

CITY OF NEWPORT
ORDINANCE
OF THE
COUNCIL

NO. 2024-33

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:

17.104.020. Parking space standards.

- A. Single- and two-family dwellings: two spaces for each dwelling unit, except that if the structure is within the historic zoning district, one space per dwelling unit shall be required. All such spaces shall be located on the same lot with the structure or on a contiguous lot if both the lots are owned by the same person, persons or entity.
- B. Multifamily dwellings: two spaces for each dwelling unit and located on the same lot with the structure.
- C. Churches, places of worship, theaters, convention or conference centers; religious, philanthropic, scientific, literary, historical, fraternal, and charitable institutions; cultural institutions, assembly halls, auditoriums, or stadiums and the like: one space for four legal occupants and located on the same lot with the facility.
- D. Museums: not fewer than ten spaces and one additional space for each three hundred (300) square feet of gross square footage in excess of two thousand (2,000) gross square feet, all located on the same lot with the facility. The parking of buses and motor coaches, along with other motor vehicles incidental to a museum use, shall be permitted as a matter of right in any lot that was used, in whole or in part, as of November 9, 1994, for parking incidental to that museum use. The preceding sentence shall apply regardless of whether or not that lot or any part thereof is located on the same lot as the museum facility. Any such parking area or change in any such parking area shall be subject to a development plan review under Chapter 17.88. All parking shall be on ground surface, and the idling of buses shall be in compliance with Chapter 5.64.090.

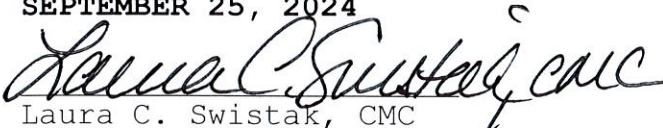
- E. Hospitals, convalescent homes, rest homes and the like: for hospitals, minimum of two spaces per bed; for convalescent homes, rest homes and the like: minimum of one space for each three beds and maximum of two spaces for each three beds, plus one additional space for every three employees during the largest daily work shift, and located on the same lot with the facility.
- F. Transient guest facilities: one space for every guest bedroom, **one space for the required manager**, and one space for every three employees; all located on the same lot with the facility with the exception of an allowance for the property owner to create additional parking within an adjacent city-owned public parking facility pursuant to Section 17.100.050(C), Transient guest facilities.
- G. Gasoline stations and motor vehicle dealers and repairers, establishments for auto washing and cleaning and the like: ten spaces and located on the same lot with the facility.
- H. Standard restaurants: one space for every one hundred fifty (150) square feet of customer service area (including, but not limited to, porches/patios/decks and terraces) plus one space for every three employees; all located on the same lot with the facility.
- I. Fast-food restaurants: one space for every two hundred seventy-five (275) square feet of gross square footage and located on the same lot with the facility.
- J. Retail establishments, and financial institutions: one space for every two hundred seventy-five (275) square feet of gross square footage and a maximum of two spaces for every two hundred seventy-five (275) square feet of gross footage and located on the same lot with the facility.
- K. Tavern: one space per one hundred (100) square feet of gross square footage, (including, but not limited to, porches/patios/decks and terraces) and located on the same lot with the facility.
- L. Professional and business offices, with the exception of offices for doctors and dentists, and radio and television broadcasting studios, excluding transmitting and receiving towers: one space for every three hundred fifty (350) square feet of gross square footage and located on the same lot with the facility.
- M. Medical and dental clinics and laboratories, physicians and dental offices: one space for every two hundred seventy-five (275) square feet of gross square footage and located on the same lot with the facility.

- N. Undertakers' establishments: forty (40) spaces plus ten spaces for each chapel or parlor in excess of one, all located on the same lot with the facility.
- O. Warehouses; wholesale businesses; trucking terminals; contractors' businesses; research laboratories; establishments for the manufacture, processing or assembling of goods; printing and publishing establishments; painting, woodworking, sheet metal, blacksmith, welding, tire recapping and machine shops; laundry, cleaning and dyeing plants, commercial scale energy systems; public utilities and private electric services; wholesale brewing, distilling, fermenting, fungicide or hydroponics and the like: a minimum of one space for each one and one-half employees during the largest daily work shift period and located on the same lot with the facility.
- P. Home occupations: one space for each nonresident employee; one space for each rental guest bedroom; all located on the same lot with the structure.
- Q. Accessory uses: one space for every four hundred (400) square feet of gross square footage and one space for every three employees normally employed as a result of the accessory use; all located on the same lot with the facility.
- R. Marina and boating instruction facilities: one space for each boat accommodated at the facility and one space for each 1.2 employees all located on the same lot with the facility.
- S. Day care centers and day camps for children and youth: one space for every three hundred (300) square feet of gross square footage and located on the same lot with the facility.
- T. Guest houses and historic guest houses: one space for each guest bedroom, one space for the manager, and one space for every three employees; all located on the same lot with the facility.
- U. Schools, colleges, and universities: one space for every five seats in the main auditorium or one space for every five seats in the classrooms, whichever is greater, all located on the same lot with the facility.
- V. Fraternity or sorority houses and student dormitories: minimum of one space for every three occupants and maximum of two spaces for every three occupants and located on the same lot with the facility.
- W. Commercial indoor and outdoor recreation facilities: minimum of one space per one hundred (100) square feet of gross square footage and maximum of two spaces per one hundred (100) square feet of gross square footage and located on the same lot with the facility.

- X. Clubs for outdoor recreation: not fewer than fifteen (15) spaces, and a minimum of one additional space for every one hundred (100) square feet of gross square footage and maximum of two spaces per one hundred (100) square feet of gross square footage; all located on the same lot with the facility.
- Y. Uses permissible by special use permit for which there is no specific parking standard identified in this zoning code, shall comply with the off-street parking requirements specified in the special use permit.
- Z. Multifamily housing for the elderly and/or handicapped: minimum of one space for each dwelling unit and maximum of two spaces for each dwelling unit and located on the same lot with the facility.
- AA. Vacation guest facilities: minimum of one space for every guest bedroom and maximum of two spaces for every guest bedroom and minimum of one space for every three employees, and maximum of two spaces for every three employees; all located on the same lot with the facility.
- BB. Multifamily dwellings converted from former public school buildings which existed prior to January 1, 1955: one space per bedroom and maximum of two spaces for each dwelling unit, located on the same lot with the facility.
- CC. Libraries: one space for every seven hundred and fifty (750) square feet of gross square footage and located on the same lot with the facility.
- DD. Federal, state, and municipal buildings, excluding correctional institutions and hospitals for the mentally ill, and governmental employee parking lots: one space for every three hundred fifty (350) square feet of gross square footage and located on the same lot with the facility.
- EE. Horse-riding academies and boarding stables for horses: one space for every three horse stalls.
- FF. Arcades: one space for four legal occupants and located on the same lot with the 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