

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 – 30 feet
Side line setback – 15 feet
Rear line setback – 20 feet
Lot coverage shall not exceed 15%
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 15%
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 15%
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 10%
Height shall not exceed 35 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 35 feet
Accessory use setback – 50 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 6%
Height shall not exceed 35 feet
Accessory use setback – 50 ft.

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Prepared by the

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Planning, Zoning,
Development and
Inspections**

for the
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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.