

CITY OF NEWPORT
ORDINANCE
OF THE
COUNCIL

NO.2024-15

AN ORDINANCE IN AMENDMENT OF TITLE 17 OF THE CODIFIED ORDINANCES OF THE CITY OF NEWPORT, RHODE ISLAND, REVISION OF 1994, AS AMENDED, ENTITLED, "ZONING."

BE IT ORDAINED by the City of Newport:

SECTION 1. Chapter 17.08 of the Codified Ordinances of the City of Newport, RI, revision of 1994, as amended, entitled, "Definitions," is hereby further amended as follows:

17.08.010. Definitions.

"Building" means any structure used or intended for supporting or sheltering any use or occupancy. **ADD: Not all structures are buildings.**

"Guest facilities" means establishments for renting rooms or dwelling units as follows:

1. Guest House. A building in which one or more dwelling units or rooms for sleeping are rented for lodging accommodations for periods of twenty nine (29) consecutive days or less with or without the furnishing of meals and with the owner or a manager who is in charge and manages such rentals residing on the guest house property. In those districts where guest houses are permitted by right, the requirement for the owner or manager to reside on the guest house property shall not apply. No more than a total of five rooms for sleeping, **ADD: with no more than two guests allowed per room** shall be allowed to be rented irrespective of the number of dwelling units or rooms for sleeping that are contained in the building. Only one building on a lot or parcel of land shall be allowed a guest house use.

"Modification." Permission granted and administered by the zoning officer of the city, and pursuant to the provisions of this chapter to grant a dimensional variance other than lot area requirements from the zoning ordinance, **DELETE: to a limited degree as determined by the zoning ordinance of the city, but** not to exceed **ADD: fifteen (15)** **DELETE: twenty-five (25)** percent of each of the applicable dimensional requirements.

For the purpose of this zoning code, certain words and terms shall have the meanings listed below. Doubts as to the precise meaning of other words and terms shall be determined by the

zoning board of review with reference to the General Laws and Webster's Third New International Dictionary, respectively.

SECTION 2. This ordinance shall take effect upon its passage and all ordinances or parts of ordinances inconsistent herewith are hereby repealed.

IN COUNCIL
READ AND PASSED
JULY 24, 2024


LAURA C. SWISTAK, CMC
CITY CLERK