

CITY OF NEWPORT
ORDINANCE
OF THE
COUNCIL

NO. 2024-32

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 17.100 of the Codified Ordinances of the City of Newport, RI, revision of 1994, as amended, entitled, "**Development Standards**," is hereby further amended as follows:

17.100.050. Transient guest facilities.

Transient guest facilities and the like are subject to the following conditions:

- A. Each **guest bedroom room** or unit for hire shall have a floor area of at least three hundred (300) square feet.
- B. In those zoning districts where a transient guest facility is allowed by right:
 1. No more than one **guest bedroom or unit** for each four hundred (400) square feet of lot area.
 2. The height of such a facility may vary from the established building height for the district for the purpose of enclosing such items as HVAC equipment, elevator penthouses, or other appurtenances usually required to be above the roof level and not intended for human occupancy provided:
 - a. That the elevation of the finished ceiling of the highest habitable space does not exceed forty-eight (48) feet from the existing grade; and
 - b. That the design of the facility will be reviewed and approved through the development plan review process with a recommendation from the historic district commission; and
 - c. The property owner may meet the parking requirements of this zoning code by creating additional parking within an adjacent city-owned public parking facility. The ability to create the additional parking within adjacent city-owned public parking areas is conditioned on the property owner meeting the performance

requirements established in Chapter 17.88, of this zoning code, and the approval of a parking agreement by the city council.

- C. There shall not be more than one **guest bedroom ~~or unit~~** for each one thousand five hundred (1,500) square feet of lot area in those zoning districts where a transient guest facility is allowed by special use permit.
- D. For new construction or renovations resulting in the upgrading of service, all utilities shall be installed underground.
- E. Transient guest facilities of ten (10) or more units, operated as time-share properties under the provisions of Rhode Island General Law Title 34, Chapter 41, may have stoves and similar cooking appliances within each unit.
- F. Time-share properties under the provisions of Rhode Island General Law Title 34, Chapter 41, shall only be permitted in those zoning districts where hotels are permitted as a matter of right or by special use permit; i.e., GB, WB and CI.

ADD PARAGRAPH G:

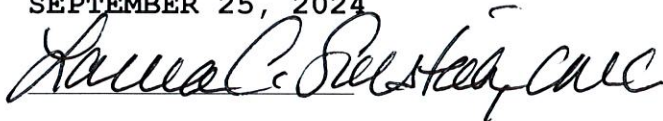
- G. Each Transient Guest Facility is required to have a manager who is in charge and manages such rentals. This manager is not required to reside on the property of the transient guest facility.

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

SEPTEMBER 25, 2024



Laura C. Swistak, CMC
City Clerk