

# Planning Commission Recommended Official Zoning Map



**CITY OF NEWPORT  
WASHINGTON**  
January 27, 2020

## LEGEND

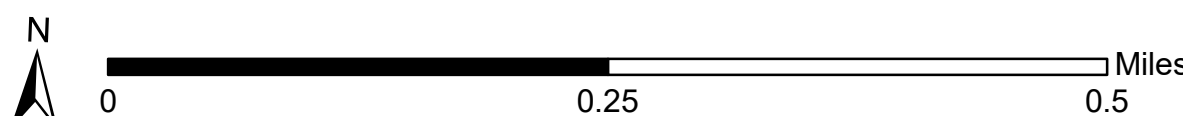
- Newport City Boundary
- Newport Urban Growth Area Boundary
- Parcel Boundary
- Proposed Change

## Zoning Districts

- Central Business District (C-1)
- Highway Commercial (C-2)
- Light Industrial (LI)
- Public Uses (PU)
- Single Family Residential (R-1)
- Single Family Residential (R-2)
- Multi-Family Residential (R-3)

## Potential Revisions

1. Central Business District (C-1) to Highway Commercial (C-2).
2. Central Business District (C-1) to Light Industrial (LI).
3. Public Uses (PU) to Central Business District (C-1).
4. Single Family Residential (R-1) to Highway Commercial (C-2).
5. Multi-Family Residential (R-3) to Light Industrial (LI).
6. Mobile Home Residential (R-4) merged into Multi-Family Residential (R-3).
7. Public Uses (PU) to Single Family Residential (R-2).
8. Highway Commercial (C-2), Light Industrial (LI), Multi-Family Residential (R-3), Single Family Residential (R-1), and Public Uses (PU) to Single Family Residential (R-2).
9. Multi-Family Residential (R-3) to Highway Commercial (C-2).
10. Central Business District (C-1) to Multi-Family Residential (R-3).
11. Single Family Residential (R-2) to Public Uses (PU).
12. Multi-Family Residential (R-3) to Public Uses (PU).
13. Single Family Residential (R-1) to Single Family Residential (R-2).



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## Discussion Items

1. Is the distinction between R-1 and R-2 Single Family Residential Zones significant?
  - a. Can the two zoning districts be merged?
  - b. If not, are there parcels currently zoned R-1 that can be changed to R-2?
2. Are there any additional parcels along either Highway 2 or 20 that can be zoned as Highway Commercial (C-2)?
3. Should multi-family housing be permitted in the C-1 or C-2 zones as a freestanding use and/or as a part of a mixed use development?

