are smaller than the minimum lot size. Developing many of these properties requires a lengthy and costly zoning variance process.

- Lot coverage regulations help to create a balance between built and open spaces, manage stormwater runoff, and preserve community character.
Lot Coverage Patterns in Newport

The charts below show the number of lots in each zoning district which have more building coverage than allowed, in other words, are “non-conforming” in current zoning.

- Lots that are non-conforming cannot be developed without a lengthy and costly variance process.
- Less restrictive lot coverage requirements could open up more existing lots to new housing development.
- Should zoning regulations be changed to allow more building coverage?
- How should open spaces, stormwater management needs, and community character be balanced with the need for more housing?