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

**Commercial 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. A simplified listing follows:

**R-3 Residential**
- Minimum lot area – 3,000 sq.ft.
- Minimum lot width – 50 feet
- 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 Residential**
- Minimum lot area – 10,000 sq.ft.
- Minimum lot width – 80 feet
- 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
- Accessory use setback – 10 ft.

**R-10A Residential**
- Minimum lot area – 10,000 sq. ft.
- Minimum lot width – 80 feet
- 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
- Accessory use setback – 10 ft.

**R-20 Residential**
- Minimum lot area – 20,000 sq.ft.
- Minimum lot width – 100 feet
- 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
- Accessory use setback – 10 ft.

**R-40 Residential**
- Minimum lot area – 40,000 sq.ft.
- Minimum lot width – 200 feet
- Front line setback – 50 feet
- Side line setback – 40 feet
- Rear line setback – 20 feet
- Lot coverage shall not exceed 20%
- Height shall not exceed 30 feet
- Accessory use setback – 20 ft.

**R-40A Residential**
- Minimum lot area – 40,000 sq.ft.
- Minimum lot width – 200 feet
- Front line setback – 50 feet
- Side line setback – 40 feet
- Rear line setback – 20 feet
- Lot coverage shall not exceed 20%
- Height shall not exceed 30 feet
- Accessory use setback – 20 ft.

**R-60 Residential**
- Minimum lot area – 60,000 sq.ft.
- Minimum lot width – 200 feet
- Front line setback – 50 feet
- Side line setback – 40 feet
- Rear line setback – 20 feet
- Lot coverage shall not exceed 8%
- Height shall not exceed 30 feet
- Accessory use setback – 20 ft.

**R-120 Residential**
- Minimum lot area – 120,000 sq.ft.
- Minimum lot width – 300 feet
- 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 30 feet
- Accessory use setback – 20 ft.

**R-160 Residential**
- Minimum lot area – 160,000 sq.ft.
- Minimum lot width – 400 feet
- Front line setback – 100 feet
- Side line setback – 50 feet
- Rear line setback – 50 feet
- Lot coverage shall not exceed 8%
- Height shall not exceed 30 feet
- Accessory use setback – 20 ft.
Limited Business
Minimum lot area – 3,000 sq.ft.
Minimum lot width – 50 feet
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
Minimum lot area – 5,000 sq.ft.
Minimum lot width – 50 feet
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
Minimum lot area – 5,000 sq.ft.
Minimum lot width – 50 feet
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
Minimum lot area – 10,000 sq.ft.
Minimum lot width – 100 feet
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
Minimum lot area – 10,000 sq.ft.
Minimum lot width – 80 feet
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 ft. above mean sea level

Quick Checklist
√ Is the property in the Ocean Drive area (R-120 or R-160 districts)? If so, it may need Critical Area Review.
√ Is the property in the Historic District? If so, it may need to go before the Historic District Commission. Any physical alteration to the exterior of a structure, except paint, must be approved by the HDC.
√ Do you meet the above setbacks, lot coverage & height restrictions? If the existing or proposed structure does not currently meet regulations, an application will need to be filed and heard by the Zoning Board of Review.
√ If your request is for a special use permit, use variance, or demolition of a residence, then Planning Board review may be required.
√ Once approved, then building permits are the next order of business from the Inspection’s Office.

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Prepared by the Department of Planning, Zoning, Development and Inspections for the City of Newport