

# West End Character-Based Zoning

Portsmouth City Council

May 16, 2016

Developed by the Portsmouth  
Planning Department

# Overview

## 1. Character-Based Zoning – The West End

### A. Recap of the Original Version:

- A. Study Area
- B. Vision Plan
- C. Main Elements of the Character-Based Zoning

### B. Summary of the Key Public Review Comments:

- A. Planning Board
- B. Public Comment
- C. Portsmouth Listens

### C. Summary of Current Revisions:

- A. Zoning Map
- B. Development Standards
- C. Conforming Amendments



# A. The West End & the Islington Street Corridor



# The West End – Vision Plan



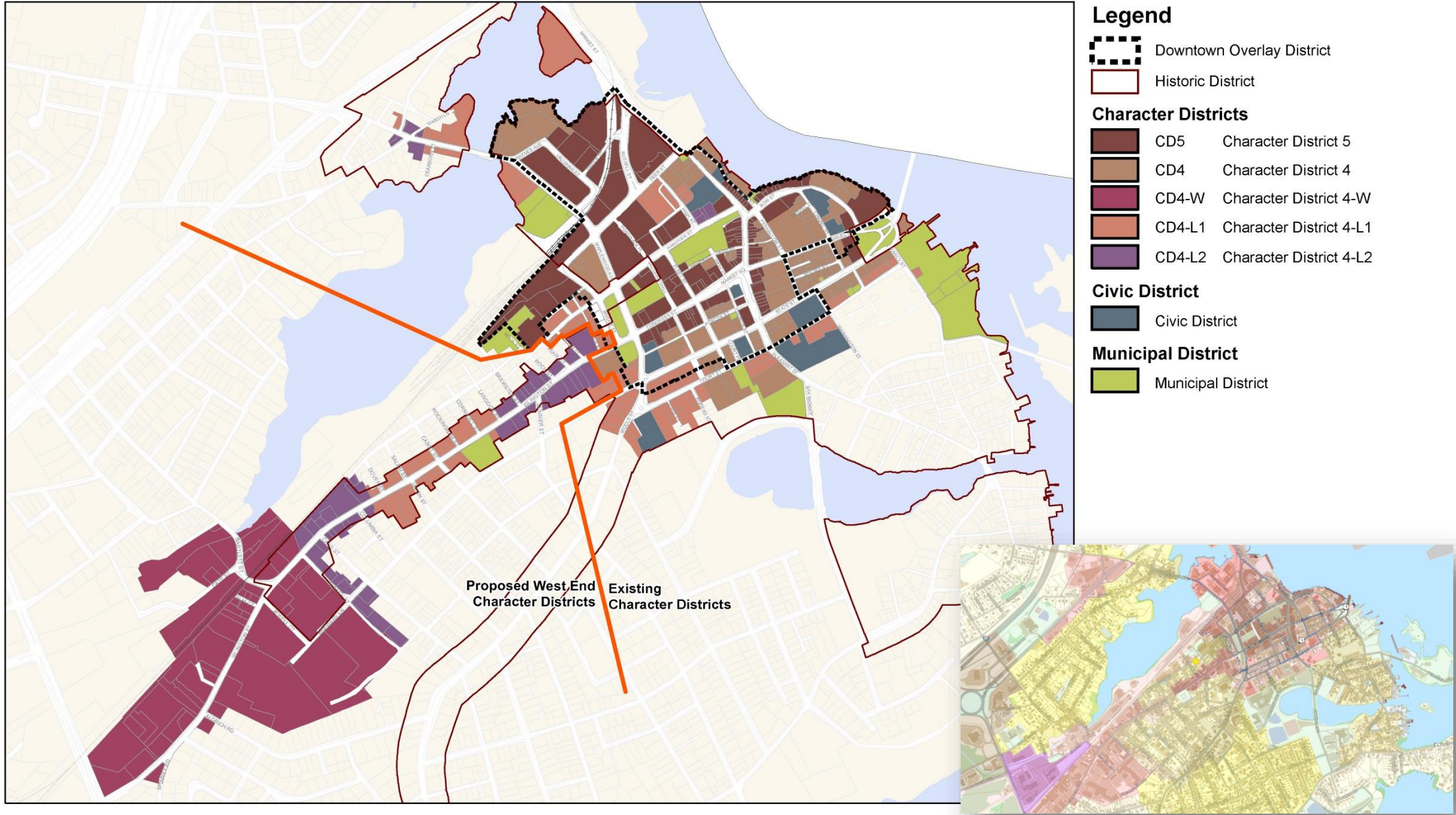
# The West End – Community Goals

Purpose – to promote a walkable, mixed-use, pedestrian friendly neighborhood with a primary focus on building form and placement supported by context-sensitive development standards.



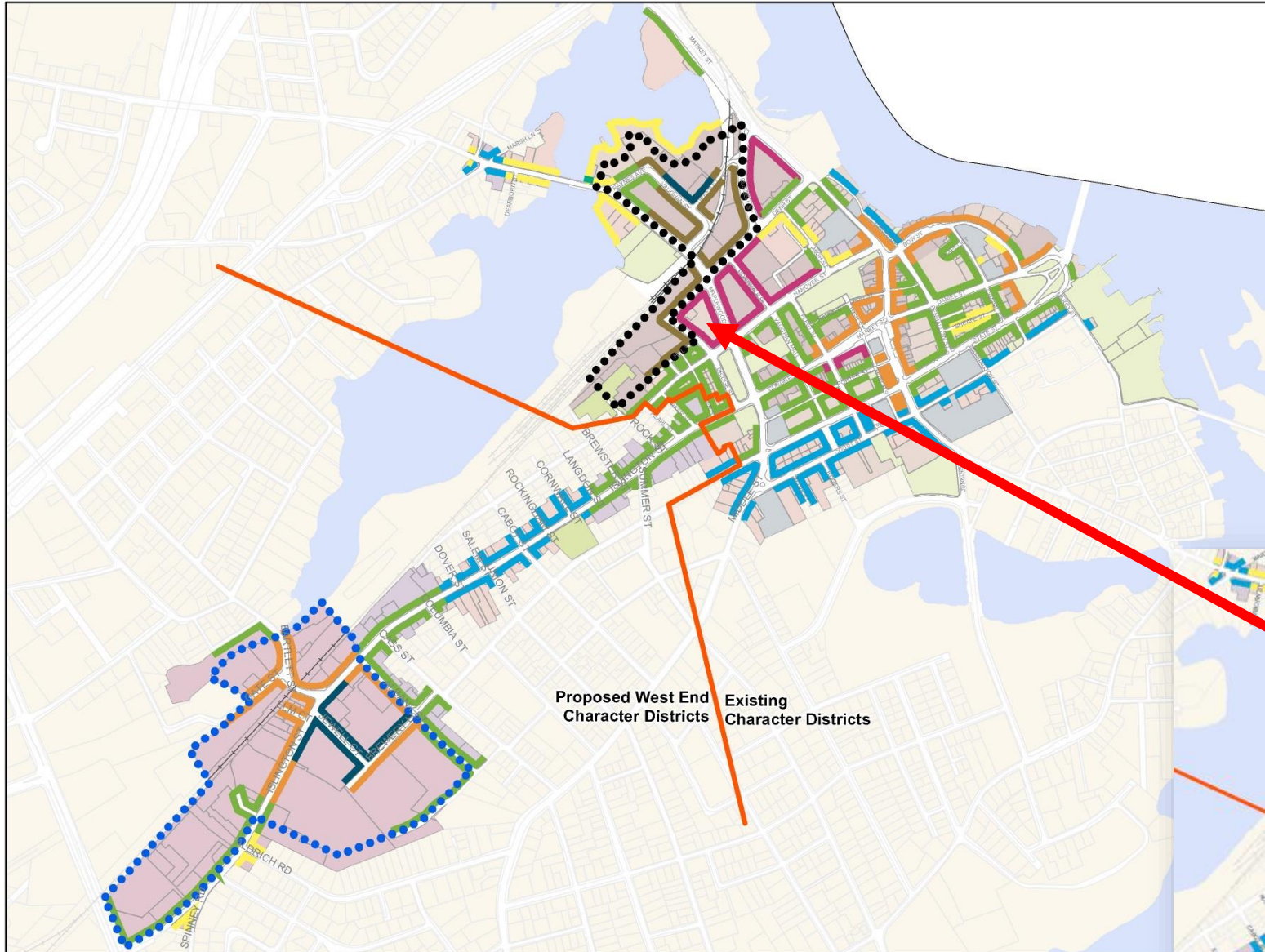
# Map 10.6A21A Character Districts and Civic Districts

First Reading - January 11, 2016



# Map 10.6A21B Building Height Standards

First Reading - January 11, 2016



## Legend

Height requirement area	Maximum building height*
1 Story	20'
2 Stories	35'
2 Stories (short 3rd*)	35'
2-3 Stories	40'
2-3 Stories (short 4th*)	45'
2-4 Stories	50'
2-4 Stories (short 5th*)	60'
2-5 Stories	60'

\*Penthouse levels may exceed the building height by 2 feet.

1. A short story includes either: 1) use of a top story below the cornice line of a sloped roof that is at least 20% shorter in height than the story below; or 2) a story within a mansard roof with a pitch no greater than 30:12.

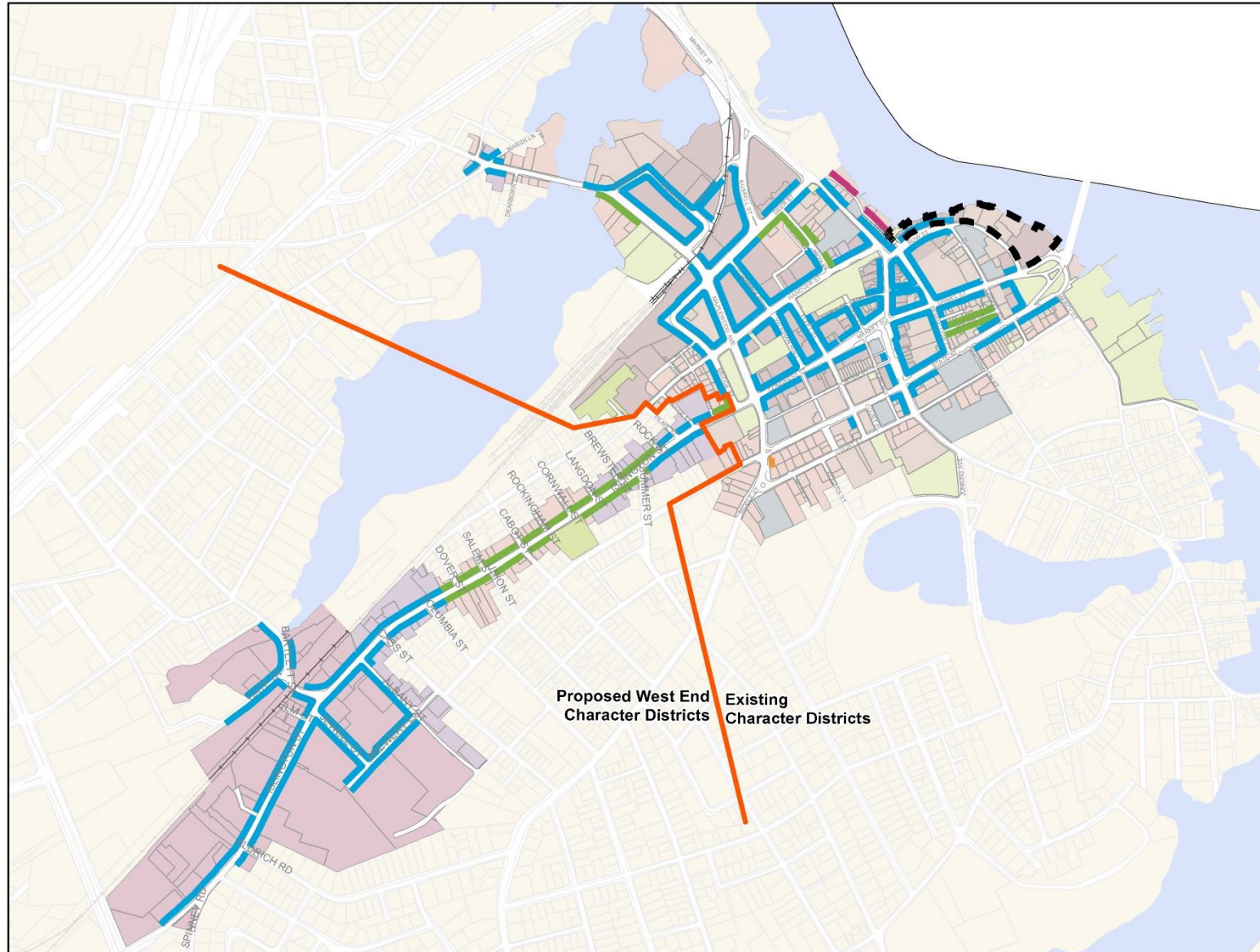
2. When a lot is assigned to more than one height requirement standard refer to the requirements listed in Section 10.5A21.22.



Revision to Zoning Map

# Map 10.6A21C Special Requirements for Façade Types, Front Lot Line Buildout, and Uses

First Reading - January 11, 2016



## Legend

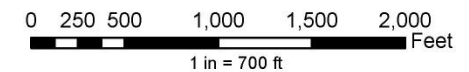
- Shopfront façade type
- Step façade type
- Officefront façade type
- Waterfront Use Overlay

In addition to the uses permitted in the underlying Character districts, lots in the Waterfront Use Overlay shall also permit the following uses as set forth in Section 10.440: 9.60, 12.20, 12.22, and 12.40 (Section 10.5A35).

## Waterfront lots on Ceres Street

For waterfront lots on Ceres Street, the maximum front lot line buildout shall be 50%, and buildings shall have a wood-sided appearance (Section 10.5A21.30).

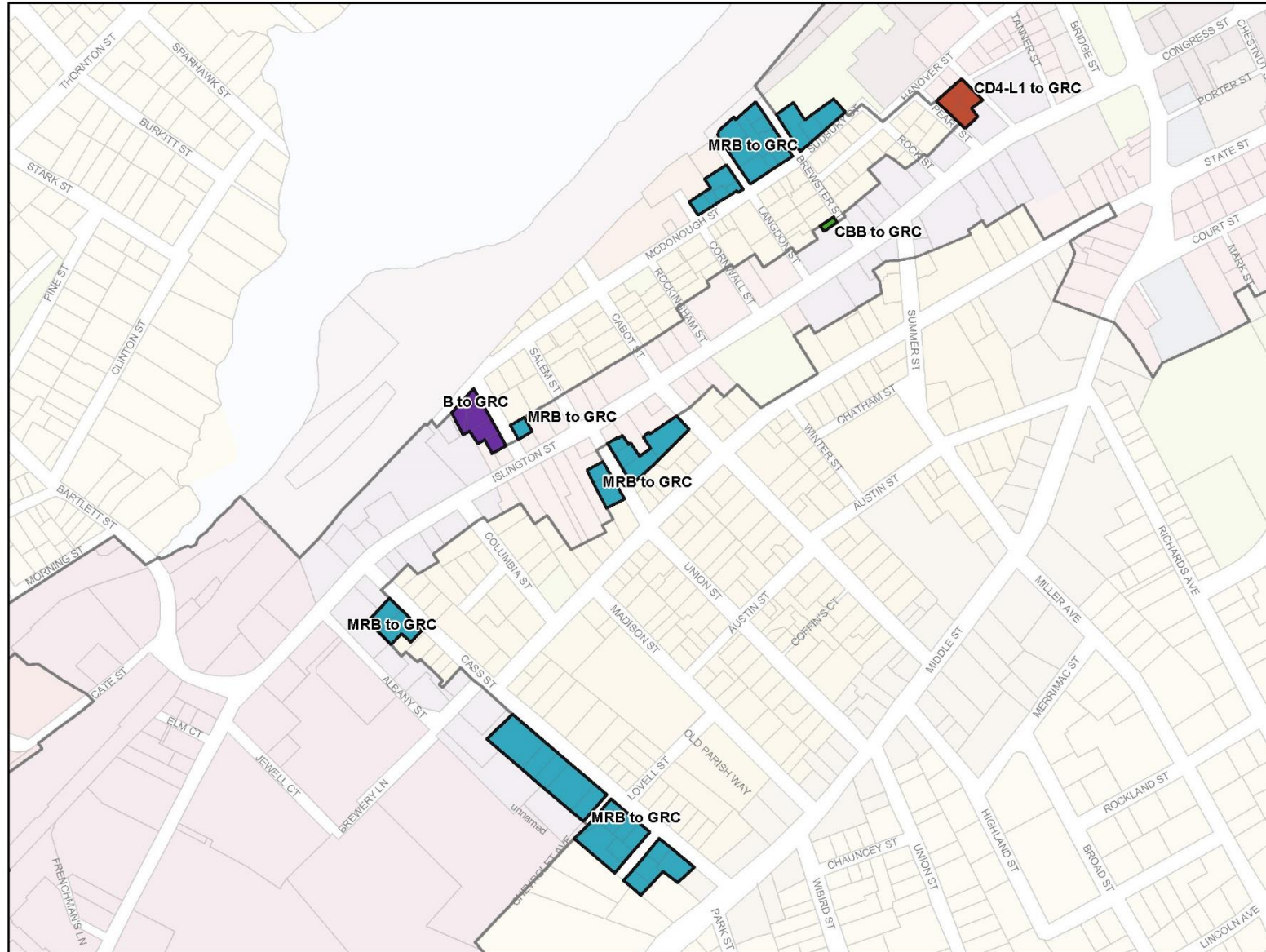
In addition to the uses permitted in Character District 4, waterfront lots on Ceres Street shall also permit the uses permitted in the Waterfront Industrial district as set forth in Section 10.440 (Section 10.5A36).





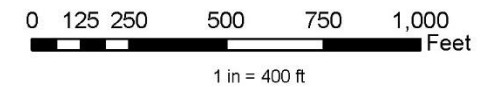
# Additional West End Zoning Changes

First Reading - January 11, 2016



## Legend

- Character districts area
- Additional West End Zoning Changes**
- Business to General Residence C
- Central Business B to General Residence C
- Character District 4-L1 to General Residence C
- Mixed Residential Business to General Residence C



# B. Summary of the Public Review Comments

## Planning Board and Public Comments (2-28-16):

1. Regulating Plan – Islington Street Corridor
2. Building Block Length
3. Pedestrian Entrance Spacing
4. Maximum Ground-Floor Area Requirements
5. Ground-Floor Parking Requirements
6. Incentives for Development on Large Parcels
7. Incentives for Overlay Districts
8. Conforming Amendments



# Portsmouth Listens (3-17-16):

## 10 Key Zoning Issues:

1. Land Use
2. Building Heights
3. Building Footprints
4. Ground-Floor Uses
5. Universal Design
6. Large Chain-Stores
7. Liner Buildings and Parking
8. Sidewalk Widths
9. Design Review
10. Decouple the West End from Downtown



# C. Summary of Current Revisions (4-21-16)

## **West End:**

1. Apply Modified B-District Uses
2. Decrease the Baseline Maximum Building Height
3. Decrease the Baseline Maximum Building Footprints
4. Add Recessed Entry to allow for Universal Access
5. Modify the Ground-Floor Residential Use Requirements
6. Clarify the Applicability of Architectural Design Review outside the Historic District
7. Increase the Incentives for Workforce Housing & Community Space

## **All Character Districts:**

1. Decrease the Baseline Maximum Building Footprints
2. Adjust the Minimum Ground Floor Parking Requirements
3. Adjust the Maximum Floor Area for Ground-Floor Commercial Uses
4. Adjust the Sidewalk Width Requirements for Taller Buildings
5. Clarify the use of a Half-Story or Penthouse as Attic Space

# 1. Apply Uses from a Modified Business District

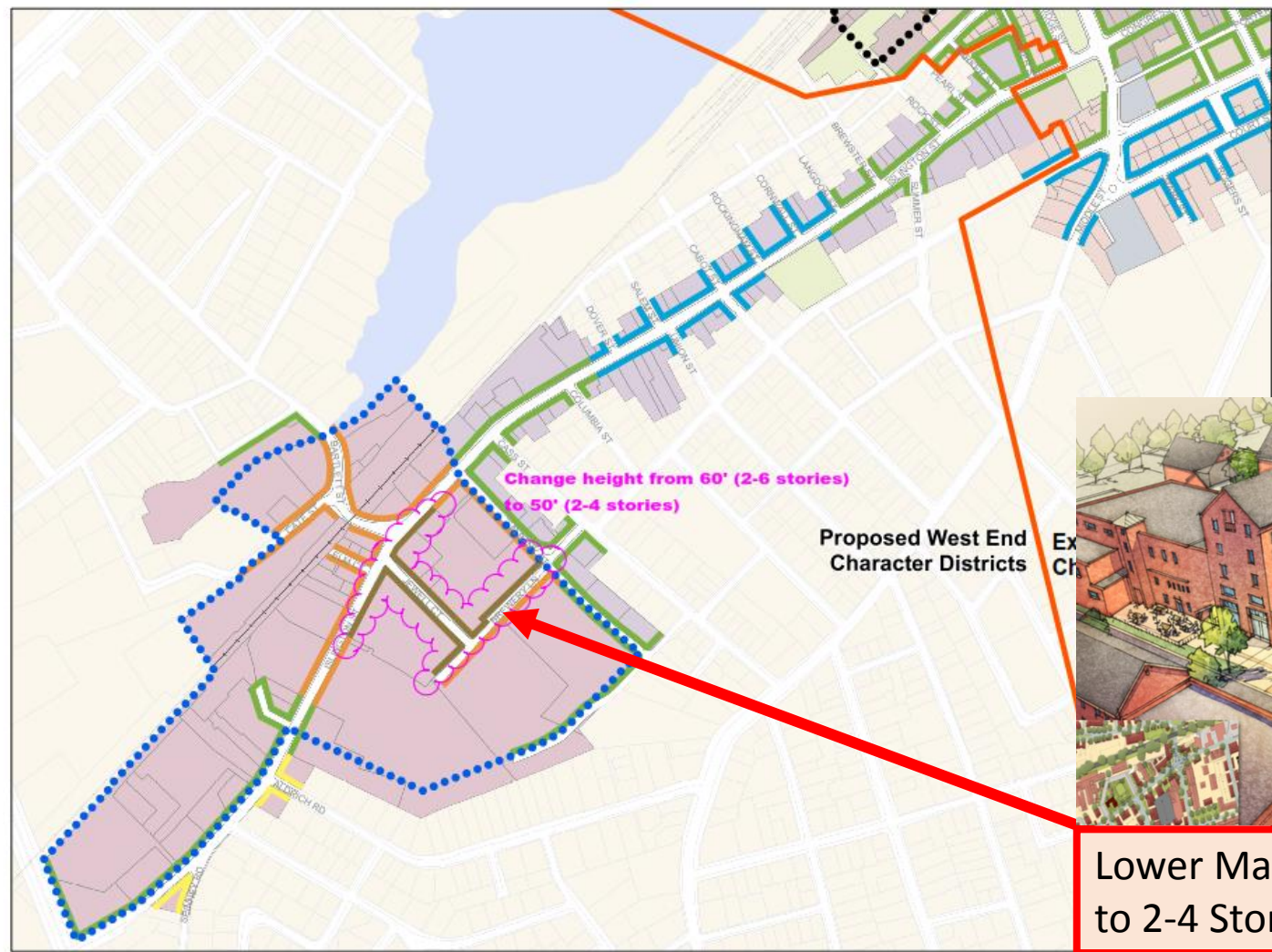
## Modified Business District Uses:

1. Allow Townhouse and Multifamily Uses
2. Allows Gas Station Uses
3. Allows Veterinary Care Uses
4. Allow Small-Scale Restaurant Uses
5. Require Special Exception for Shopping Centers
6. Exclude Hotel or Conference Center Uses
7. Exclude Nightclub Uses
8. Exclude large Restaurant and Performance Facility Uses



# 2. Decrease the Baseline Maximum Building Height

Map 10.5A21B Building Height Standards  
Second Reading



Height requirement area	Maximum building height*
1 Story	20'
2 Stories	35'
2 Stories (short 3rd*)	35'
2-3 Stories	40'
2-3 Stories (short 4th*)	45'
2-4 Stories	50'
2-4 Stories (short 5th*)	60'
2-5 Stories	60'

\*Penthouse levels may exceed the building height by 2 feet.

1. A short story includes either: 1) use of a top story below

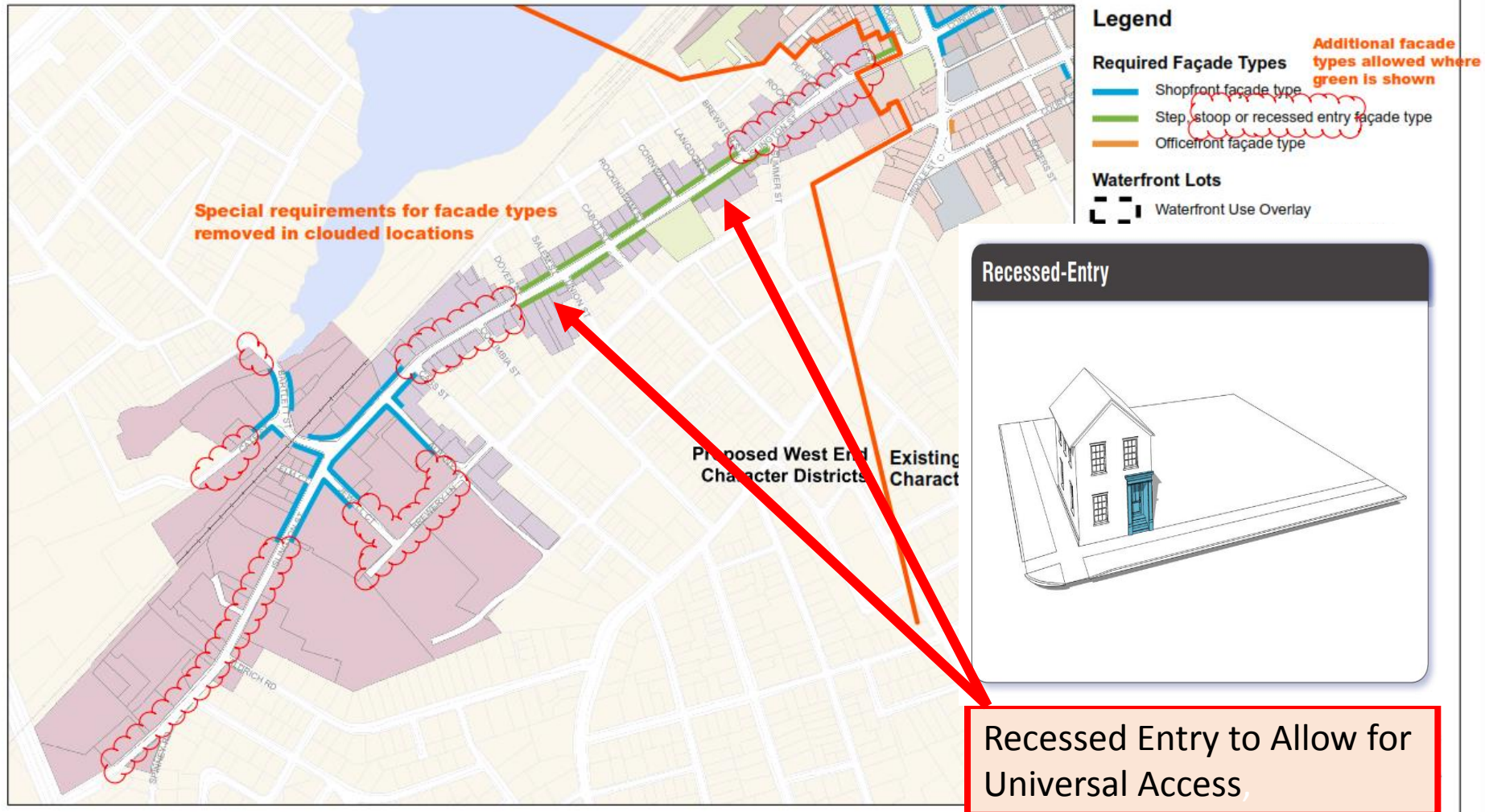


Lower Maximum Building Height to 2-4 Stories or 50 Feet

# 3. Allow for At-Grade Recessed Entryway

## Map 10.5A21C Special Requirements for Façade Types, Front Lot Line Buildout, and Uses

Second Reading



# 4. Decrease the Baseline Maximum Building Footprint

	CD4-W
<b>Proposed</b> Maximum Footprint	20,000 SF
With Ground Floor Parking	30,000 SF
<b>Revised</b> Maximum Footprint	<b>15,000 SF</b>
With Ground Floor Parking	<b>30,000 SF<sup>1</sup></b>
<sup>1</sup> 20,000 SF maximum footprint above the first floor	



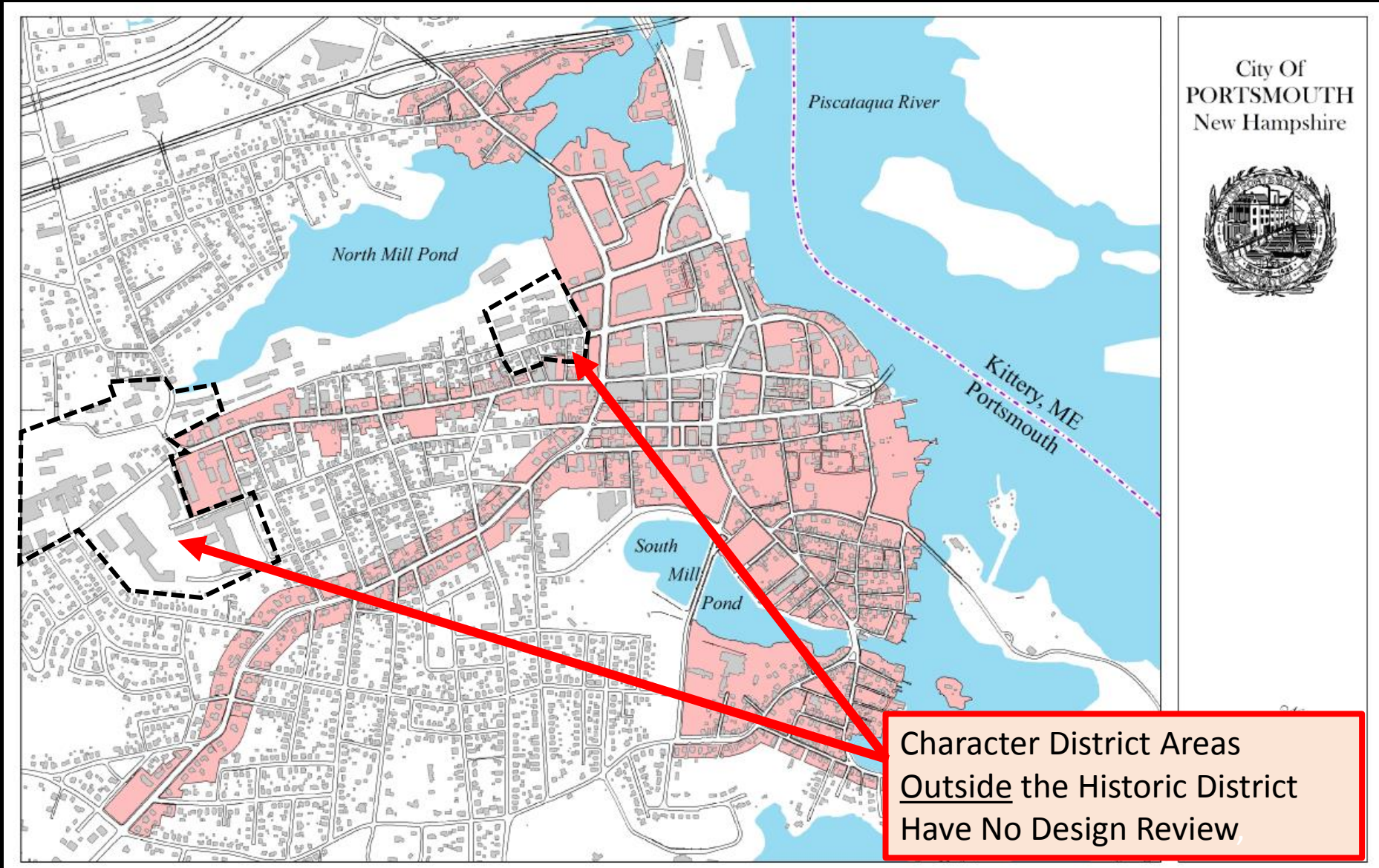
# 5. Allow for Ground Floor Residential Uses



Permit Residential Uses on the Ground-Floor within a Rowhouse Building



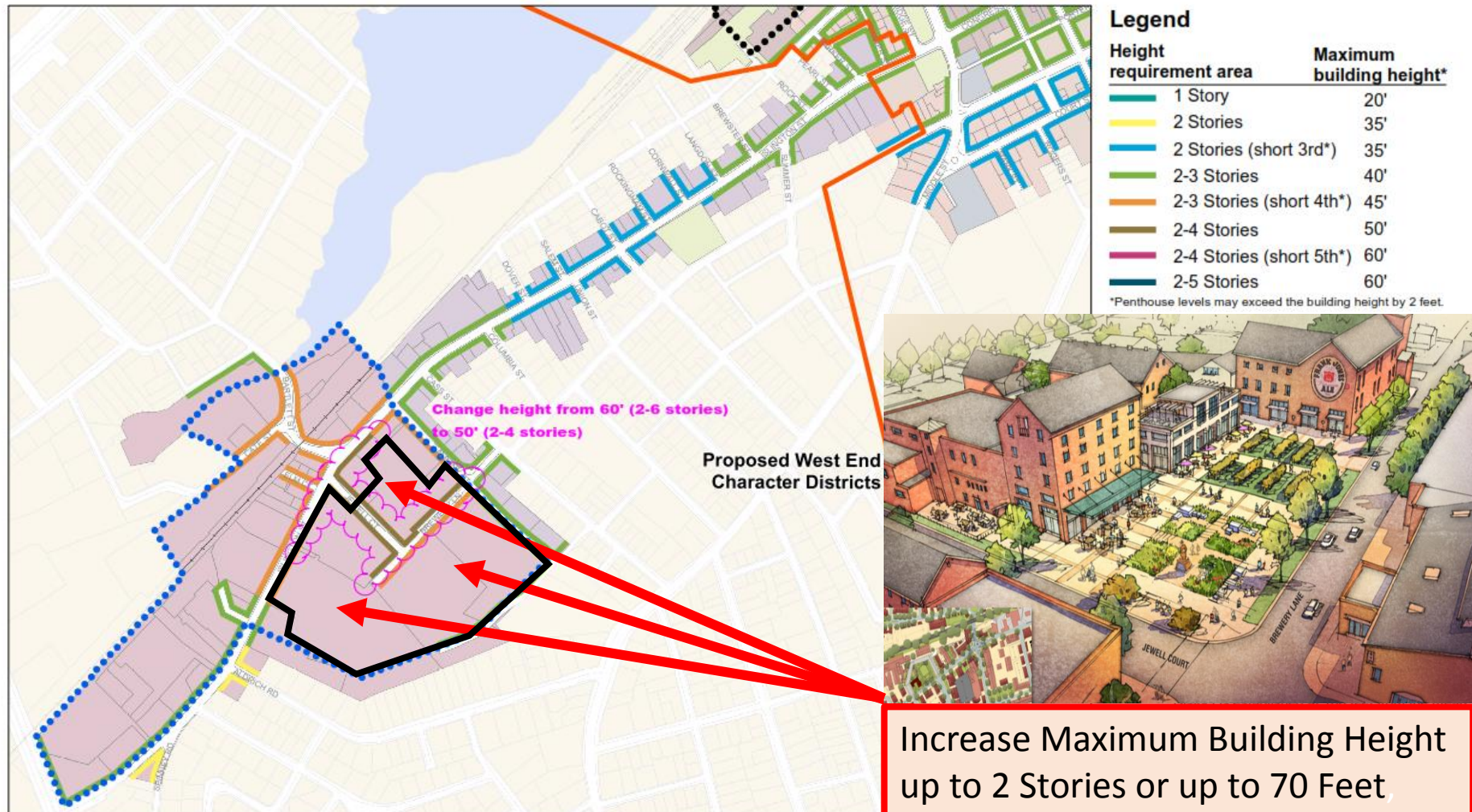
# 6. Clarify the Design Review Process



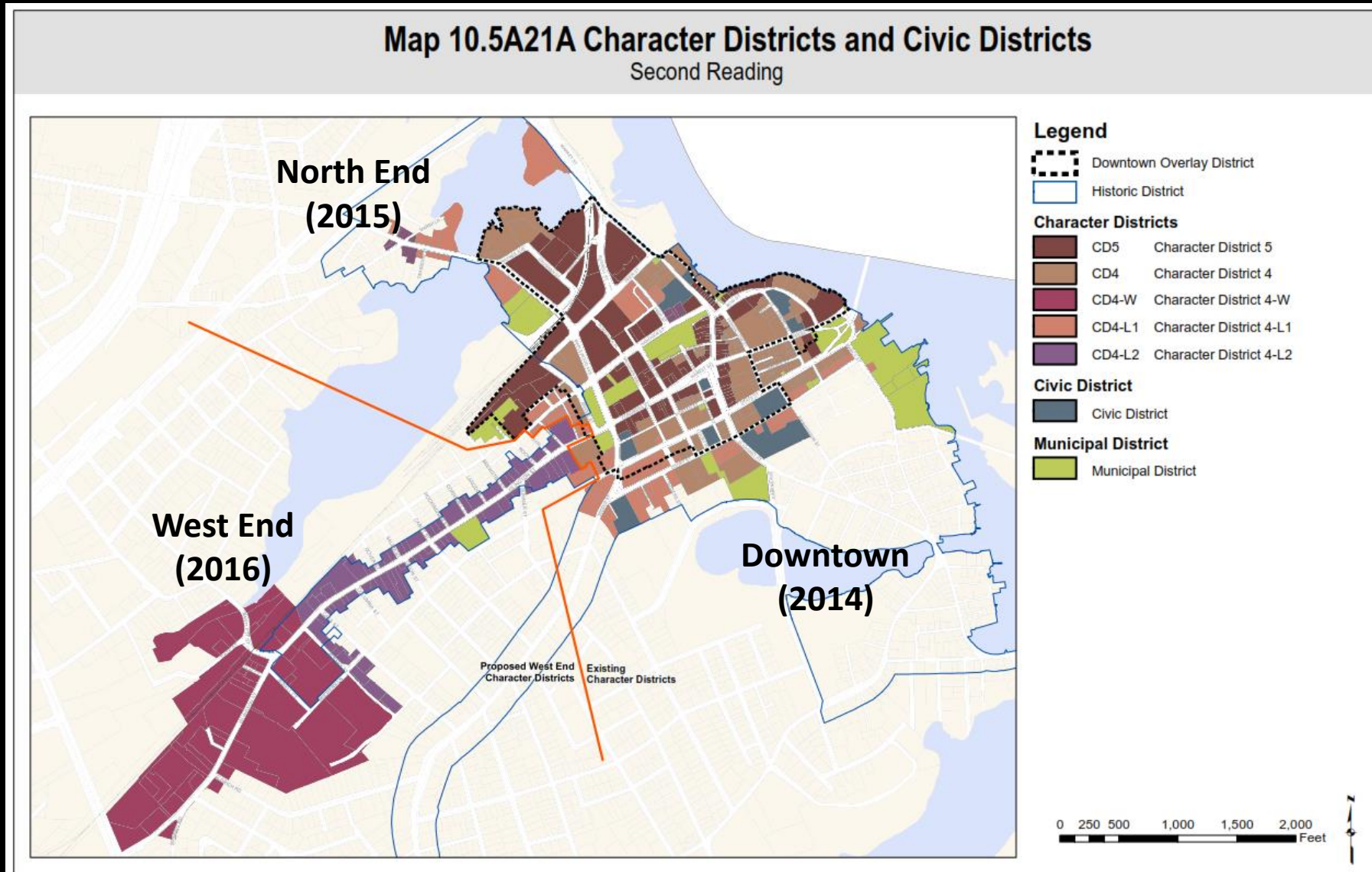
# 7. Increase Incentives for Workforce Housing

## Map 10.5A21B Building Height Standards

Second Reading



# B. Revisions effecting all Character Districts



# 1. Increase the Maximum Building Footprints



	CD4-W	CD4	CD5
Existing Maximum Footprint	NA	10,000 SF	15,000 SF
With Ground Floor Parking	NA	NA	20,000 SF
Proposed Maximum Footprint	NA	20,000 SF	30,000 SF
With Ground Floor Parking	NA	30,000 SF	40,000 SF
<b>Revised Maximum Footprint</b>	<b>15,000 SF</b>	<b>15,000 SF</b>	<b>20,000 SF</b>
<b>With Ground Floor Parking</b>	<b>30,000 SF<sup>1</sup></b>	<b>30,000 SF<sup>1</sup></b>	<b>40,000 SF<sup>2</sup></b>
	<sup>1</sup> 20,000 SF maximum footprint above the first floor	<sup>1</sup> 20,000 SF maximum footprint above the first floor	<sup>2</sup> 30,000 SF maximum footprint above the first floor

# 2. Set Ground Floor Parking Requirements

	CD4-W/ CD4 / CD5
Proposed Minimum Parking Requirement	50%

Reduce the parking requirement on the ground-floor to support larger liner buildings

Downtown



North End



West End



# 3. Set Floor Area Maximums for Large Commercial Uses

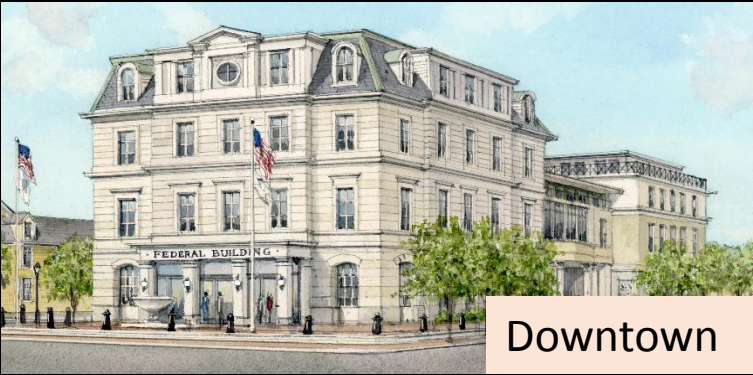
	CD4-L1/2	CD4-W	CD4	CD5
Proposed Maximum	-	10,000 SF	10,000 SF	10,000 SF
Revised Maximum	NA	15,000 SF	15,000 SF	15,000 SF



# 4. Add a Wider Sidewalk Requirement for Taller Buildings



Require wider sidewalks for taller buildings and allow this area to count towards the required Open Space and / or Community Space requirements





# 5. Clarify the Half-Story or Penthouse Exemption

Clarify that habitable space within a Half Story or Penthouse Level does NOT count as a Story

Penthouse



Half-Story  
(Gable)



Half-Story  
(Hip)



Half-Story  
(Hip Mansard)



Half-Story  
(Gambrel)



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# West End Character-Based Zoning

## Building Footprints

Portsmouth Planning Board

April 14, 2016

Developed by the Portsmouth  
Planning Department

## **3 Key Issues with Existing Zoning Requirements:**

- 1. Loophole with the Buildings Separated by Fire Walls**
- 2. Inconsistent with the Vision Plans**
- 3. Incongruent with Some Existing Building Footprints**

# Maximum Building Footprints

	CD4-W	CD4	CD5
Existing Maximum Footprint	NA	10,000 SF	15,000 SF
With Ground Floor Parking	NA	NA	20,000 SF

## Existing Definition of Building Footprint:

### Building footprint

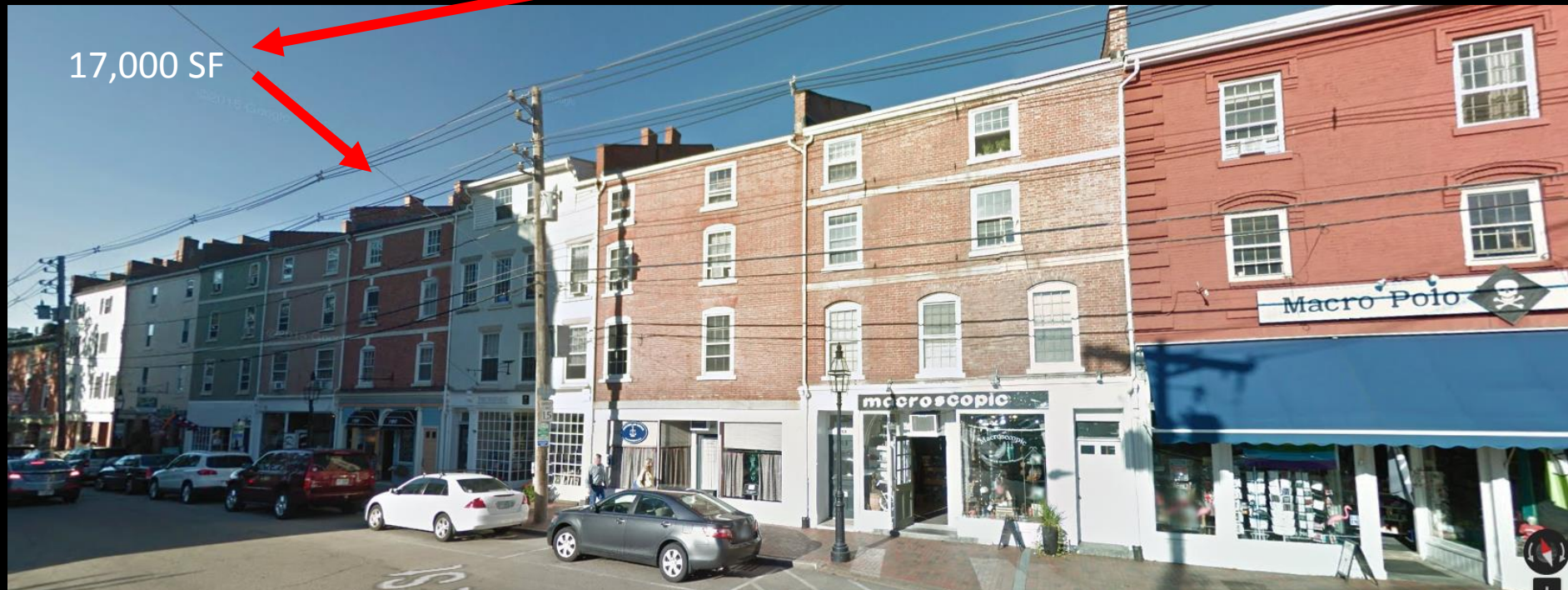
The total area of a **building** at or above 18 inches in elevation as measured from the outside walls at the **grade plane**.

### Building

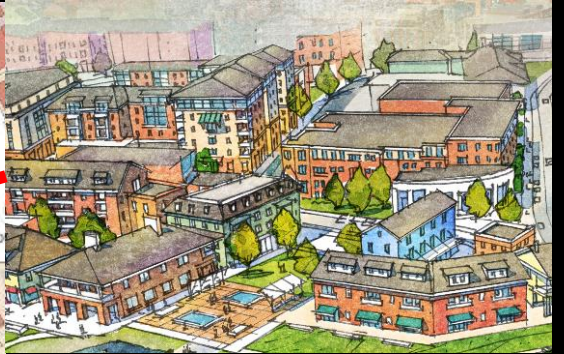
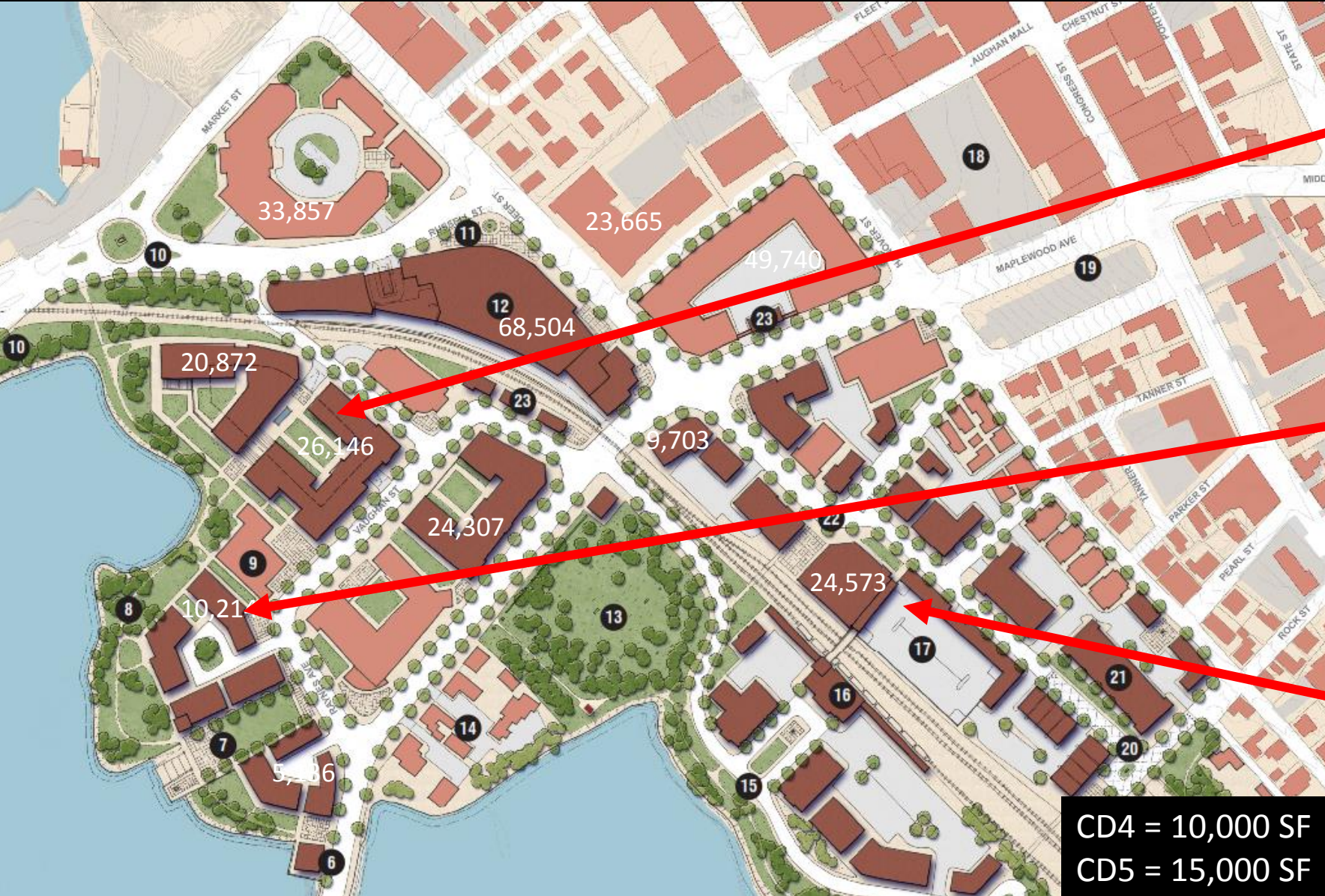
Any **structure** having a roof supported by columns or walls and intended for the shelter, housing or enclosure of **persons**, animals or chattel. Each portion of a **building** separated either horizontally or vertically from other portions by a fire wall shall be considered as a separate **structure**. (See also: **structure**.)

# Maximum Building Footprints

	CD4-W	CD4	CD5
Existing Maximum Footprint	NA	10,000 SF	15,000 SF
With Ground Floor Parking	NA	NA	20,000 SF



# Building Footprints Shown on the North End Vision Plan



CD4 = 10,000 SF  
CD5 = 15,000 SF

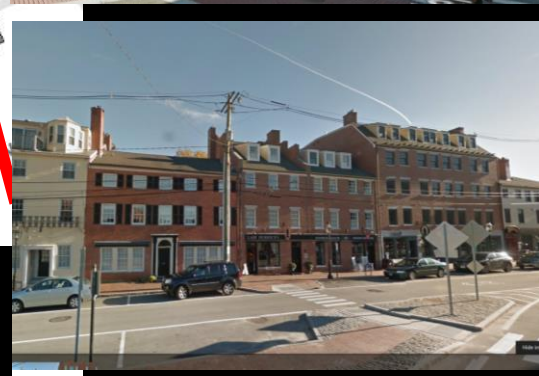
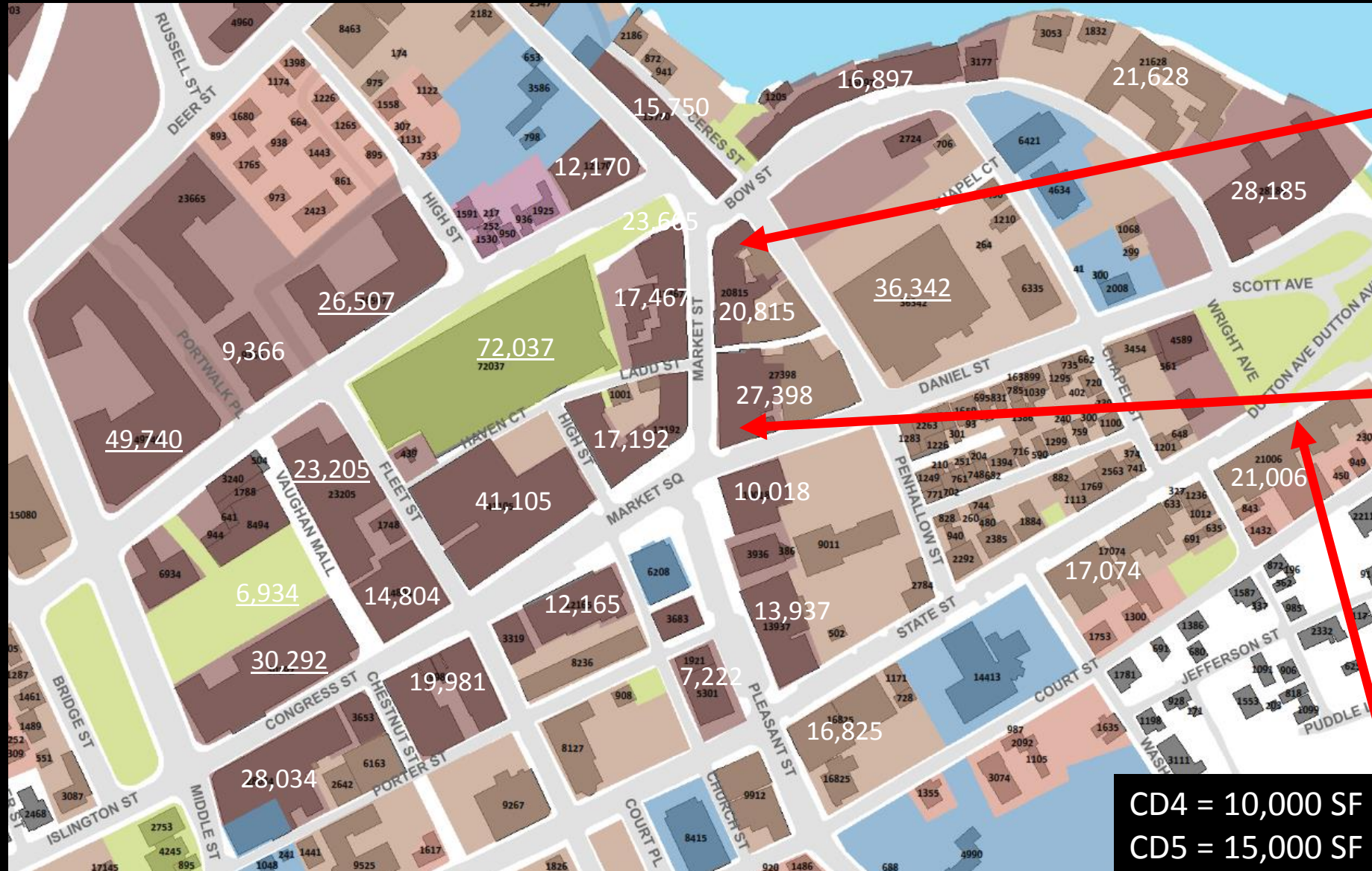


# Building Footprints Shown on the West End Vision Plan



Figures represent estimated building footprints

# Existing Building Footprints in the Downtown Area



CD4 = 10,000 SF  
CD5 = 15,000 SF

Underlined building footprints represent less successful buildings

# Maximum Building Footprints

	CD4-W	CD4	CD5
<b>Existing</b> Maximum Footprint	NA	10,000 SF	15,000 SF
With Ground Floor Parking	NA	NA	20,000 SF
<b>Proposed</b> Maximum Footprint	<b>15,000 SF</b>	<b>15,000 SF</b>	<b>20,000 SF</b>
With Ground Floor Parking	<b>30,000 SF<sup>1</sup></b>	<b>30,000 SF<sup>1</sup></b>	<b>40,000 SF<sup>2</sup></b>
	<sup>1</sup> 20,000 SF maximum footprint above the first floor	<sup>1</sup> 20,000 SF maximum footprint above the first floor	<sup>2</sup> 30,000 SF maximum footprint above the first floor

## Existing Definition of Building Footprint:

### Building footprint

The total area of a **building** at or above 18 inches in elevation as measured from the outside walls at the **grade plane**.

### Building

Any **structure** having a roof supported by columns or walls and intended for the shelter, housing or enclosure of **persons**, animals or chattel. Each portion of a **building** separated either horizontally or vertically from other portions by a fire wall shall be considered as a separate **structure**. (See also: **structure**.)

## Proposed Definition of Building Footprint:

### Building footprint

The total area, at or above 18 inches in elevation as measured from the outside walls at the grade plane, of a detached building, or of two or more buildings separated by fire walls, common walls or property lines.

### Building

Any **structure** having a roof supported by columns or walls and intended for the shelter, housing or enclosure of **persons**, animals or chattel. Each portion of a **building** separated either horizontally or vertically from other portions by a fire wall shall be considered as a separate **structure**. (See also: **structure**.)

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## Building Footprints

Portsmouth Planning Board

April 14, 2016

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