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

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).