



SHORT TERM RENTAL REGULATIONS

A GUIDE TO GUEST HOUSE REGULATIONS

THE PROCESS IN BRIEF

1. Check to see if your house is in a zone where guest houses are allowed. To determine your property's zoning classification, use the maps available at the City of Newport's web site:
<http://cityofnewport.com/departments/planning-development/maps-and-plans>
2. The property must be registered with the City Clerk as a short term rental unit, or guest house. The registration forms are available on line at:
<http://cityofnewport.com/home/showdocument?id=2321>
\$20 Registration Fee per Unit
\$25 Inspection Fee per Unit
3. The property may be inspected by the Minimum Housing Inspector as part of the registration process.
4. Properties in zones not permitting Guest Houses by right, may apply for a Special Use Permit through the Zoning Board of Review. The application is available through the Zoning & Inspections Department web page at:
<http://cityofnewport.com/home/showdocument?id=458>
5. Properties must meet an off street parking requirement of one space per bedroom.

The following referenced Ordinances can be found through Municode's web site:

<http://library.municode.com/index.aspx?clientID=16524&stateID=39&statename=Rhode%20Island>

CITY OF NEWPORT APPLICABLE GUEST HOUSE CODIFIED ORDINANCES

- § 5.40.020 - Registration of hotels and guest houses.
- § 17.100.050 - Transient guest facilities.
- § 17.100.110 - Temporary housing for yachting organizations.
- § 17.100.130 - Home occupations.
- § 17.100.320 - Guest houses.
- § 17.100.360 - Vacation guest facilities.

GUEST HOUSES PERMITTED BY RIGHT (ZONES)

- Limited Business District
- Waterfront Business District
- General Business District
- Commercial – Industrial District

GUEST HOUSE SPECIAL USE PERMIT REQUIRED (ZONES)

- R-3
- R10
- R-20
- R-40

TEMPORARY HOUSING FOR YACHTING ORGANIZATIONS PERMITTED BY RIGHT

- R-40
- R-60
- R-120
- R-160 (By Special Use Permit)

OWNER OCCUPIED RENTALS

(SEE § 17.100.130 OF CITY ORDINANCE)

- “Rental of two guest bedrooms or less to no more than a total of four persons in an owner-occupied dwelling unit; only one such use shall be permitted on a lot”

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