



**City of Newport**

Department of Planning & Development  
43 Broadway, Newport, RI 02840

**Unified Development Review Form**

**Complete this form if your project requires a dimensional variance or a special use permit.**

Project Name: \_\_\_\_\_

Is this a new or amended request for zoning relief?      New      Amended

If amended, please include a description of the proposed changes to previously granted zoning relief in the summary section on page 2.

**Zoning Characteristics Matrix**

	Existing	Required/ Allowed	Proposed – Parcel A	Proposed – Parcel B	Proposed – Parcel C
Lot Size (sq. ft.)					
Lot Frontage (sq. ft.)					
Coverage Area (sq. ft.)					
Lot Coverage (%)					
Dwelling Units					
Parking (# of spaces)					
Front Setback (ft.)					
Side Setbacks (ft.)					
Rear Setback (ft.)					

NOTE: Please attach a separate sheet if more space is needed.



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All of the following information and questions must be filled in and answered completely.

Present use of Premise: \_\_\_\_\_

Proposed use of Premise: \_\_\_\_\_

### Summary of Requested Zoning Relief



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### **Applicant Statement**

How does your application meet the required standards for variance(s) or special use permit(s)?  
*(See page 4 for applicable standards)*



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### Required Standards for Approval of Variances and Special Use Permits

#### Variances

1. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in RIGL §45-34-30(a)(16).
2. That the hardship is not the result of any prior action of the applicant.
3. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.
4. In granting a use variance the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance. Nonconforming use of neighboring lands or structures in the same district and permitted use of lands or structures in an adjacent district shall not be considered in granting a use variance.
5. In granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief. The zoning board of review, or planning board where unified development review is enabled shall have the power to grant dimensional variances where the use is permitted by a special use permit.

*Reference: Newport Municipal Code Chapter 17.108 Variances*

#### Special Use Permit

1. The applicable required standards for special use permits (SUPs) are determined by the SUP Category that the use is classified as in the Table of Permitted Uses in *Newport Municipal Code Chapter 17.14.020 Permitted Uses*.
2. Once the SUP category number has been determined, please see the applicable required standards in *Newport Municipal Code Chapters 17.109.020. A-E Special Use Permits, Categories 1-6*.