

**CITY OF NEWPORT  
USES IN THE RESIDENTIAL DISTRICTS**

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**R-1/"LOW DENSITY RESIDENTIAL":**

*Permitted Uses*

Single-Family Dwellings  
Accessory Uses  
Home Occupations  
Parks  
Child Care Facilities  
Residential Care Homes

*Conditional Uses*

Publicly Owned Recreational Facilities  
Libraries  
Utility Substations  
Public or Private Schools  
Day Care Facilities  
Churches  
Colleges and Universities  
Golf Courses  
Necessary Public Utilities and Public  
Services Uses or Structures

**R-2/"MEDIUM DENSITY SINGLE-FAMILY  
RESIDENTIAL":**

*Permitted Uses*

Single-Family Dwellings  
Two-Family Dwellings  
Mobile Home Parks  
Accessory Uses  
Home Occupations  
Parks  
Child Care Facilities  
Residential Care Homes  
Condominiums

*Conditional Uses*

Publicly Owned Recreational Facilities  
Libraries  
Utility Substations  
Public or Private Schools  
Day Care Facilities  
Churches  
Colleges and Universities  
Golf Courses  
Necessary Public Utilities and Public  
Service Uses or Structures  
Assisted Living Facilities

**R-3/"MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL:**

*Permitted Uses*

Single-Family Dwellings  
Two-Family Dwellings  
Multi-Family Dwellings  
Mobile Home Parks  
Accessory Uses  
Home Occupations  
Parks  
Child Care Facilities  
Residential Care Homes  
Condominiums  
Residential Facilities  
Assisted Living Facilities

*Conditional Uses*

Publicly Owned Recreation Facilities  
Libraries  
Utility Substations  
Public or Private Schools  
Day Care Facilities  
Churches  
Nursing Homes  
Bed and Breakfast Inns  
Rooming and Boarding Houses  
Colleges and Universities  
Golf Courses  
Necessary Public Utilities and Public Service Uses or Structures

**R-4/"HIGH DENSITY MULTI-FAMILY RESIDENTIAL:**

*Permitted Uses*

Single-Family Dwellings  
Two-Family Dwellings  
Multi-Family Dwellings  
Mobile Home Parks  
Accessory Uses  
Home Occupations  
Parks  
Public or Private Schools  
Child Care Facilities  
Residential Care Homes  
Nursing Homes  
Rooming and Boarding Houses  
Hospitals  
Membership Organizations  
Museums  
Condominiums  
Residential Facilities  
Assisted Living Facilities

*Conditional Uses*

Publicly Owned Recreation Facilities  
Libraries  
Utility Substations  
Day Care Facilities  
Churches  
Bed and Breakfast Inns  
Motels and Hotels  
Professional Offices  
Beauty and Barber Shops  
Colleges and Universities  
Hostels  
Recreational Vehicle Parks  
Necessary Public Utilities and Public Service Uses or Structures  
Movie Theaters  
BICYCLE STOPS