

# City of Newport, Rhode Island Comprehensive Land Use Plan



Robert A. Beaver,  
Chair

Planning Board

- Completed in 2002 and approved in 2004
- Next update will be 2008-2009

# Comprehensive Plan Requirement

- Many plans have been developed over Newport's past, but the first Comprehensive Plan was completed in 1991 with passage in 1992.
- The Plan was required to integrally address community elements including: land use, housing, economic development, natural and cultural resources, community facilities and services, recreation, open space, and circulation.
- The Planning Board used a Citizens Advisory Committee comprised of approximately 35 people to help develop the plan.
- The Plan is not a regulation, but does carry legal weight in generally guiding future activities within the community.

# **Key Comprehensive Plan Elements, Goals and Policies**

**Waterfront Related**



# LAND USE ELEMENT

## **Goal 1: Protect Newport's Historic Character and Natural and Cultural Resources**

- Policy 1 A, Preserve Areas of Historic Significance

## **Goal 2: Establish a Pattern of Land-Use to Provide the Highest Level of Health, Safety, and Well-Being for All Segments of the Community**

- Policy 2 B, Provide Safe, Convenient Pedestrian and Handicapped Access throughout the Community, Including the Waterfront

## **Goal 3: Preserve Newport's Unparalleled Vistas, Streetscapes, and Scenery**

- Policy 3 B, All New Development or Redevelopment to Maintain Complimentary Scale, Building Materials, and Dimensional Patterns of Newport's Historic Character

# LAND USE ELEMENT

## **Goal 5: Protect the Harbor and Encourage Traditional Maritime Uses**

- Policy 5 A, Retain Maritime Uses and Encourage a Balanced Mixture of Residential and General Business with the Water Dependent Uses
- Policy 5 B, Foster and Enhance the Fishing Industry
- Policy 5 C, Provide Public Access to the Harbor
- Policy 5 D, Protect the Quality of the Water and the Harbor
- Policy 5 E, Encourage Nonprofit Organizations to Adopt, Enhance, and Operate City-Owned Wharves and Other Waterfront Properties for the Benefit of the Citizens of Newport
- Policy 5 F, Encourage and Support Local, Regional, and International Yachting Activities

# LAND USE ELEMENT

## **Goal 8: Protect and Enhance Attributes of Coastal Region, Including Scenic Values, Which Contribute to the Quality of Life for the Citizens of Newport**

- Policy 8 A, Create Commercial Design Guidelines to Regulate the Quality of Development
- Policy 8 B, Protect Views from Water Side and Land Side

# HOUSING ELEMENT

## Goal 1: Provide Housing Opportunities for All Citizens

- Policy 1 D, Promote the Retention, Design, and Development of a Variety of Affordable Housing Stock Consistent with Local Neighborhood Housing Characteristics
- Policy 1 G, Encourage the Availability of Seasonal Housing for the Service Industry and Other Seasonal Employers

## Goal 2: Integrate of Affordable Housing throughout the City

- Policy 2 A, Ensure That Housing for Low and Moderate Income Families Is Developed on a Scattered Site Basis, Is Designed to Be Compatible with Surrounding Housing and Neighborhood Character, and is Integrated throughout the Community

# HOUSING ELEMENT

## **Goal 5: Promote Affordable Housing Consistent with Historic Preservation**

- Policy 5 A, Encourage Future Development to Retain the Small-Scale Buildings and Small-Scale Neighborhoods That Give the City Its Unique Character
- Policy 5 D, Encourage Historic Rehabilitation That Will Foster Neighborhood Stabilization without Displacement of Existing Populations

## **Goal 6: Promote Public Safety and a Good Quality of Life in All City Neighborhoods**

- Policy 6 C, Guard against Development That, by Virtue of Its Scale, Design, and Location, Has a Detrimental Effect upon Residential Neighborhoods
- Policy 6 G, Encourage Small-Scale Development in Order to Preserve Newport's Small City and Neighborhood Character

# ECONOMIC DEVELOPMENT ELEMENT

## **Goal 1: Promote Economic Activity That Ensures and Enhances the Quality of Life for All Newport Residents**

- Policy 1 D, Ensure That New Development Does Not Place Undue Burdens upon the City's Existing and Planned Infrastructure, Including Streets
- Policy 1 E, Recognizing That the Fishing Industry Is Important to Both the State and Local Economy As Well As to Our Marine Tradition, Ensure That the Fishing Fleet and Those Businesses and Services Essential to Its Operation Can Remain on the Newport Waterfront

## **Goal 2: Foster Conditions That Will Produce and Maintain a Healthy and Broad-Based Business Climate**

- Policy 2 A, Work with the Established Businesses and Business People in Newport to Ensure That Existing Businesses Have the Opportunity to Remain and Grow in Newport
- Policy 2 E, Seek the Expansion and Retention of Businesses in the Harbor Area That Serve the Yachting Industry and Commercial and Recreational Boaters

# ECONOMIC DEVELOPMENT ELEMENT

## **Goal 3: Expand Municipal Revenue Sources and Achieve Municipal Efficiencies and Cost Savings**

- Policy 3 C, In Order to Increase the Property Tax Revenue, Encourage the Renovation and Redevelopment of Under-utilized Commercial Properties

## **Goal 4: Encourage Economic Development That Is Compatible with and Preserves the City's Natural, Historic, and Cultural Resources**

- Policy 4 A, Promote Orderly Growth and Development That Respects the Natural Characteristics of the Land, Water, and Interior Scenery That Makes Newport an Attractive Place to Live
- Policy 4 B, Strive for Excellence in Design so that New Development Contributes to a Higher Quality Environment, Particularly in the Harbor Area
- Policy 4 E, Expand the City's Role to Initiate, Promote, and Facilitate Events and Activities That Capitalize upon Newport's Assets and Heritage

# ECONOMIC DEVELOPMENT ELEMENT

## **Goal 5: Minimize Potential Adverse Effects of Tourism on Newport's Residents**

- Policy 5 A, Place a High-Priority on Bringing Visitors to Newport in the Off-Season
- Policy 5 D, in Expanding the City's Economic Base, Emphasize Diversity Towards Those Sectors That Demonstrate a More Steady Employment Pattern and Avoid Seasonal Layoffs

# NATURAL AND CULTURAL RESOURCES ELEMENT

## **Goal 2: Protect Newport's Historic, Architectural, and Maritime Resources and Their Traditional Settings**

- Policy 2 D, Protect Historic Landscapes, Streetscapes, Open Space and Scenic Vistas

## **Goal 4: Increase Public Awareness of, and Access to, Newport's Natural and Cultural Resources**

- Policy 4B, Provide and, Where Possible, Expand Public Access to and along the Shore

# OPEN SPACE AND RECREATION ELEMENT

## Goal 5: Protect the Coastline from Overdevelopment

- Policy 5 A, Promote the Coastline for Public Enjoyment
- Policy 5 B, Promote the Use of the Harborfront Property for Those Uses and Activities That Depend on the Waterfront

# CIRCULATION ELEMENT

## **Goal 1: Develop and Maintain Water and Land Circulation Systems That Will Provide for the Safe and Convenient Movement of Vehicles, People, and Goods to, from, and within Newport**

- Policy 1 A, Ensure a Smooth and Safe Flow of Traffic throughout the City
- Policy 1 D, Promote the Development of a Waterfront Pedestrian Walkway and Other Access to the Waterfront

## **Goal 4: Provide Sufficient Parking to Accommodate Newport's Residential, Commercial, and Visitor Populations**

- Policy 4 A, Develop a Comprehensive Parking Program to Address the Parking Needs of the Various Sectors of Newport's Population: Resident, Business, and Visitor