

CITY OF NEWPORT

ORDINANCE

OF THE

COUNCIL

NO. 2024-22

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 17.104 of the Codified Ordinances of the City of Newport, RI, revision of 1994, as amended, entitled, "**Parking and Loading Standards**," is hereby further amended as follows:

17.104.040. Parking space design standards.

- A. Each parking space shall constitute an area with a minimum width of nine feet and a minimum length of eighteen (18) feet. Except, however, in parking areas of fifty (50) or more spaces, up to fifty (50) percent of the total off-street parking spaces required may be designed and designated for compact cars. Parking spaces for compact cars shall have a dimension of eight feet by sixteen (16) feet, be grouped in specific locations, and be signed to indicate "parking for compact cars only." Each loading space shall constitute an area with a minimum width of twelve (12) feet, a minimum length of forty (40) feet, and a minimum vertical clearance of fourteen (14) feet.
- B. Except on lots used exclusively for single- or two-family dwelling, each off-street parking space shall open directly upon an aisle or driveway so that no maneuvering directly incidental to entering or leaving a parking space shall be on any public vehicular or pedestrian right-of-way.

In those instances where a drive-through window is part of a business or a controlled ingress/egress to a parking lot is proposed, sufficient area to allow for the on-site stacking of cars is to be provided. Such stacking area shall consist of a minimum length of sixty (60) feet measured from the right-of-way. In addition, the stacking area shall not: (1) hinder on-site traffic circulation; (2) obstruct any area required for the on-site maneuvering of vehicles, or (3) impinge upon designated parking spaces for persons with disabilities or the direct access from such parking spaces to the restaurant entrance.

- C. Minimum aisle width for ninety (90) degree parking or two-way traffic flow is twenty (20) feet. Minimum aisle widths for

all other parking areas shall be in accordance with the following table:

Parking Angle (in degrees)	Aisle Width (in feet)
0-44	12
45-59	13
60-69	17
70-79	18
80-89	19
90	20

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~~D. On properties used exclusively for single- or two-family dwellings, access driveways from a street shall not be less than nine feet in width and not greater than eighteen (18) feet in width. Access driveways from a street for all other properties and uses shall be not less than twelve (12) feet in width for one-way traffic and no less than twenty-four (24) feet or greater than thirty (30) feet in width for two-way traffic. Points of entrance and exit for driveways onto the street shall be located so as to minimize hazards to pedestrians and vehicular traffic.~~

ADD IN LIEU THEREOF

D. On properties used exclusively for single- or two-family dwellings, access driveways from a street shall be a minimum of nine feet in width and a maximum of twenty (20) feet in width. Properties used exclusively for single- or two-family dwellings shall have no more than two driveways/curb cuts. There shall be no more than one curb cut entering any residential lot from any one street if such lot has a frontage on that street of less than one hundred (100) feet, with the exception of circular driveways. Circular driveways are permitted on residential lots with a frontage on a single street of no less than seventy-five (75) feet. Circular driveways shall be a minimum of ten (10) feet in width and a maximum of twelve (12) feet in width. Where a residential lot has two curb cuts entering from one street, those curb cuts shall be no less than thirty-five (35) feet apart, including circular driveways. Access driveways from a street for all other properties and uses shall be a minimum of twelve (12) feet in width for one-way traffic and a minimum of twenty-four (24) feet and a maximum of thirty (30) feet in width for two-way traffic. Points of entrance and exit for driveways onto the street shall be located so as to minimize hazards to pedestrians and vehicular traffic.

E. On single-, two-family or multifamily properties with a land area of five thousand (5,000) square feet or greater, the combination of lot coverage and impervious material shall not exceed eighty (80) percent of the lot area. Space not used for structures or parking areas must be used as vegetated, pervious area.

- F. Parking areas containing more than forty (40) parking spaces shall be divided by permanent barriers, landscaped areas, rain gardens, or raised walks. No parking bay divider equal to ten parking spaces shall exist without a divider equal to or greater than the area of one parking space.
- G. Any lighting used to illuminate any required off-street parking or loading area shall be so designed and installed to reflect light away from adjacent property and street. Shielding is required to minimize lighting impacts to surrounding properties. The maximum height of such lighting shall be fourteen (14) feet in residential districts and twenty-five (25) feet in all other districts.
- H. Parking lots should include provisions for vegetative screening and buffers, including perimeter planting strips along rights of way. Landscape plans should provide for landscaping at the end of parking bays, and allow planting islands within rows. All landscaped areas require a comprehensive maintenance and irrigation plan for existing and proposed trees, shrubs, and vegetation.

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