

# NEWPORT WORKFORCE HOUSING ZONING

FEBRUARY 5, 2025



# STATE MANDATES OVERVIEW

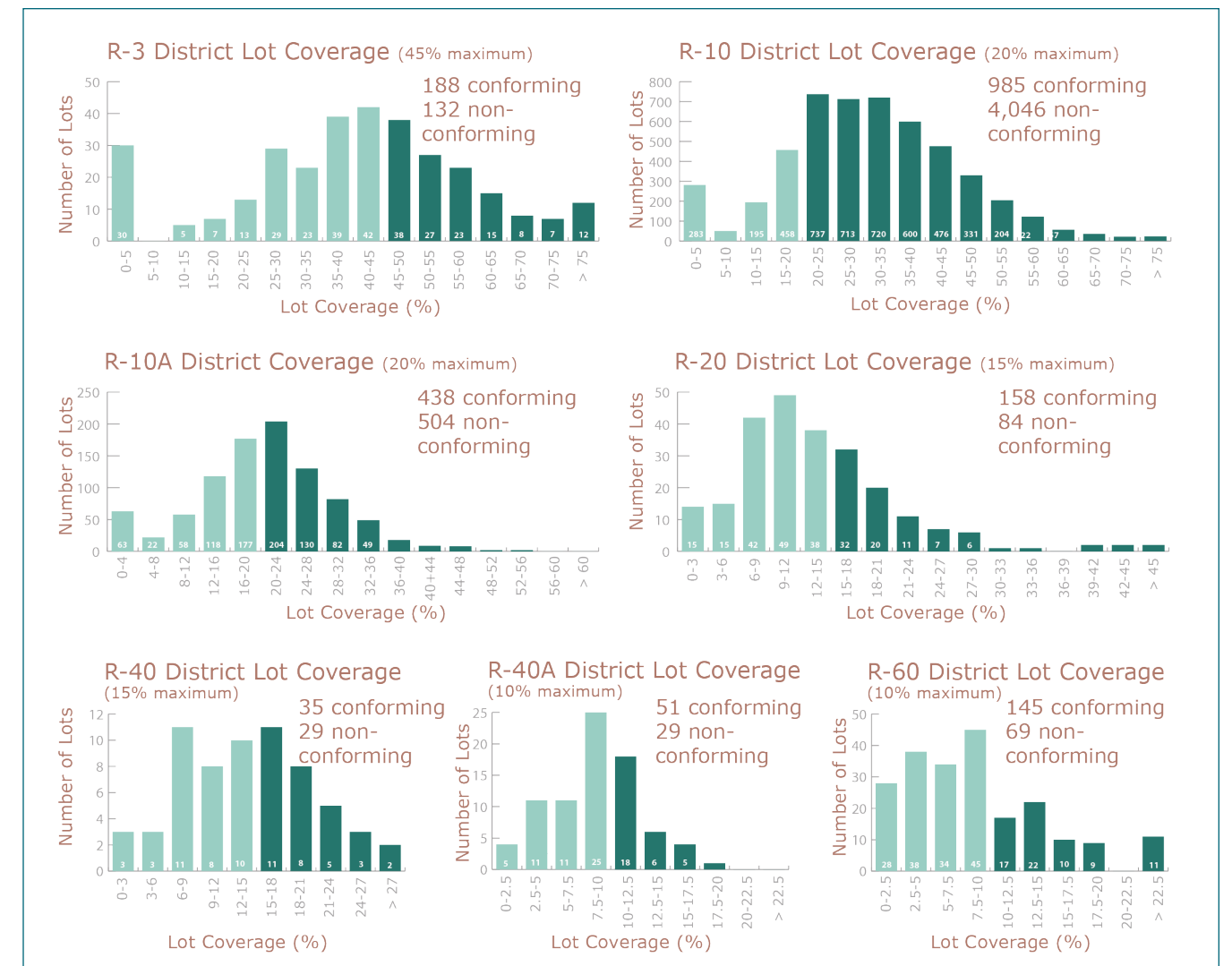
- **NON CONFORMING SITES REVERT TO NEAREST MINIMUM STANDARD**
- **DEVELOPMENT PLAN REVIEW (DPR) BECOMES ADMINISTRATIVE TOOL**
- **PROJECTIONS IN SETBACKS**

- RECOMMENDATIONS TO ADDRESS STATE MANDATES:**
- **ESTABLISH R-4 AND R-6 DISTRICTS FOR FUTURE MAPPING**
  - **ESTABLISH ADMINISTRATIVE DEVELOPMENT PLAN REVIEW (DPR) TO MAINTAIN COMMUNITY CHARACTER**
  - **ALLOWS FOR ARCHITECTURAL FEATURES**

# STATE MANDATES

## ESTABLISH R-4 AND R-6 DISTRICTS FOR FUTURE MAPPING

- LOGICAL RESPONSE TO BUILDOUT ANALYSIS
- R4 AND R6 ZONING IS MORE CONSISTENT WITH BUILT ENVIRONMENT
- ZONING ALIGNED WITH THE EXISTING DEVELOPMENT PATTERNS





# STATE MANDATES

## ESTABLISH ADMINISTRATIVE DEVELOPMENT PLAN REVIEW (DPR) TO MAINTAIN COMMUNITY CHARACTER

- PROFESSIONAL STAFF USES OBJECTIVE STANDARDS
- REVIEW IS SWIFT
- INTENDED TO PROMOTE EFFICIENT NEW HOUSING CONSTRUCTION
- ASSISTS IN MAINTAINING COMMUNITY CHARACTER
- DOES NOT REPLACE FORMAL DPR





# STATE MANDATES PROJECTIONS IN SETBACKS

- ENHANCES DEVELOPMENT ON SUBSTANDARD LOTS
- NEWPORT HOUSES HAVE GREAT ARCHITECTURAL FEATURES LIKE PORCHES AND BAY WINDOWS
- PORCHES, BAYS AND CUPOLAS



# CORE RECOMMENDATIONS

## OVERVIEW

- **ADD CONDITIONAL TWO- AND THREE- FAMILY IN ALL RESIDENTIAL ZONES, GB, LB, AND WB**
- **PERMIT TOWNHOUSES**
- **ADD MULTIFAMILY AND DORMITORIES AS A PERMITTED USE IN THE C/I DISTRICT**
- **PROHIBIT FUEL STORAGE IN WB ZONE**
- **NEAR FUTURE CHANGES**

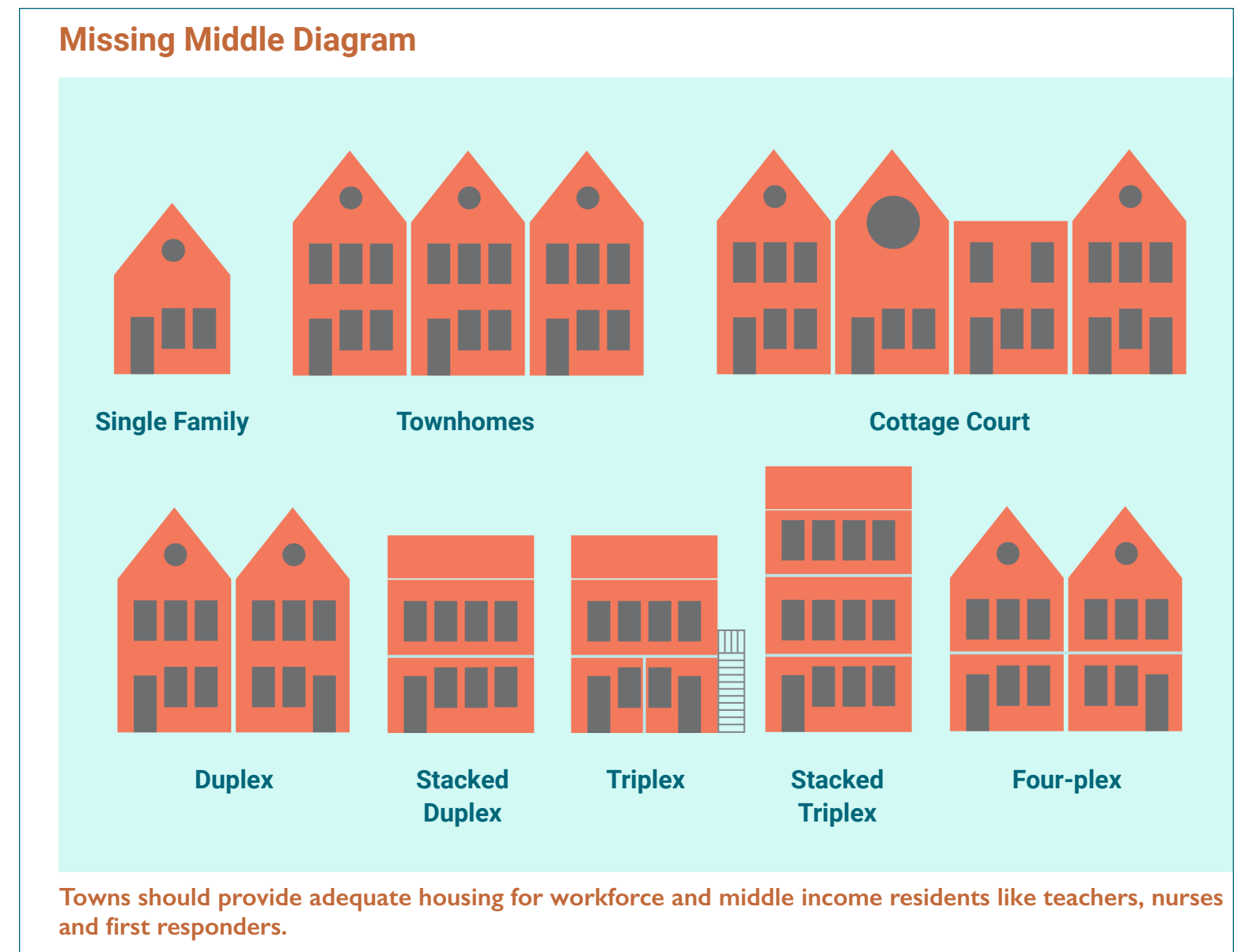




# CORE RECOMMENDATIONS

## ADD CONDITIONAL TWO- AND THREE- FAMILY IN ALL RESIDENTIAL ZONES, GB, LB, & WB

- ALREADY IN PRACTICE
- YIELDS MANY NEW UNITS
- HARMONIOUS AND ATTRACTIVE
- SUPPORTS MISSING MIDDLE



# CORE RECOMMENDATIONS

## PERMIT TOWNHOUSES

- ALREADY IN PRACTICE
- YIELDS MANY NEW UNITS
- HARMONIOUS & ATTRACTIVE
- PROMOTES HOMEOWNERSHIP





# CORE RECOMMENDATIONS

## ADD MULTIFAMILY AND DORMITORIES AS A PERMITTED USE IN THE C/I DISTRICT

- INCREASE DENSITY IN THE C/I DISTRICT
- PROHIBIT HEAVY INDUSTRIAL USES
- HOUSE NAVY PERSONNEL AND STAFF



# CORE RECOMMENDATIONS

## PROHIBIT FUEL STORAGE IN THE WB ZONE

- LEGACY ZONING NO LONGER APPROPRIATE
- ADDRESSES HEALTH AND SAFETY CONCERNS
- DOES NOT AFFECT CURRENT OR FUTURE MARINA OPERATIONS





# ADDITIONAL POSSIBILITIES FOR FUTURE CONSIDERATION

## OVERVIEW

- **MAKE MULTIFAMILY BY RIGHT IN ALL RESIDENTIAL ZONES, GB, LB, & WB**
- **ADD SROS AND DORMITORIES AS PERMITTED USES IN ALL RESIDENTIAL ZONES (EXCEPT R-10A AND R-40A) GB, LB, UV, & WB**
- **LIMIT MINIMUM LOT REQUIREMENTS TO NEW DEVELOPMENT LOTS (OR MOVE TO SUBDIVISION REGULATIONS)**
- **REDUCE COMPETITION BETWEEN SHORT-TERM RENTALS AND HOUSING**
- **EASE PARKING DEMAND**

# QUESTIONS

WHAT ELSE WOULD YOU LIKE TO KNOW?

