

CITY OF NEWPORT
USES IN THE WATER DEPENDENT AND RELATED ZONING DISTRICTS

W-1/"Water Dependent"

Permitted Uses:

Aquaculture
 Boat Rentals, Sport Fishing, and Charter Boat Services
 Docks, Wharves, and Piers
 Dry Docks, Boat Repair, Marine Services, and Marine
 Railway Facilities
 Fuel Facilities for Boats or Ships
 Marinas and Port Facilities
 Seafood Processing and Packaging Plants
 Terminal Facilities for Loading and Unloading Ships and
 Barges
 Marine Research and Education Facilities of Observation,
 Sampling, Recording, or Experimentation On Or Near the
 Water

Conditional Uses:

Ice Production and Sales, Refrigeration Repair, and Cold
 Storage To Serve the Seafood Industry
 Boat Building and Marine Equipment Manufacture
 Parking Lots
 Warehouses
 Uses Allowed in the Adjacent Estuarine Management Unit
 Water-Dependent Uses That Meet the Intent of the W-1
 District

W-2/"Water Related"

Permitted Uses:

Aquaculture
 Boat Rentals, Sport Fishing, and Charter Boat Services
 Docks, Wharves, and Piers
 Dry Dock, Boat Repair, Marine Services, and Marine
 Railway Facilities
 Fuel Facilities for Boats or Ships
 Marinas and Port Facilities
 Seafood Processing and Packaging Plants
 Terminal Facilities For Loading and Unloading Ships and
 Barges
 Marine Research and Education Facilities of Observation,
 Sampling, Recording, or Experimentation On Or Near the
 Water
 Ice Production and Sales, Refrigeration Repair, and Cold
 Storage to Serve the Seafood Industry
 Boat Building and Marine Equipment Manufacture
 Parking Lots
 Warehouses
 Uses Allowed in the Adjacent Estuarine Management
 Unit
 Water-Dependent Uses That Meet the Intent of the W-1
 District
 Bait, Tackle, and Sporting Goods Stores Specializing in
 Water-Related Merchandise
 Seafood Markets

Conditional Uses:

Uses Permitted Outright in the C-2 District
 Offices Not on the Ground Floor of an Existing Building
 Residences (prohibited at street grade; for floors other
 than street grade, residences allowed subject to issuance of
 a conditional use permit; density limitations same as R-4;
 see Section 2-4-1 of the Zoning Ordinance).