

CITY OF NEWPORT  
ORDINANCE  
OF THE  
COUNCIL  
**NO.2025-28**

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."

Section 1.BE IT ORDAINED by the City of Newport:

**ADD NEW CHAPTER**

**Chapter 17.17. R-4 RESIDENTIAL DISTRICT**

**17.17.010. Legislative intent.**

The R-4 residential district is an area of medium-high density residential development. This district generally extends outward from the highest density development located within the urban core. The intent of this district is to provide a transition area of diminishing residential densities. The minimum lot size requirement is designed to limit future subdivisions of land within this district; thereby minimizing any adverse effects to the established residential character of the area.

**17.17.020. Use regulations.**

A. The following uses are permitted by right:

1. Single-family dwellings;
2. Two-family dwellings;
3. Home occupations;
4. Churches and places of worship;
5. Nursery schools and day care centers;
6. Parks, playgrounds and playing fields;
7. Community residences;
8. Family day care homes;
9. Municipal and public service corporation buildings and facilities; community water supply reservoirs; community well houses; water towers, water and sewage treatment facilities, water and sewage pumping stations;
10. Accessory uses with respect to the foregoing.

11. Decks, following dimensional standards described in §17.04.050 (K)
- B. The following uses require a special use permit from the zoning board of review:
1. Multifamily dwellings;
  2. Reserved;
  3. Libraries;
  4. Museums;
  5. Cemeteries;
  6. Religious, philanthropic, scientific, literary, historical, fraternal, and charitable institutions;
  7. Agricultural and horticultural societies;
  8. Schools of limited instruction;
  9. Convalescent homes and rest homes;
  10. Governmental employee parking lots;
  11. Federal, state and municipal buildings, excluding correctional institutions and hospitals for the mentally ill.

**17.17.030. Dimension requirements.**

- A. The minimum lot area shall be four thousand (4,000) square feet.
- B. The minimum lot width shall be fifty (50) feet.

**17.17.040. Setback requirements.**

The minimum setback requirements are:

- A. Front line, seven (7) feet;
- B. Side line, five (5) feet;
- C. Rear line, ten (10) feet.

**17.17.050. Lot coverage requirements.**

- A. The portion of a lot to be covered by buildings shall not exceed thirty-five (35) percent.

**17.17.060. Building height requirements.**


Building height shall not exceed thirty (30) feet, except as otherwise provided in Section 17.04.050.

**17.17.070. Density requirements.**

- A. For lots of less than four thousand (4,000) square feet in area which existed prior to April 13, 1977, the maximum allowable density is one single-family dwelling.
- B. Conversion to a two-family dwelling is permitted for buildings which existed prior to April 13, 1977 on lots of less than four thousand (4,000) square feet in area but greater than five thousand (5,000) square feet in area which existed prior to April 13, 1977.
- C. A minimum lot area of four thousand (4,000) square feet is necessary for a new two-family dwelling.
- D. A minimum lot area of six thousand (6,000) square feet is necessary for multifamily dwellings. The maximum allowable density is one dwelling unit per two thousand (2,000) square feet of lot area.

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  
**MARCH 26, 2025**

  
LAURA C. SWISTAK, CMC  
CITY CLERK