

CITY OF NEWPORT
NOTICE OF PUBLIC HEARING
ZONING ORDINANCE AMENDMENT

Pursuant to Title 45-24-53 of the General Laws of Rhode Island, 1956, as amended, and Chapter 17.112.070 of the Zoning Ordinance of the City of Newport, RI, as amended, notice is hereby given of a public hearing to be held by the Newport Planning Board to consider the following changes in the Zoning Ordinance of the City of Newport. The public hearing will be held on **Monday, October 5, 2026**, at **6:30 p.m.** in the second floor Council Chambers of City Hall at **43 Broadway, Newport, RI**.

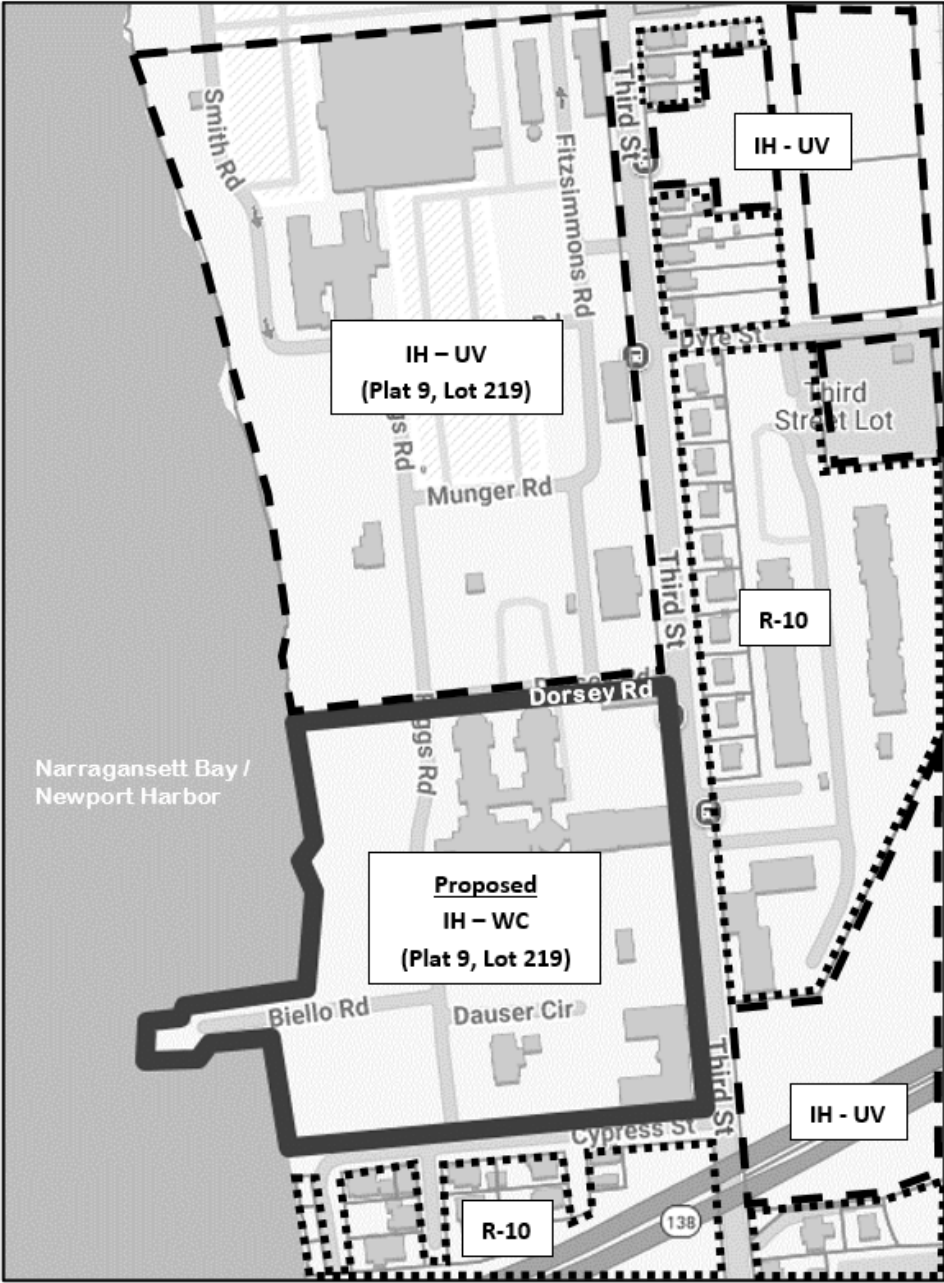
The proposed zoning amendments include general amendments to Chapters 17.12. Districts Generally, 17.14. Permitted Uses and 17.65. Innovation Hub (IH) of the Zoning Ordinance, and include changes in the Zoning Map to one parcel – Tax Assessor’s Plat 9, Lot 219. The amendments propose the creation of a Waterfront Campus (WC) sub-zoning district within the Innovation Hub to implement the North End Urban Plan (2021) amendment to the Comprehensive Plan (2017). The purpose of the Waterfront Campus subdistrict is to preserve and enhance public waterfront open space while allowing for compatible uses that support the Blue Economy and community needs. The zoning amendments would establish dimensional requirements and allowed uses within the new subdistrict. Where Plat 9, Lot 219 is currently zoned Innovation Hub – Urban Village (UV) subdistrict, a roughly 8.5-acre parcel of the lot, bounded by Third Street, Cypress Street, Dorsey Road, and the Narragansett Bay, is proposed to be rezoned to Innovation Hub – Waterfront Campus (WC) subdistrict (see proposed zoning map).

A complete copy of the proposed changes may be examined on the City’s website homepage: (newportri.gov) and/or at Newport City Hall, Department of Planning & Development. The Planning Board will make a recommendation to the City Council regarding if the proposed amendments align with the Comprehensive Plan. The proposed ordinance may be altered or amended prior to the close of the public hearing without further advertising as a result of further study or because of the views expressed at the public hearing. Any alteration or amendment must be presented for comment in the course of the hearing.

All persons interested in the above are respectfully requested to be present at the time and place to be heard thereon. Facilities are accessible for people with disabilities.

Patricia Reynolds,
Administrative Officer to the Newport Planning Board

Proposed Zoning District Map



<u>Proposed Zoning District Map Key</u>	
	PROPOSED Innovation Hub – Waterfront Campus (IH-WC) subdistrict
	Innovation Hub – Urban Village (IH-UV) subdistrict (no change)
	R-10 Residential district (no change)

Proposed amendments are identified below, with text to be removed ~~struck in red font~~ and text to be added underlined in blue font.

Chapter 17.12. DISTRICTS GENERALLY

17.12.010. Establishment of districts.

For the purposes of this zoning code, the city is hereby divided into the following zoning districts:

A. Residential Districts	Code
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-40A District	R-40A
Residential R-60 District	R-60
Residential R-120 District	R-120
Residential R-160 District	R-160
B. Commercial Districts	Code
Limited Business District	LB
Waterfront Business District	WB
General Business District	GB
Commercial-Industrial District	CI
Traditional Maritime District	TM
C. Other Districts	Code
Open Space District	OS
Recreational District	RD
Innovation Hub Subdistricts	IH
Urban Village	UV
Maker	MK
Maker-Tech	MT
<u>Waterfront Campus</u>	<u>WC</u>

(Ord. 2000-4 (part), 2000: Ord. 65-94 (part), 1994: prior code § 1260.05)

(Ord. 2021-23, § 1, 9-8-2021)

17.12.020. Zoning map.

The boundaries of the zoning districts indicated in Section 17.12.010 are shown on the "Official Zoning Map, City of Newport, Rhode Island," effective July 1, 1977, consisting of forty-six (46) plats. Such map and any and all amendments thereto are hereby made a part of this zoning code and are on file in the office of the city clerk. Copies of such plats and all amendments are available with the zoning officer in the department of planning, zoning, development and inspections. Upon publication of this zoning code and map, and any amendments

thereto, the city clerk shall send a copy, without charge, to the associate director of the Division of Planning of the Department of Administration of the State of Rhode Island, and the State Law Library.

(Ord. 2008-45 § 1, 2008; Ord. 2000-4 (part), 2000: Ord. 98-34, 1998; Ord. 65-94 (part), 1994: prior code § 1260.07)

17.12.030. Interpretation of district boundaries.

Where uncertainty exists as to boundaries of districts as shown on the official zoning map, the following rules shall apply:

- A. Boundaries indicated as approximately following the centerlines of rights-of-way shall be construed to follow such lines;
- B. Boundaries indicated as approximately following recorded lot lines shall be construed as following such lines;
- C. Boundaries indicated as approximately following the city limits shall be construed to following such lines;
- D. Boundaries indicated as following railroad lines shall be construed to fall midway between the main tracks;
- E. Boundaries indicated as following shorelines shall be construed to follow such shorelines and, in the event of the natural change in the shoreline, be construed as moving with the natural actual movement of the shoreline; boundaries indicated as approximately following centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such natural centerlines. In the case of tidal waters, the shoreline shall be construed as the mean high water mark;
- F. Boundaries indicated as parallel to, or extensions of, features indicated in subsections A and E hereof shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map;
- G. Where physical or other features existing on the ground are, at variance with those shown on the official zoning map, the actual location shall govern;
- H. Where a district boundary line divides a lot which was in single ownership at the time of April 13, 1977, the zoning board of review may permit the extension of this zoning code for either portion of the lot not to exceed thirty (30) feet beyond the district line into the remaining portion of the lot;
- I. Such lines, limits, etc., mentioned herein above shall be those of record as of April 13, 1977 or thereafter amended.

Where the above rules fail to clarify the status of land in a particular case, the zoning officer shall interpret in such a manner as to carry out the intent and purpose of this zoning code. Appeal from the interpretation of the zoning officer in such cases shall be to the zoning board of review.

(Ord. 2000-4 (part), 2000: Ord. 65-94 (part), 1994: prior code § 1260.08)

17.12.040. Table of dimensional standards.

The following Dimensional Standards Table displays the dimensional, setback, lot coverage, and building height requirements set forth for each district in Chapters 17.16 through 17.70.

City of Newport - Dimensional Standards Table

Zoning District	Dimensional Requirements		Setback Requirements***			Lot Coverage	Height
	Min. Lot Area (sq. ft.)	Min. Lot Width	Front	Side	Rear	Max coverage	Max. Height Limit
R-3	3,000	50'	0'	3'	5'	45%	30'
R-10	10,000	80'	15'	10'	20'	20%	30'
R-10A	10,000	80'	15'	10'	20'	20%	30'
R-20	20,000	100'	30'	15'	20'	15%	30'
R-40	40,000	200'	50'	40'	20'	15%	30'
R-40A	40,000	200'	50'	40'	20'	10%	35'
R-60	60,000	200'	50'	40'	20'	10%	35'
R-120	120,000	300'	75'	50'	50'	8%	35'
R-160	160,000	400'	100'	50'	50'	6%	35'
LB	3,000	50'	0'	0'	5'	50%	45'
WB	5,000	50'	0'	5'	5'	40%	35'
GB	5,000	50'	0'	0'	5'	80%	45'
CI	10,000	100'	25'	20'	20'	50%	60'
IH (UV Sub.)	5,000	n/a	0'	0'	0'*	n/a	45'**
IH (Maker/Maker Tech MK/MT/WC Sub.)	10,000	n/a	0'	0'	0'*	n/a	45'**
TM	10,000	80'	0'	5'	5'	40%	45'
OS	10,000	n/a	80'	80'	80'	3%	25'
RD	10,000	80'	80'	80'	80'	3%	35'

* Structures on lots abutting residential zoning district shall maintain a minimum setback of ten feet from abutting res. district

** Buildings shall not exceed three stories above the abutting principal streets; Structures on lots abutting a residential zoning district shall not exceed twenty-four (24) feet in height for a distance of thirty (30) feet from the abutting residentially zoned lots with the exception of railroads; The maximum building height for structures located in flood hazard areas shall be thirty (30) feet.

*** Accessory Structure Setbacks are described in Section 17.100.080

(Ord. No. 2023-34, § 1, 12-13-2023)

- CODE OF ORDINANCES
Title 17. - ZONING
Chapter 17.14. PERMITTED USES

Proposed amendments are identified below, with text to be removed ~~struck in red font~~ and text to be added underlined in blue font.

Chapter 17.14. PERMITTED USES

17.14.010. Applicability.

All permitted uses are subject to any and all applicable conditions and standards of this zoning code.

(Ord. 2000-4 (part), 2000)

17.14.020. Permitted Uses.

The following Table of Permitted Uses establishes the uses that are permitted in each zoning district. Uses marked with a “Y” are permitted by right. Uses permitted in a zoning district requiring a special use permit are marked with an “S”. The number next to the letter “S” indicates the specific and objective criteria listed in Chapter 17.109 Special Use Permits associated with that use, that an application for a special use permit must meet. For uses with no SUP Category listed, Chapter 17.96 Performance Standards, Chapter 17.100 Development Standards, Chapter 17.104 Parking and Loading Standards, and other applicable chapters may apply. Where the letter “N” appears, the use is prohibited.

Key to the Table of Permitted Uses	
R-3 to R-160	Residential District
GB	General Business District
LB	Limited Business District
WB	Waterfront Business District
CI	Commercial-Industrial District
TM	Traditional Maritime District
UV	Urban Village - Innovation Hub Subdistrict
MT	Maker-Tech - Innovation Hub Subdistrict
MK	Maker - Innovation Hub Subdistrict
<u>WC</u>	<u>Waterfront Campus - Innovation Hub Subdistrict</u>
OS	Open Space District
RD	Recreation District
Y	Use is permitted by right
S-1	Use requires a Special Use Permit (SUP). The number refers to the SUP Category criteria required in Chapter 17.109 SPECIAL USE PERMITS.
N	Use is not permitted
*	Subject to Density Requirements sections of Chapters 17.16 through 17.48.
**	Drive throughs in all districts other than Innovation Hub subdistricts are considered to be a permitted accessory use to primary uses that are permitted by right.
***	See the specific standards for multifamily and/or live-work dwelling uses in the Urban Village, <u>Waterfront Campus</u> , and Maker-Tech subdistricts in Chapter 17.65.020 - Use regulations.

Table of Permitted Uses

Use Type	Use	Residential Zones									Business & Commercial Zones					Innovation Hub Subdistricts				Open Space & Recreation	
		R-3	R-10	R-10A	R-20	R-40	R-40A	R-60	R-120	R-160	GB	LB	WB	CI	TM	UV	MT	MK	WC	OS	RD
Food, Lodging, Entertainment, & Assembly																					
	Arcades	N	N	N	N	N	N	N	N	N	N	N	N	S-3	N	S-4	N	N	N	N	N
	Commercial indoor recreation facilities	N	N	N	N	N	N	N	N	N	Y	S-3	S-3	Y	N	Y	N	N	Y	N	N
	Commercial outdoor recreation facilities	N	N	N	N	N	N	N	N	N	N	N	S-3	Y	N	S-4	N	N	Y	N	N
	Convention or conference centers	N	N	N	N	N	N	N	N	N	S-3	N	S-3	S-3	N	S-4	N	N	S-4	N	N
	Drive throughs in a restaurant in a shopping center	N	N	N	N	N	N	N	N	N	N	N	N	S-3	N	N	N	N	N	N	N
	Fast-food restaurants	N	N	N	N	N	N	N	N	N	S-3	S-3	S-3	S-3	N	S-4	N	N	S-4	N	N
	Guest Facilities - Guest houses	N	N	N	N	N	N	N	N	N	Y	S-3	Y	N	N	N	N	N	N	N	N
	Guest facilities - Historic guest houses	N	N	N	N	N	N	N	N	N	N	S-3	S-3	N	N	N	N	N	N	N	N
	Guest Facilities - Transient guest facilities	N	N	N	N	N	N	N	N	N	Y	N	S-3	Y	N	S-4	N	N	N	N	N
	Guest Facilities - Vacation guest facilities	N	N	N	N	N	N	N	N	N	Y	N	N	Y	N	S-4	N	N	N	N	N
	Standard Restaurants	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	S-4	N	N
	Taverns	N	N	N	N	N	N	N	N	N	N	S-3	S-3	Y	N	Y	N	N	S-4	N	N
Theaters	N	N	N	N	N	N	N	N	N	Y	N	N	Y	N	S-4	N	N	Y	N	N	
Industrial and Heavy Commercial Uses																					
	Advanced manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	N	N
	Bulk storage of cement and petroleum products; concrete mixing plants; bituminous paving mixing plants	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	N	N	N	N
	Business and storage yards for lumber and building materials	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N	N	N
	Commercial scale energy system	N	N	N	N	N	N	N	N	N	N	N	N	S-3	N	S-4	S-4	S-4	N	N	N

Table of Permitted Uses

Table of Permitted Uses																						
Use Type	Use	Residential Zones									Business & Commercial Zones					Innovation Hub Subdistricts				Open Space & Recreation		
		R-3	R-10	R-10A	R-20	R-40	R-40A	R-60	R-120	R-160	GB	LB	WB	CI	TM	UV	MT	MK	WC	OS	RD	
	Commercial storage and sale of fuel and bottled gas	N	N	N	N	N	N	N	N	N	N	N	S-3	Y	N	N	N	S-4	N	N	N	
	Commercial transmitting and receiving antennas, with enclosures for associated equipment	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	
	Contractor's warehouse and indoor storage	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	Y	N	N	N	
	Contractor's warehouse and storage yards	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N	N	N	
	Earth removal and paving contractor's business and storage yards	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	
	Freight and materials trucking business and terminals	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	
	Laundry, cleaning, and dyeing plants	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	
	Manufacturing, processing, assembly or indoor storage of goods	N	N	N	N	N	N	N	N	N	N	N	S-3	Y	N	N	Y	Y	N	N	N	
	Manufacturing, processing, assembly or storage of goods	N	N	N	N	N	N	N	N	N	N	N	S-3	Y	N	N	N	N	N	N	N	
	Painting and woodworking shops	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	N	S-4	Y	Y	N	N	N
	Plants for the processing and distribution of milk and edible dairy products; plants for the packaging and distribution of beverages	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	
	Printing and publishing establishments	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	N	S-4	Y	Y	N	N	N
	Public utilities - Private electrical services	N	N	N	N	N	N	N	N	N	N	N	N	N	S-3	N	S-4	S-4	S-4	N	N	N
	Research and development facilities, including, but not limited to, clean energy, defense systems, ocean technologies, medical and pharmaceutical, and digital industries	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	N	N
	Research laboratories	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	N	Y	Y	N	Y	N	N

Table of Permitted Uses

Table of Permitted Uses																					
Use Type	Use	Residential Zones									Business & Commercial Zones					Innovation Hub Subdistricts				Open Space & Recreation	
		R-3	R-10	R-10A	R-20	R-40	R-40A	R-60	R-120	R-160	GB	LB	WB	CI	TM	UV	MT	MK	WC	OS	RD
	Sheet metal, blacksmith, welding; tire recapping; machine shops and the like	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	Y	N	N	N
	Warehousing, wholesale business; and wholesale business warehousing	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	Y	N	N	N
	Wholesale brewing, distilling, fermenting, fungicide or hydroponics	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S-4	Y	Y	Y	N	N
Maritime Uses																					
	Boat building and repair	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	N	N	N
	Boat dealers and brokers	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	N	N	N
	Boating instruction	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	S-5
	Commercial marine oriented recreation facilities including boat shows, sightseeing tours, and sport fishing charters	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N	N
	Docks, slips, and piers where boats may be berthed provided that the parcel of land is adjacent to an open water body.	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	N	N	Y	N	S-5
	Facilities for marine pollution control, oil spill clean-up and servicing of marine sanitation devices	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N
	Fish and seafood receiving, handling, storage and shipping	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N	N
	Marinas	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	N	N	Y	N	N
	Marine and oceanographic research laboratories	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	Y	N	N

Table of Permitted Uses

Table of Permitted Uses																					
Use Type	Use	Residential Zones									Business & Commercial Zones					Innovation Hub Subdistricts				Open Space & Recreation	
		R-3	R-10	R-10A	R-20	R-40	R-40A	R-60	R-120	R-160	GB	LB	WB	CI	TM	UV	MT	MK	WC	OS	RD
	Marine fabrication, including sail-making, canvas manufacturing, and marine metal casting	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	N	N	N
	Marine salvage and vessel towing services	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N
	Marine transport operations, including shipping offices	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N
	Maritime museums	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N	N	Y	N	N
	Maritime museums including such attractions as aquariums	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N	N
	On land boat storage during nonboating season	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	Y
	Professional and business offices where maritime issues and products are the primary use, i.e., naval architects, maritime publishers, etc	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	Y	N	N
	Seafood sales, landing, storage, brokerage and distribution	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	N	N	N
	Stores where nautical goods are sold or nautical services rendered primarily at retail	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	Y	N	N
	Yacht and sailing clubs, and schools which give special marine or nautical instruction	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	Y	N	N
Office Uses																					
	Banks and other financial institutions	N	N	N	N	N	N	N	N	N	Y	Y	S-3	Y	N	Y	Y	N	Y	N	N
	Co-working space	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	N	N
	Maker-space	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N
	Professional and business offices	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	N	Y	N	N

Table of Permitted Uses

Table of Permitted Uses																					
Use Type	Use	Residential Zones									Business & Commercial Zones					Innovation Hub Subdistricts				Open Space & Recreation	
		R-3	R-10	R-10A	R-20	R-40	R-40A	R-60	R-120	R-160	GB	LB	WB	CI	TM	UV	MT	MK	WC	OS	RD
	Radio and television broadcasting studios, excluding transmitting and receiving towers	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	N	S-4	Y	Y	N	N	N
Open Space & Recreation																					
	Bird sanctuaries	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N
	Conservation land	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S-4	S-4	S-4	Y	Y	N
	Day camps for children and youth	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	S-5
	Golf courses, excluding miniature golf courses and commercial driving ranges	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y
	Horses or ponies for hire	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N
	Horse riding academies and boarding stables	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	S-5
	Natural beach swimming areas, both public and private	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y
	Open Space	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N
	Parks	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	S-5	Y
	Playgrounds	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	S-5	S-5
	Playing Fields	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	S-5	S-5
	Trails for horseback riding	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S-5
	Trails for walking or biking	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y
Wildlife preserves	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	
Public and Quasi-Public Uses																					
	Bus terminals on a lot having a minimum area of 25,000 sq ft	N	N	N	N	N	N	N	N	N	Y	N	N	Y	N	N	N	N	N	N	N
	Cemeteries	S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-3	S-3	S-3	S-3	N	N	N	N	N	N	N
	Churches and places of worship	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	S-4	S-4	N	N	N	N

Table of Permitted Uses

Table of Permitted Uses																					
Use Type	Use	Residential Zones									Business & Commercial Zones					Innovation Hub Subdistricts				Open Space & Recreation	
		R-3	R-10	R-10A	R-20	R-40	R-40A	R-60	R-120	R-160	GB	LB	WB	CI	TM	UV	MT	MK	WC	OS	RD
	Clubs for outdoor recreation	N	S-2	N	S-2	S-2	N	S-2	S-2	S-2	S-3	N	S-3	N	N	N	N	N	Y	N	N
	Community water supply reservoirs, community well houses, water and sewage treatment facilities, water and sewage pumping stations	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	Y
	Cultural institution	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S-4	N	N	Y	N	N
	Emergency low-income housing facilities	N	N	N	N	N	N	N	N	N	Y	N	N	S-3	N	N	N	N	N	N	N
	Established museum parking	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
	Family day care homes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	N	N	N	N
	Federal, state, and municipal buildings, excluding correctional institutions and hospitals for the mentally ill	S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-3	S-3	S-3	S-3	N	S-4	S-4	S-4	Y	N	N
	Governmental employee parking lots	S-2	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Historic resource preservation	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N
	Hospitals	N	S-2	N	N	N	N	N	N	N	N	N	N	N	N	S-4	N	N	N	N	N
	Libraries	S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-3	S-3	S-3	S-3	N	S-4	S-4	S-4	Y	N	N
	Multimodal transportation center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S-4	S-4	S-4	Y	N	N
	Municipal and public services corporation building and facility	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
	Museums	S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-3	S-3	S-3	S-3	N	S-4	S-4	N	Y	N	N
	Neighborhood parking lots	N	S-2	S-2	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Nursery schools and day care centers	Y	Y	N	Y	Y	N	Y	Y	Y	Y	N	N	N	N	S-4	N	N	N	N	N
	Religious, philanthropic, scientific, literary, historical, fraternal, and charitable institutions	S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-3	S-3	S-3	S-3	N	S-4	S-4	N	Y	N	N
	Schools of limited instruction	S-2	S-2	N	S-2	S-2	S-2	S-2	S-2	S-2	Y	Y	Y	Y	N	S-4	S-4	N	Y	N	N

Table of Permitted Uses

Table of Permitted Uses																					
Use Type	Use	Residential Zones									Business & Commercial Zones					Innovation Hub Subdistricts				Open Space & Recreation	
		R-3	R-10	R-10A	R-20	R-40	R-40A	R-60	R-120	R-160	GB	LB	WB	CI	TM	UV	MT	MK	WC	OS	RD
	Schools, colleges, and universities including fraternity or sorority houses or dormitories for faculty or students	N	N	N	S-2	S-2	S-2	S-2	S-2	S-2	S-3	S-3	S-3	S-3	N	S-4	N	N	S-4	N	N
	Undertaker's establishments	N	S-2	N	S-2	N	N	N	N	N	N	N	N	N	N	S-4	N	N	N	N	N
	Water tower	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	S-4	S-4	S-4	N	Y	Y
Residential Uses																					
	Dwelling - Single-family dwellings	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
	Dwelling - Two-family dwellings	Y	Y	N	Y	Y	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
	Dwellings - Multifamily dwellings	S-1	S-1	N	S-1	S-1	N	N	N	N	S-3	N	S-3	N	N	N	N	N	N	N	N
	Dwellings - Conversions to a two-family dwelling*	Y	Y	S-1	Y	Y	S-1	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
	Dwellings - Conversions to a multi-family dwelling*	S-1	S-1	N	S-1	S-1	S-1	S-1	S-1	S-1	N	S-3	N	N	N	N	N	N	N	N	N
	Dwellings - Nonprofit multifamily housing facilities for the elderly and/or handicapped	N	S-1	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N
	Dwellings - Conversion to a multifamily dwelling of former public school buildings, excluding the Coggeshall School*	N	Y	N	N	N	N	N	N	N	N	N	N	N	N		N	N	N	N	N
	Group Living Accommodations - Community residences	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	N	N	N	N
	Group Living Accommodations - Convalescent homes and rest homes	S-1	S-1	N	S-1	S-1	N	S-1	S-1	S-1	S-3	N	N	N	N	S-4	N	N	N	N	N
Retail Uses																					
	Shopping centers	N	N	N	N	N	N	N	N	N	S-3	N	S-3	S-3	N	N	N	N	N	N	N

Table of Permitted Uses

Table of Permitted Uses																					
Use Type	Use	Residential Zones									Business & Commercial Zones					Innovation Hub Subdistricts				Open Space & Recreation	
		R-3	R-10	R-10A	R-20	R-40	R-40A	R-60	R-120	R-160	GB	LB	WB	CI	TM	UV	MT	MK	WC	OS	RD
	Stores where goods are sold or service is rendered primarily at retail	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N	N	S-4	N	N
Vehicle Services																					
	A building for the inside storage of motor vehicles, wherein only light maintenance of the vehicles stored is allowed	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N
	Automobile dealership	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S-4	N	N	N	N	N
	Automobile repair shops	N	N	N	N	N	N	N	N	N	S-3	N	N	Y	N	N	N	N	N	N	N
	Automobile washing and cleaning establishments	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N
	Commercial parking lots	N	N	N	N	N	N	N	N	N	S-3	S-3	S-3	Y	N	N	N	N	N	N	N
	Gasoline filling stations (with minor repairing)	N	N	N	N	N	N	N	N	N	S-3	S-3	N	S-3	N	N	N	N	N	N	N
	Parking garage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S-4	S-4	N	N	N	N
Other																					
	Agricultural and horticultural societies	S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-3	S-3	S-3	S-3	N	S-4	S-4	N	N	N	N
	Farms, truck gardens, nurseries, forestry, excluding the keeping of livestock and poultry for commercial purposes	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N
	Home occupations	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	N	Y	N	N
	Residential scale wind energy system	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	S-4	S-4	S-4	S-4	N	N
	Temporary housing for yachting organizations	N	N	N	S-2	Y	N	Y	Y	S-2	N	N	N	N	N	S-4	N	N	N	N	N
	Reserved	S-2	S-2	N	S-2	S-2	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N
	Accessory uses with respect to the foregoing uses that are Permitted by Right	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y	Y	Y

Table of Permitted Uses

Table of Permitted Uses																					
Use Type	Use	Residential Zones									Business & Commercial Zones					Innovation Hub Subdistricts				Open Space & Recreation	
		R-3	R-10	R-10A	R-20	R-40	R-40A	R-60	R-120	R-160	GB	LB	WB	CI	TM	UV	MT	MK	WC	OS	RD
	Drive throughs**															S-4	S-4	S-4	N		
	Mixed use projects with multi-family and/or live-work dwellings in the Innovation Hub***															Y	Y	N	Y		
	Outdoor retail including restaurant and open-air markets															S-4	N	N	S-4		
	Plaza															Y	Y	N	Y		

17.14.030. Uses not specifically listed.

To the extent a proposed land use is not specifically listed in this section, the property owner may submit a written request to the Zoning Officer for an evaluation and determination of whether the proposed use is of a similar type, character, and intensity as a listed use requiring a special use permit. The Zoning Officer will have fourteen [14] days to provide a written evaluation to the property owner. Upon such determination, the proposed use may be considered to be a use requiring a special use permit. Uses listed in Section 17.04.050.B. Prohibited uses are prohibited in all districts.

17.14.040. Adaptive Reuse Projects.

- a. Permitted Use in all districts. Adaptive reuse for the conversion of any commercial building, including offices, schools, religious facilities, medical buildings, and malls into residential units or mixed-use developments is a permitted use, under the criteria described below under Eligibility.
 - b. Eligibility.
 1. Adaptive reuse development must include at least 50% of existing gross floor area developed into residential units.
 2. There are no environmental land use restrictions recorded on the property preventing the conversion to residential use by RIDEM or the US EPA.
 - c. Density calculations.
 1. For projects that meet the following criteria, the residential density shall be no less than fifteen (15) dwelling units per acre:
 - i. Where the project is limited to the existing footprint, except that the footprint is allowed to be expanded to accommodate upgrades related to the building fire code, and utility requirements.
 - ii. The development includes at least twenty percent (20%) low- and moderate-income housing.
 - iii. The development has access to public sewer and water service or has access to adequate private water, such as well and/or wastewater treatment systems approved by the relevant state agency for the entire development as applicable.
 2. For all other adaptive reuse projects, the residential density permitted in the converted structure shall be the maximum allowed that otherwise meets all standards of minimum housing and has access to public sewer and water services or has access to adequate private water, such as well and wastewater treatment systems approved by the relevant state agency for the entire development, as applicable.
 3. The density proposed for any adaptive reuse project shall be determined to meet all public health and safety standards.
 - d. Dimensional requirements.
 1. Notwithstanding any other provisions of this section, existing building setbacks shall remain and are considered legal nonconforming.
 2. No additional encroachments shall be permitted into any nonconforming setback unless relief is granted by the permitting authority.
 3. Notwithstanding other provisions of this section, the height of the structure shall be considered legal nonconforming if it exceeds the maximum height of the zoning district in which the structure is located.
-

-
- i. Any rooftop construction necessary for building or fire code compliance, or utility infrastructure is included in the height exemption.
 - e. Parking requirements.
 - 1. Adaptive reuse developments shall provide one parking space per dwelling unit. The applicant may propose additional parking in excess of one space per dwelling unit.
 - 2. The parking requirements and design standards in Chapter 17.100. Development Standards and Chapter 17.104. Parking and Loading Standards shall apply to all uses proposed as part of the project unless otherwise approved by the applicable authority. The number of parking spaces required shall apply for uses other than residential.
 - f. Allowed uses within an adaptive reuse project.
 - 1. Residential dwelling units are a permitted use in an adaptive reuse project regardless of the zoning district in which the structure is located, in accordance with the provisions of this section.
 - 2. Any nonresidential uses proposed as part of an adaptive reuse project must comply with the provisions of this section and Chapter 17.100. Development Standards for the zoning district in which the structure is located.

Proposed amendments are identified below, with text to be removed ~~struck in red font~~ and text to be added underlined in blue font.

Chapter 17.65. INNOVATION HUB (IH)

17.65.010. Legislative intent.

The intent of the Innovation Hub (IH) is to support new employment opportunities in diverse fields of high technologies; including, but not limited to: healthcare; advanced manufacturing; defense (underwater, maritime and cyber security); blue and green economy initiatives, ocean technologies ventures; resilience/climate change research and development; alternative energy research and development; and digital industries, in line with the economic development goals of the Comprehensive Plan. This is to be allowed in an appropriate mix with supportive housing, retail, recreation, cultural and open space, in a single development of one lot. The intent is to create a cohesive village center reflective of Newport's impressive history at the base of the Pell Bridge, near Naval Station Newport, while proposing new street layouts, urban and recreational spaces, and architecture and building types to reflect modern times and needs, including resiliency in a low-lying coastal area.

The IH district is meant to work with the city's Comprehensive Plan, as amended to incorporate the North End Urban Plan (NEUP) and the NEUP Design Guidelines, and shall provide for mixed-use based economic development, foster twenty-first (21st) century jobs and lifestyle choices, clear public benefits including open spaces, the realization of health benefits associated with more walkable and bikeable streets and paths, and greater connectivity within and between the city's neighborhoods and resources.

The boundaries of the IH district prevent adjacent residential and open space areas from overdevelopment and the elevated design standards protect and enhance Newport's unique natural, cultural, and scenic character. The area of the city that includes the IH district possesses major thoroughfares, public greenspaces, Naval Station Newport, historic resources, and large quantities of affordable housing in need of protection and enhancement. This is achieved through the provisions of this district.

Specific components of this intent include:

- To provide for economic development and employment opportunities in diverse fields, including those related to an innovation economy.
- To support the development of these diverse fields as incubator/accelerator type businesses along with their support subsectors and to support the continued growth and success of these uses.
- To provide live/work opportunities for professionals, business owners, workforce and makers.
- To provide, as amenities to the primary functions, a multimodal district that allows for a mix of housing, recreation and a range of publicly-accessible, populated open spaces in the form of small pocket parks, trail corridors, and urban plazas that serve as amenities not only for the district, but also the surrounding areas.
- To support existing surrounding residential areas.
- To encourage, guide and direct development in the North End and ensure that the character presented in the city's Comprehensive Plan is maintained, and that mixed uses provide for the health and growth of the area.
- To utilize the area's approved NEUP Design Guidelines to have outstanding design associated with all forms of site and architectural design of new developments or substantial redevelopments.

-
- To foster high density, mixed-use development, and to deter: "suburban-type" shopping centers; big box store developments; low-rise developments that emphasize parking; developments that are large-scale and single-use or stand-alone single-use, including detached single-family dwellings.
 - To promote pedestrian activity on streets, with easy multimodal access from surrounding neighborhoods.
 - To promote a city that is resilient to climate change impacts and is environmentally sustainable, inclusive and accessible to all.

(Ord. 2021-24, § 1, 9-8-2021)

17.65.020. Use regulations.

Uses may be established on a lot of record for one or more of the uses as listed below. Uses may be vertically or horizontally integrated but may not cross lot lines. The floor area of buildings within the district may be used for more than one permitted use, whether such uses are allowed by right, or by special permit authorized by the planning board through the unified development review process as outlined in Section 17.65.87.

- A. Urban Village (UV). The urban village subdistrict is an area characterized by dense, mixed-use development and serves as the gateway to Newport. Because of this, the intensity and quality of development should both be high. While jobs-focused uses should be a priority, a mix of activities accessible by foot or bicycle shall complement those commercial uses to create a complete neighborhood. Future development should be approved with appropriate scale of new blocks that are in keeping with the traditional block sizes in Newport. All new roadways shall support generous walking and landscape areas to ensure ample tree cover. The ground floor of a multi-use building shall be used for allowed commercial uses.

The business corridor along JT Connell Highway shall seek to beautify and enhance pedestrian amenities and safety; development and redevelopment along this corridor shall reduce the width and number of curb cuts.

Providing multimodal and pedestrian public access to green spaces and the water is a priority for this subdistrict. Both public access to the waterfront and ensuring adequate access to Blue Economy enterprises are priorities.

- (a) The following uses are permitted by right:

1. Multifamily dwellings and/or live-work dwellings up to thirty-five (35) percent of total gross square footage of a mixed-use project. Multifamily dwellings and/or live-work dwellings up to fifty (50) percent of total gross square footage of a mixed-use project, provided that fifty (50) percent of the total units shall be rented or sold as workforce housing, and if fifteen (15) percent of the total number of units is maintained as a rented or sold as housing that is affordable for households earning up to sixty (60) percent of the area median income (AMI) then the project shall qualify for at least one additional story.
2. Home occupation;
3. Family day care center;
4. Community residence;
5. Nonprofit multifamily housing facilities for the elderly;
6. Municipal and public services corporation building and facility;
7. Park, playground, playing field, plaza, trail;
8. Commercial indoor recreational facility;
9. Standard restaurant;

-
10. Stores where goods are sold or service is rendered, primarily at retail;
 11. Stores where nautical goods are sold or service is rendered, primarily at retail;
 12. Tavern;
 13. Advanced manufacturing;
 14. Banks and financial institution;
 15. Co-working space;
 16. Maker-space;
 17. Marine and oceanographic research laboratory;
 18. Professional and business office;
 19. Professional and business offices where maritime issues and products are the primary use such as naval architects, maritime publishers, etc.;
 20. Research and development facilities, including, but not limited to, clean energy, defense systems, ocean technologies, medical and pharmaceutical, and digital industries;
 21. Research laboratory;
 22. Yacht and sailing clubs, and schools which give special marine or nautical instruction;
 23. Marina.
- (b) The following uses require a special use permit through the planning board unified development review process.
1. Temporary housing for yachting organizations;
 2. Agricultural and horticultural society;
 3. Arcade;
 4. Automobile dealership;
 5. Multimodal transportation center;
 6. Convalescent home, rest home;
 7. Convention or conference center;
 8. Conservation land;
 9. Church, place of worship;
 10. Cultural institution;
 11. Drive throughs;
 12. Fast-food restaurants with no drive thru facility;
 13. Federal, state and municipal building;
 14. Hospital;
 15. Religious, philanthropic, scientific, literary, historical, fraternal, and charitable institution;
 16. Library;
 17. Museum;

-
18. Nursery school, day care center;
 19. Outdoor retail including restaurant and open-air markets;
 20. Schools, colleges and universities including fraternity or sorority houses or dormitories for faculty or students;
 21. Schools of limited instruction;
 22. Commercial recreational facility;
 23. Parking garage;
 24. Theater;
 25. Transient guest facility;
 26. Vacation guest facility;
 27. Wholesale brewing, distilling, fermenting, fungicide or hydroponics;
 28. Commercial scale energy system;
 29. Painting and woodworking shop;
 30. Printing and publishing establishment;
 31. Public utilities-private electric service;
 32. Radio and television broadcasting studio (excluding transmitting and receiving tower);
 33. Residential scale energy system;
 34. Undertakers establishment;
 35. Water tower.
- B. **Maker-Tech (MT).** Maker-Tech (MT) is a subdistrict designed to protect and provide for the expansion of existing uses which provide valuable technology and craft industries essential to the economy. Special considerations for this area include the incorporation of wetland features on low-lying parcels to improve stormwater storage areas and enhancing physical access for the existing and future land uses.
- (a) The following uses are permitted by right:
1. Live-work dwellings up to thirty-five (35) percent of total gross square footage of a mixed-use project. Live-work dwellings up to fifty (50) percent of total gross square footage of a mixed-use project, provided that fifty (50) percent of the total units shall be rented or sold as work-force housing.
 2. Home occupation;
 3. Family day care center;
 4. Community residence;
 5. Municipal and public service corporation building and facility;
 6. Park, playground, playing field, plaza, trail;
 7. Wholesale brewing, distilling, fermenting, fungicide or hydroponics;
 8. Advanced manufacturing;
 9. Banks and financial institution;

-
10. Co-working space;
 11. Maker-space;
 12. Marine and oceanographic research laboratory;
 13. Professional and business office;
 14. Professional and business offices where maritime issues and products are the primary use such as naval architects, maritime publishers, etc.;
 15. Research and development facilities, including, but not limited to, clean energy, defense systems, ocean technologies, medical and pharmaceutical, and digital industries;
 16. Research laboratory;
 17. Boat building and repair;
 18. Boat dealer and broker;
 19. Marine fabrication, including sail making, repair and sales, canvas manufacturing, and marine metal casting;
 20. Yacht and sailing clubs, and schools which give special marine or nautical instruction;
 21. Manufacturing, processing, assembly or indoor storage of goods;
 22. Painting and woodworking shop;
 23. Printing and publishing establishment;
 24. Radio and television broadcasting studio (excluding transmitting and receiving tower);
 25. Seafoods sales, landing, storage, brokerage and distribution;
 26. Sheet metal, blacksmith, welding, tire recapping, machine shops and the like;
 27. Warehousing; wholesale business; and wholesale business warehousing;
 28. Contractor's warehouse and indoor storage;
 29. Building, plumbing, electrical contracting business with no outdoor storage of materials.
- (b) The following uses require a special use permit through the planning board unified development review process.
1. Agricultural and horticultural society;
 2. Church, place of worship;
 3. Commercial scale energy system;
 4. Conservation land;
 5. Drive throughs;
 6. Federal, state and municipal building;
 7. Library;
 8. Multimodal transportation center;
 9. Museum;
 10. Commercial scale energy system;

-
11. Parking garage;
 12. Public utilities—private electrical services;
 13. Religious, philanthropic, scientific, literary, historical, fraternal, and charitable institution;
 14. Residential scale energy system;
 15. Schools of limited instruction;
 16. Water tower.
- C. Maker (MK). Maker (MK) is sub-district designed to protect the existing city wastewater treatment facility from incompatible adjacent uses, while limiting heavy industrial uses from further impacting nearby residential areas. This area allows industrial uses that are not negatively impacted by proximity to the wastewater treatment facility. Future development in the area shall protect and enhance the adjacent "rail/trail" corridor. All residential uses are prohibited in this subdistrict for public health and safety reasons
- (a) The following uses are permitted by right:
1. Municipal and public service corporation building and facility;
 2. Open space, park, trail;
 3. Wholesale brewing, distilling, fermenting, fungicide or hydroponics;
 4. Maker-space;
 5. Boat building and repair;
 6. Boat dealer and broker;
 7. Marine fabrication, including sail making, canvas manufacturing, and marine metal casting;
 8. Business and storage yard for lumber and building material;
 9. Contractor's warehouse and storage yard;
 10. Fish and seafood receiving, handling, storage and shipping;
 11. Manufacturing, processing, assembly or storage of goods;
 12. Painting and woodworking shop;
 13. Printing and publishing establishment;
 14. Radio and television broadcasting studio (excluding transmitting and receiving tower);
 15. Seafoods sales, landing, storage, brokerage and distribution;
 16. Sheet metal, blacksmith, welding, tire recapping, machine shops and the like;
 17. Warehousing, wholesale business; and wholesale business warehousing;
- (b) The following uses require a special use permit through the planning board unified development review process.
1. Conservation land;
 2. Drive throughs;
 3. Federal, state and municipal building;
 4. Library;
 5. Multimodal transportation center;

-
6. Commercial scale energy system;
 7. Commercial storage and sale of fuel and bottled gas;
 8. Public utilities - private electrical services;
 9. Residential scale energy system;
 10. Water tower.

D. Waterfront Campus (WC). The waterfront campus subdistrict is intended to accommodate research and development uses while providing public access to the waterfront and park-oriented amenities. The former Navy Hospital site should become a combination of public open space along the waterfront with compatible development supporting the Blue Economy and community needs.

Public access to the waterfront is a top priority for this subdistrict; this is the only place in the North End with substantial additional public waterfront space. However, ensuring adequate dock space for marina uses, research vessels, and other Blue Economy enterprises is critical to Newport's economic future. These two uses are compatible and must be balanced.

(a) The following uses are permitted by right:

1. Advanced manufacturing;
2. Banks and other financial institutions;
3. Boating instruction;
4. Clubs for outdoor recreation;
5. Commercial indoor recreation facilities;
6. Commercial outdoor recreation facilities;
7. Commercial marine oriented recreation facilities including boat shows, sightseeing tours, and sport fishing charters;
8. Conservation land;
9. Co-working space;
10. Cultural institution;
11. Day camps for children and youth
12. Docks, slips, and piers where boats may be berthed provided that the parcel of land is adjacent to an open water body.;
13. Federal, state, and municipal buildings, excluding correctional institutions and hospitals for the mentally ill;
14. Historic resource preservation;
15. Home occupations;
16. Libraries;
17. Maker-space;
18. Marinas;
19. Marine and oceanographic research laboratories;

-
20. [Maritime museums, including such attractions as aquariums;](#)
 21. [Multifamily dwellings and/or live-work dwellings up to thirty-five \(35\) percent of total gross square footage of a mixed-use project. Multifamily dwellings and/or live-work dwellings up to fifty \(50\) percent of total gross square footage of a mixed-use project, provided that fifty \(50\) percent of the total units shall be rented or sold as workforce housing,](#)
 22. [Multimodal transportation center;](#)
 23. [Municipal and public services corporation building and facility;](#)
 24. [Museums;](#)
 25. [Natural beach swimming areas, both public and private;](#)
 26. [Open Space;](#)
 27. [Park, playground, playing field, plaza, trails for walking or biking;](#)
 28. [Professional and business office;](#)
 29. [Professional and business offices where maritime issues and products are the primary use such as naval architects, maritime publishers, etc.;](#)
 30. [Religious, philanthropic, scientific, literary, historical, fraternal, and charitable institutions;](#)
 31. [Research and development facilities, including, but not limited to, clean energy, defense systems, ocean technologies, medical and pharmaceutical, and digital industries;](#)
 32. [Research laboratories;](#)
 33. [Schools of limited instruction;](#)
 34. [Stores where nautical goods are sold or nautical services rendered primarily at retail;](#)
 35. [Theaters;](#)
 36. [Wholesale brewing, distilling, fermenting, fungicide or hydroponics;](#)
 37. [Yacht and sailing clubs, and schools which give special marine or nautical instruction;](#)
 38. [Accessory uses with respect to the foregoing uses that are Permitted by Right;](#)
- (b) [The following uses require a special use permit through the planning board unified development review process.](#)
1. [Convention or conference centers;](#)
 2. [Fast-food restaurants;](#)
 3. [Outdoor retail including restaurant and open-air markets;](#)
 4. [Residential scale wind energy system;](#)
 5. [Schools, colleges, and universities including fraternity or sorority houses or dormitories for faculty or students;](#)
 6. [Standard restaurants;](#)
 7. [Stores where goods are sold or service is rendered primarily at retail;](#)
 8. [Taverns;](#)

(Ord. 2021-24, § 1, 9-8-2021; Ord. 2022-13, § 2, 5-11-2022)

17.65.030. Dimensional requirements.

- A. The minimum lot area shall be five thousand (5,000) square feet in the UV subdistrict.
- B. The minimum lot area shall be ten thousand (10,000) square feet in the Maker and Maker-Tech subdistricts.
- C. The minimum lot area shall be ten thousand (10,000) square feet in the Waterfront Campus subdistrict.

(Ord. 2021-24, § 1, 9-8-2021)

17.65.040. Building setback requirements.

- A. Front line, minimum, zero feet.
- B. Side line, minimum, zero feet.
- C. Rear line, minimum, zero feet.
- D. Structures on lots abutting residential zoning districts shall maintain a minimum setback of ten feet from the abutting residential districts.

(Ord. 2021-24, § 1, 9-8-2021)

17.65.060. Building height requirements.

- A. The maximum building height is forty-five (45) feet. Buildings shall not exceed three stories above the abutting principal streets.
- B. Structures on lots abutting a residential zoning district shall not exceed twenty-four (24) feet in height for a distance of thirty (30) feet from the abutting residentially zoned lots with the exception of railroads.
- C. The maximum building height for structures located in flood hazard areas shall be thirty (30) feet.

(Ord. 2021-24, § 1, 9-8-2021)

17.65.070. Parking and loading requirements.

- A. Automobile Parking Space. The following parking requirements shall apply within the Innovation Hub. The automobile parking requirements of 17.104.020 and 17.104.040D, E do not apply.

Unless provided in a parking structure, the number of off-street parking spaces provided shall not exceed the number of surface parking spaces required by 17.104.020, or total more than seventy-five (75) cars within the entire parcel. The maximum number of parking spaces may be increased by up to twenty-five (25) percent for electric vehicle charging spaces.

Reserved Parking. Parking spaces may be reserved for a specific tenant or unit, provided the following minimums are not exceeded.

Residential	Commercial
1 space/efficiency or 1 bedroom live-work unit	No more than 25% of the total nonresidential parking spaces provided may be reserved for a specific use or set of uses.

Created: 2026-05-12 11:06:57 [EST]

(Supp. No. 88, Update 1)

2 spaces/2 bedroom or greater multifamily dwelling unit or live-work unit No limit for other allowed residential units	
---	--

B. Loading Spaces. The following loading requirements shall apply within the Innovation Hub.

Adequate space shall be made available on site for the unloading and loading of goods, materials, items or stock for delivery and shipping, otherwise the on-site loading requirements of Section 17.104.030, do not apply

C. Bicycle Parking Spaces. The following requirements shall apply within the Innovation Hub.

Residential Uses	Short Term Spaces	Long Term Spaces
Residential	1 space/20 units, 3 min	1 space/5 units Projects with 10+ units, only
Retail Uses	1 space/5,000 sf GSF, 2 min	1 space/5,000 GSF, 2 min
Office Uses	1 space/10,000 sf of GSF, 2 min	1 space/5,000 GSF, 2 min
Industrial Uses	1 space/10,000 sf of GSF, 2 min	1 space/10,000 sf of GSF, 2 min

(Ord. 2021-24, § 1, 9-8-2021)

17.65.087. Unified development review.

Uses and development inconsistent with the Comprehensive Plan or requiring a special use permit or a variance or requesting a waiver from Section 17.65.100 shall be classified as a land development project and shall be reviewed and approved by the planning board pursuant to Section 17.110 Unified Development Review and not be subject to development plan review.

(Ord. 2021-24, § 1, 9-8-2021; Ord. No. 2024-16, § 1, 7-24-2024)

17.65.088. Development plan review.

Uses and development subject to section 17.65.100, Development Standards for the Innovation Hub, but not section 17.65.87, Unified Development Review, shall be subject to development plan review by the planning board, with an advisory recommendation from the technical review committee to ensure a basic standard of building, site, and landscape design consistent with the vision for the IH district.

(Ord. 2021-24, § 1, 9-8-2021)

17.65.100. Development standards for the innovation hub.

The intent of this section is to achieve excellent building and site design in a cohesive village center that is supportive of new and continued employment opportunities in diverse fields, including high technologies, to protect and enhance features within and adjacent to the district as enumerated in section 17.65.010, to prevent where reasonably possible and to otherwise mitigate any displacement of current residents and businesses through flexible standards and bonuses designed to accommodate workforce housing, and to protect and enhance Newport's unique historic, cultural, and scenic character. Architectural and site and to protect and enhance Newport's unique historic, cultural, and scenic character. Architectural and site design for all parcels shall be consistent with the adopted NEUP and its design guidelines, as incorporated into the comprehensive plan. The

NEUP and design guidelines are applicable to all new developments and redevelopments. For the purposes of this chapter, redevelopment shall mean a fifty (50) percent or greater change to the original building footprint, parcel area, value of the building; or exceeding ten thousand (10,000) square feet in building footprint or parcel area.

Waivers from the requirements of the development standards, NEUP Design Guidelines or from the subdivision and land development regulations, may be granted by the planning board as may be reasonable where the literal enforcement of the provisions of the regulations is impracticable, will exact undue hardship or when such waiver is in the interest of good planning and/or design and otherwise consistent with the comprehensive plan.

The construction and design of buildings, streets and open spaces shall be in accordance with the NEUP and its design guidelines, as adopted, and be subject to review and approval by the planning board to ensure an elevated standard of design.

Developments and redevelopments shall:

- Provide an outstanding standard of building, site and landscape design.
 - Encourage a density of buildings and activities, and discourage sprawling low-rise development with an emphasis on parking.
 - Site principal buildings close to a street edge.
 - Utilize the ground floor of multi-use buildings for industrial/commercial uses and as a lobby or access for upper story uses.
 - Provide for active and public uses on the ground floor, with windows that provide adequate and appropriate visual access to the interior commercial and activity areas.
 - Incorporate complete streets and multimodal transportation options, with emphasis on the pedestrian experience.
 - Provide for limited, necessary, use driven parking located away from the street, to the interior of the site, and shared parking whenever possible to reduce the number of parking spaces and impervious surface.
 - Incorporate low impact development site practices, even on higher elevation sites, to reduce stormwater runoff and improve water quality.
 - Incorporate green building measures such as daylighting, natural ventilation, biophilia, ground-source heat pumps, heat-recovery ventilation, passive heating and cooling, extra insulation, green roofs and walls, solar panels and carports, permeable surfaces, natural and local materials, low-flow water fixtures and water reuse, smart building management, monumental stairs, vestibules, energy-efficient appliances, commuter showers, waste reduction, upcycling and recycling, composting, and limiting petroleum based products.
 - Comply with Newport Code of Ordinances Section 12.04.050 green and complete streets effective upon passage of this section.
- A. Site Circulation. Interior circulation system shall be inclusive of all transportation choices and relate to public and planned public or private improvements in the area, including future roadways, street realignments, bike lanes, walkways and transit.

The circulation system shall be in accordance with the NEUP, the NEUP Design Guidelines, the transportation master plan once adopted, the green and complete street ordinance, once adopted, and implement convenient and safe pedestrian, bicycle and transit, accessible to all.

- B. Site Drainage. All development and redevelopment shall submit a stormwater management plan consistent with the Rhode Island Stormwater Design and Installation Manual, the Rhode Island Soil Erosion and Sediment Control Handbook, and in accordance with any applicable provisions of the city

ordinances, rules or regulations. The stormwater management plan shall reduce the generation of stormwater discharge rate, volume and water quality volume to the maximum extent possible using nonstructural management design prior to structural methods and are subject to review and approval by the director of utilities or their designee. All stormwater management plans shall address stormwater management on site-specific conditions and shall document that design of the stormwater management for the site is fulfilled to the maximum extent possible.

- C. Flood Plain—Building and Site Design Considerations. A development or redevelopment located within a flood hazard area shall complete a coastal hazards risk assessment and incorporate future climate conditions into the design, maintenance and operations plans.

The integration of flood resilient strategies significantly impacts the street level connection of buildings to the public realm. It is also critical to address the interface between the private and public realm in a manner that ensures access is maintained for all people and of all abilities and the solutions contribute to the overall enhancement and experience of the street wall at street level.

- D. Landscape. It is the intent of this subsection to require that all development and redevelopment in the IH provide air outstanding landscape installation that fosters resiliency. Special attention shall be paid to earth forms, site drainage, plant forms and placement, hardscape materials, and ground plane treatments. Plans shall include all landscape materials and hardscape details, including fences, walls and site amenities and shall be prepared by a landscape design professional.
- Wherever practicable, preservation of the existing vegetation is encouraged. Every reasonable effort shall be made to preserve significant features, including, but not limited to, trees protected in Chapter 12.36 of the City of Newport Code of Ordinances and historic stone walls, as defined in Chapter 17.74.
 - Structures elevated to comply with building code requirements shall incorporate landscaping at street level to mitigate any potential negative effects to the street wall and pedestrian environment.
 - Streets and pathways shall be built for accessibility and landscaped with planting determined to be hardy in Newport's coastal climate, and ideally, native species.
 - Stormwater control shall be integral to the landscape design, to the maximum extent practicable.
 - Additional screening for aesthetic purposes, light pollution or noise reduction may be required.
 - Frontage screen planting shall be in accordance with NEUP Design Guidelines for frontage type.
- E. Open Space. All development or redevelopment in the urban village subdistrict shall include provisions for publicly-accessible open space. All required open spaces shall be in accordance with the NEUP Design Guidelines. Where open space is required, it shall be owned in accordance with the provisions of RIGL 45-24-47(d). If the open space is privately owned, a restriction shall be recorded that the land will be kept in the authorized condition and shall not built upon.

When open space is required, it shall:

1. Be a minimum of five percent of the total development parcel size
2. Be located on the site associated with the development or redevelopment
3. Not be parked or driven on except for emergency access and permitted temporary events
4. Be a minimum area of two hundred twenty-five (225) square feet with no dimension less than fifteen (15) feet
5. Not be located within a required transition area
6. Abut and be directly accessible from a public sidewalk or right-of-way

-
7. Not be separated from the public sidewalk or public right-of-way by any structure for more than forty (40) percent of its width, with the exception of a wall or fence with a maximum height of forty-two (42) inches.
 8. Wherever reasonably possible include green features and/or green spaces, such as:
 - (i) A "park," meaning a natural preserve available for unstructured recreation, with its landscape consisting of paths and trails, meadows, waterbodies, woodlands, and/or open shelters, all naturalistically disposed, and may be lineal, following the trajectories of natural corridors;
 - (ii) A "green," meaning an open green space available for unstructured recreation consisting of lawn and trees, naturalistically disposed;
 - (iii) A "square," meaning an open green space available for unstructured recreation and civic purposes with its landscape consisting of paths, lawns, and trees, formally disposed;
 - (iv) A "plaza," meaning an open space available for civic purposes with its landscape consisting of pavement or stone work, with trees being optional, preferably located at the intersection of important streets;
 - (v) A "playground," meaning an open green space designed and equipped for the recreation of children which shall be fenced and may include an open shelter.

Off-site Aggregation of Open Space. The open space requirement may be met by providing for the required space off-site if and only if the planning board makes an affirmative finding that the off-site location creates greater public value than reasonable on-site options.

- G. Utilities. All utility lines shall be installed underground.
- H. Vehicle Parking and Loading. All new automobile and bicycle parking and loading shall be in accordance with the NEUP Design Guidelines. No commercial proposals may use on-street parking in neighboring residential areas to meet parking minimums. At least ten percent of the provided automobile parking, up to a maximum requirement of five spaces per proposal, shall be equipped with electric vehicle charging.
- I. Sustainability and Resiliency. A proposed development that receives planning board approval that would otherwise be subject to Section 17.90.030 Permitting of Wind Energy Systems shall be exempt from the requirements of the second through sixth sentences of that Section. Sections 17.90.060 and Section 17.90.080 do not apply to this zone.

All development and redevelopment is encouraged to be designed in a manner to meet at a minimum, base core and shell LEED (Leadership in Energy and Environmental Design) certification (or other recognized rating system.) Applying for certification is not required, but highly encouraged.

All development and redevelopment shall incorporate green building measures to the maximum extent practicable, such as daylighting, natural ventilation, biophilia, groundsource heat pumps, heat-recovery ventilation, passive heating and cooling, extra insulation, green roofs and walls, solar panels and carports, permeable surfaces, natural and local materials, low-flow water fixtures and water reuse, smart building management, which may include onsite renewable energy power storage, monumental stairs, vestibules, energy-efficient appliances, commuter showers, waste reduction, upcycling and recycling, recycling of demolished buildings, composting, and such measures that avoid petroleum products.

To comply with net-zero energy standards, the following methodology is suggested:

- A. Construction of a cool roof.
- B. Green space covering an area in one of the following amounts, whichever is least:

Ten percent of the gross floor area of the building.

Sixty (60) percent of the total roof area on the building.

The available roof space on the building.

- C. On-site solar panels covering an area anywhere on the building or site equal to seventy (70) percent of the total roof area or an area equal to an amount required to provide at least one hundred (100) percent of estimated annual average electricity used at the development. Other renewable energy devices may be used in place of onsite solar panels so long as the owner provides evidence of similar generation capacity
- J. Community' Benefit Agreement. Any applicant for development or redevelopment constituting a land development project, a subdivision or requiring unified development review may, depending on the scale of the proposal or the intensity of its likely externalities, be required by the administrative officer to submit a community impact report from a third-party expert which shall detail the impact the development or redevelopment is likely to have on the local community.

If the planning board makes findings based on their knowledge of the geographic area and personal expertise which amount to a determination that a community impact report is clearly needed or that a submitted community impact is clearly insufficient or otherwise implausibly omits probable community impacts, the planning board may require the applicant to engage and pay for a report prepared by an independent consultant approved by the planning board. If the planning board determines that there may be material adverse impacts on the community, as a condition of approval, the planning board may require that the applicant agree to a community benefit agreement to address such impacts. Such community benefits will be commensurate with the identified adverse impacts.

The applicant may include a draft community benefit agreement alongside its community impact report. If an application includes a proposed community benefit agreement, the planning board shall weigh the benefits of the total proposal relative to the status quo and may require additional community benefits to the extent necessary to mitigate any new and unreasonable externalities very likely to occur as a result of any approval of an application.

The planning board and the applicant may consider additional planning and zoning relief for the benefit of the applicant within the context of the community benefit agreement so long as such relief enhances the total community benefit of the application as a whole.

- K. Workforce Housing. Any request for dimensional relief that directly or indirectly accommodates an increase in workforce housing units shall be considered in the following context:
 - (1) Displacement is a hardship more than a mere inconvenience.
 - (2) The cost to create income limited housing units is a hardship more than a mere inconvenience.
 - (3) The creation of income limited housing is not primarily for financial gain.
 - (4) Dimensional relief that accommodates an increase in workforce housing units without imposing material negative externalities on immediate abutters may qualify as the least relief necessary.

(Ord. 2021-24, § 1, 9-8-2021; Ord. No. 2022-13, § 2, 5-11-2022)

17.65.110. Environmental performance standard within the innovation hub.

- 1. No activities shall be carried out in the Innovation Hub that are injurious, noxious, or offensive to the neighborhood by reason of noise, vibration, smoke, odor, fumes, dust, chemical or otherwise hazardous to public health, safety and welfare. If during the course of monitoring any use or activity, an industry threshold

or limiting value is reached or exceeded, a plan of action shall be implemented by the property owner to mitigate said effect to the satisfaction of the zoning official.

2. All uses shall be subject to the provision of Section 17.96.020, Performance standards designated.

(Ord. 2021-24, § 1, 9-8-2021)