

# **West End Character-Based Zoning**

**Portsmouth Planning Board**

April 21, 2016

Developed by the Portsmouth  
Planning Department

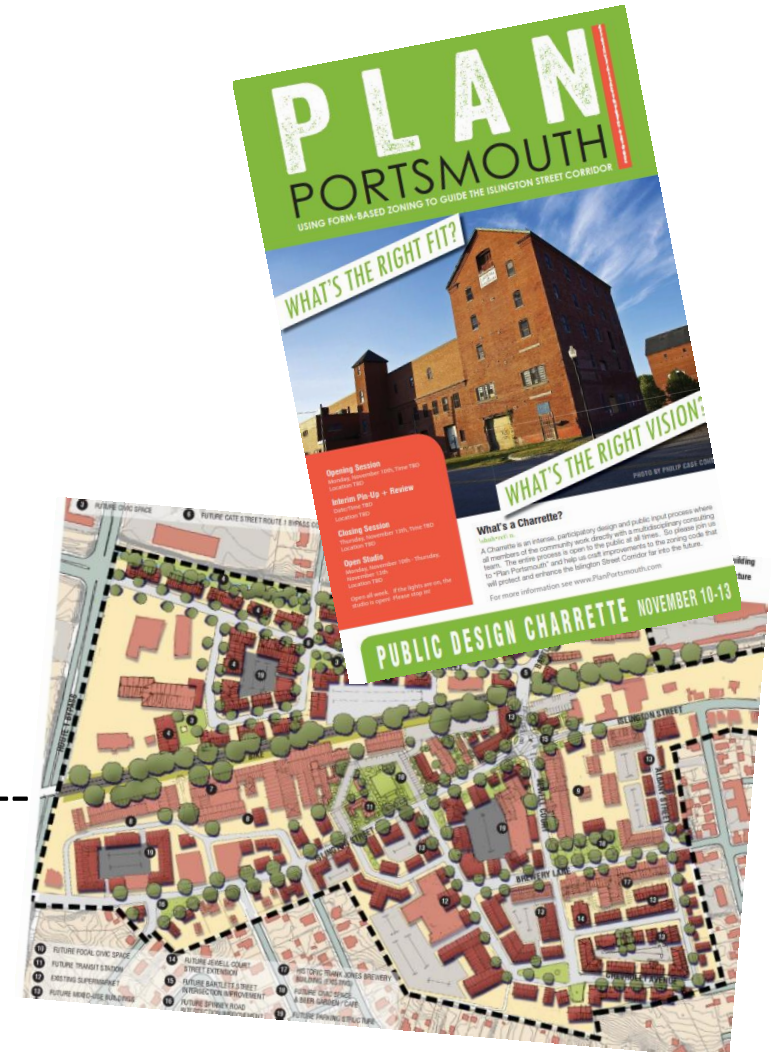
# Update on the Zoning Amendments

## Part 1: Amendments from 1-14-16 Draft

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

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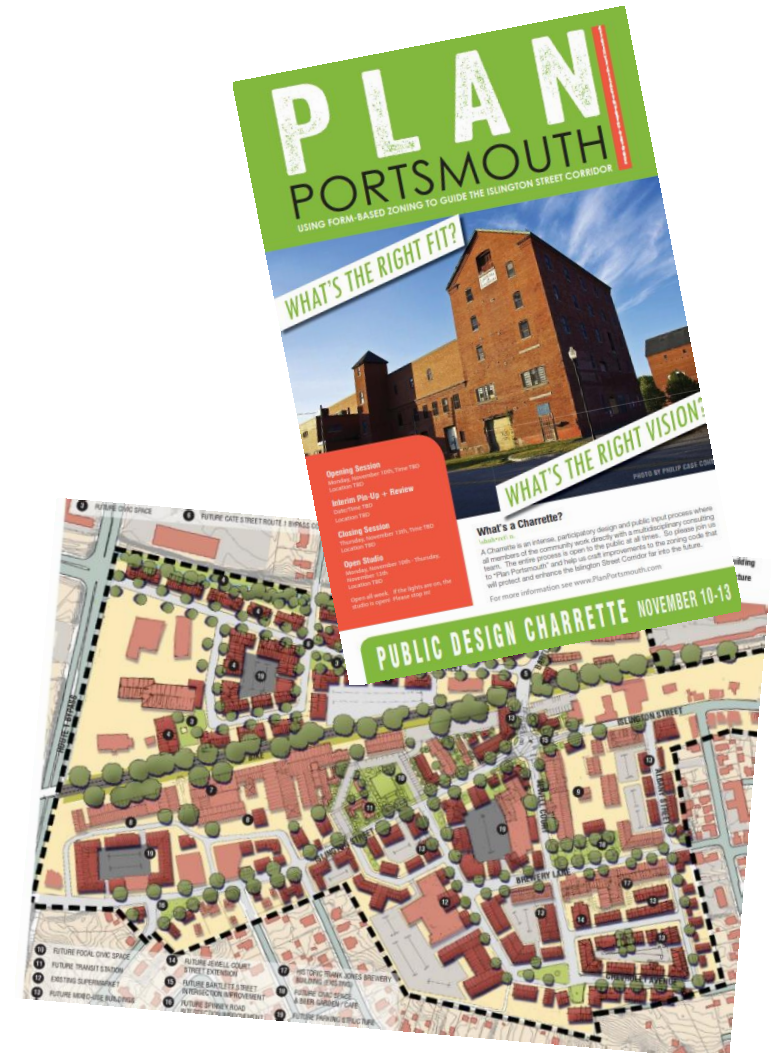
## Part 2: Amendments from 3-17-16 Draft



# Portsmouth Listens & Public Input

## 10 Key Regulatory Issues:

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



# Part 2: Amendments from 3-17-16 Draft

## West End:

1. Apply Modified B-District Uses
2. Special Requirements Map – Decrease the Building Height in the Core of the West End
3. Special Requirements Map – Add Recessed Entry to allow for Universal Access
4. Decrease the Baseline Maximum Building Footprints
5. Modify the Ground-Floor Residential Use Requirements
6. Clarify the Applicability of the Design Guidelines outside the Historic District

## All Character Districts:

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



# 1. Apply Modified Business District Uses

## B – 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

**PLAN PORTSMOUTH**  
USING FORM-BASED ZONING TO GUIDE THE BELMONT STREET CORRIDOR

**WHAT'S THE RIGHT FIT?**

**WHAT'S THE RIGHT VISION?**

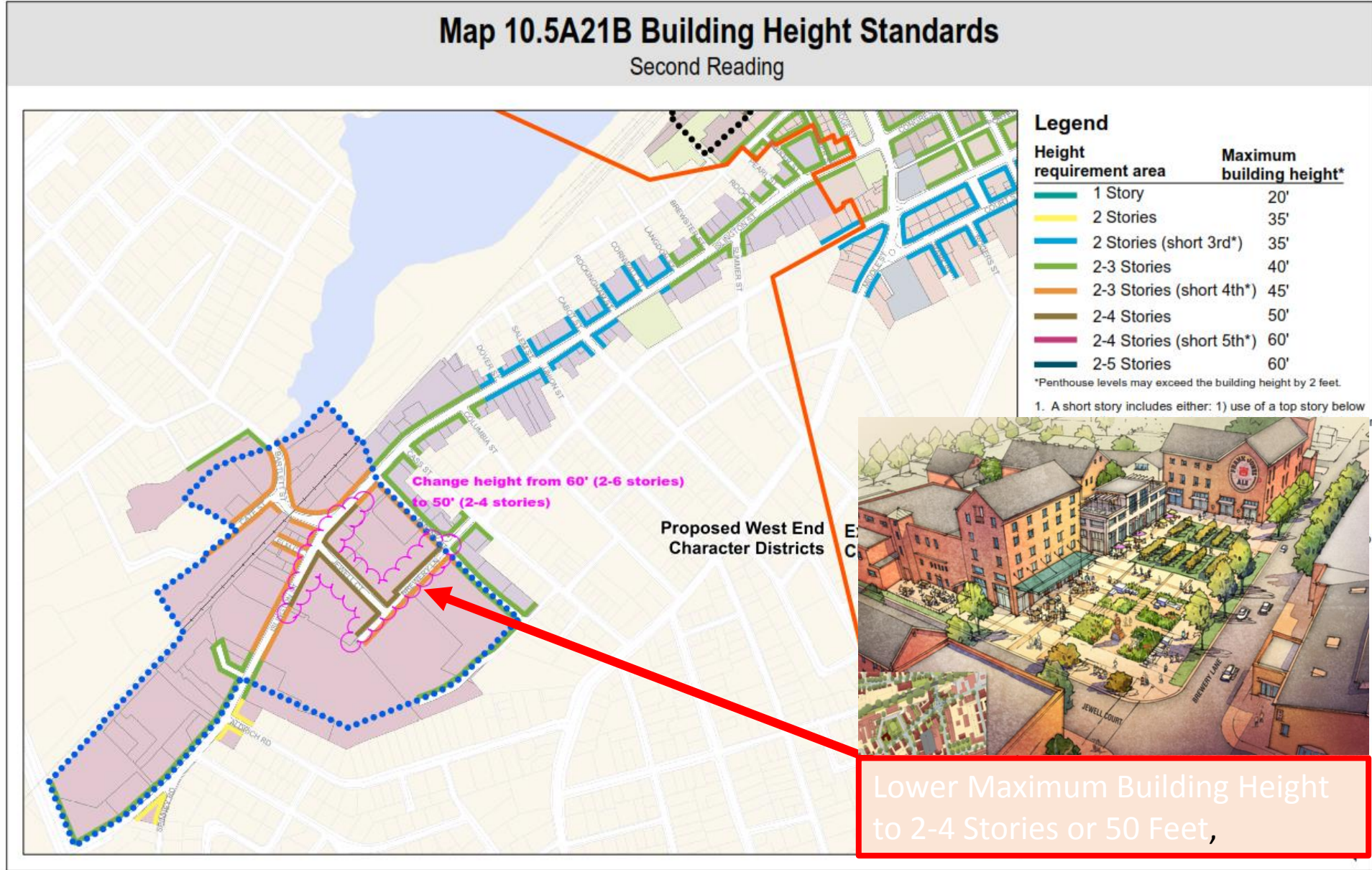
**PUBLIC DESIGN CHARRETTE NOVEMBER 10-13**

**Table of Uses - Residential, Mixed Residential, Business and Industrial Districts**

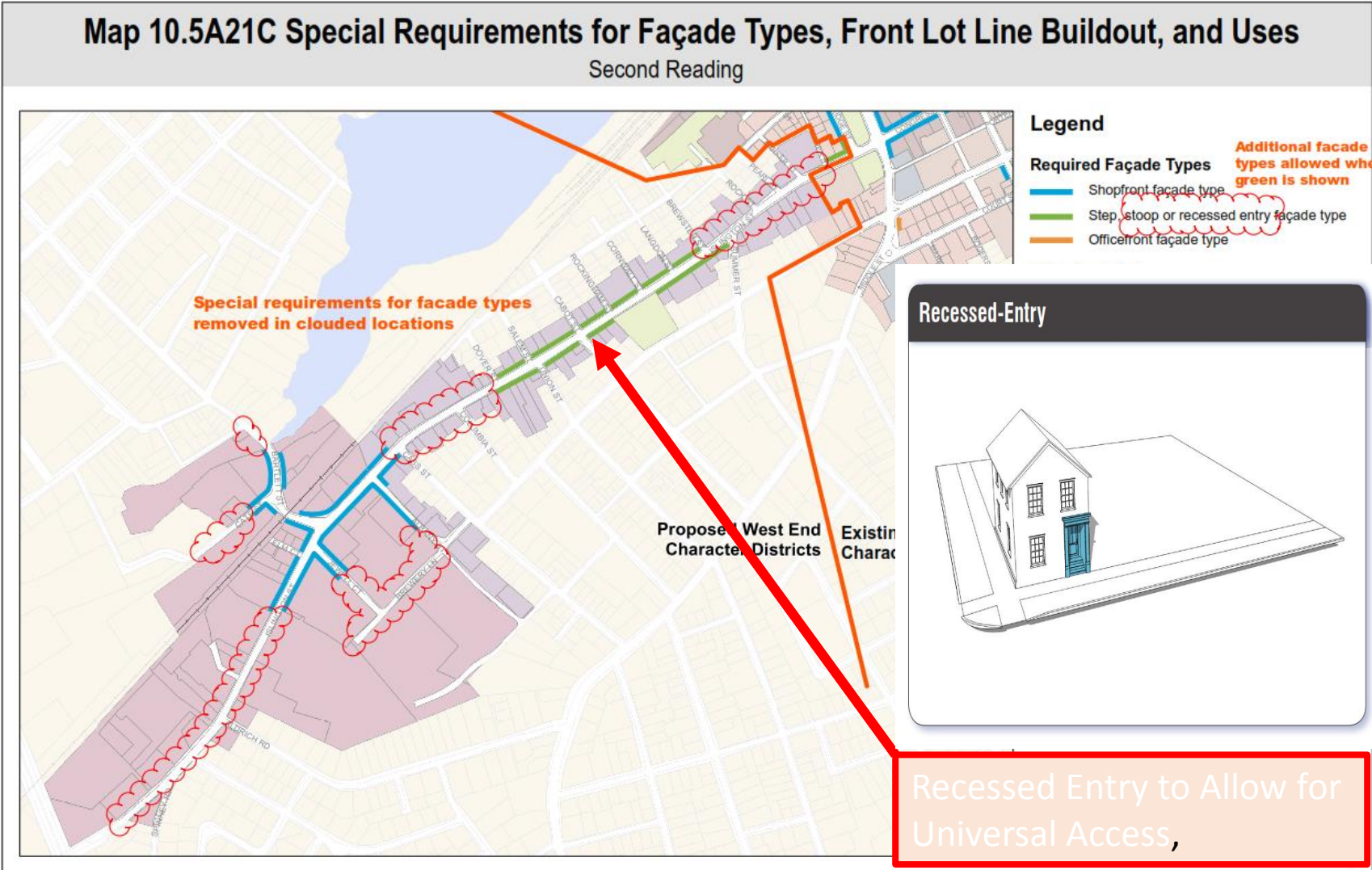
P = Permitted S = Special Exception CU = Conditional Use Permit N = Not Permitted

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4- L1	CD4- L2	MRB	CBA	CD5 CD4	GB	GW	CBB
<b>I. Residential Uses</b>													
1.10 Single family dwelling	P	P	P	P	P	P	P	P	P	P	N	N	N
1.20 Two-family dwelling	N	N	S	P	P	P	P	P	P	P	N	N	N
1.30 Townhouse	N	N	S	P	P	P	P	P	P	P	N	N	N
1.40 Multifamily dwelling	N	N	S	P	P	P	P	P	P	P	N	N	N
1.41 3 or 4 dwelling units	N	N	S	P	P	P	P	P	P	P	N	N	N
1.42 5 to 8 dwelling units	N	N	S	P	P	P	P	P	P	P	N	N	N
1.43 More than 8 dwelling units	N	N	S	P	P	P	P	P	P	P	N	N	N
1.50 Conversion of a building existing on January 1, 1980, with less than the required minimum lot area per dwelling unit specified in Article 5	N	N	S	S	N	P	P	P	S	S	N	N	N
1.51 To 2 dwelling units	N	N	S	S	N	P	P	P	S	S	N	N	N
1.52 To 3 or 4 dwelling units	N	N	S	S	N	P	P	P	S	S	N	N	N
1.53 To 5 to 8 dwelling units	N	N	S	S	N	P	P	P	S	S	N	N	N
1.54 To more than 8 dwelling units	N	N	S	S	N	P	P	P	S	S	N	N	N
1.60 Live/work unit	N	N	S	S	N	P	P	P	S	S	N	N	N

# 2. Special Requirements Map – Building Height



# 3. Special Requirements Map – Recessed Entryway





# 4. Maximum Building Footprints

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

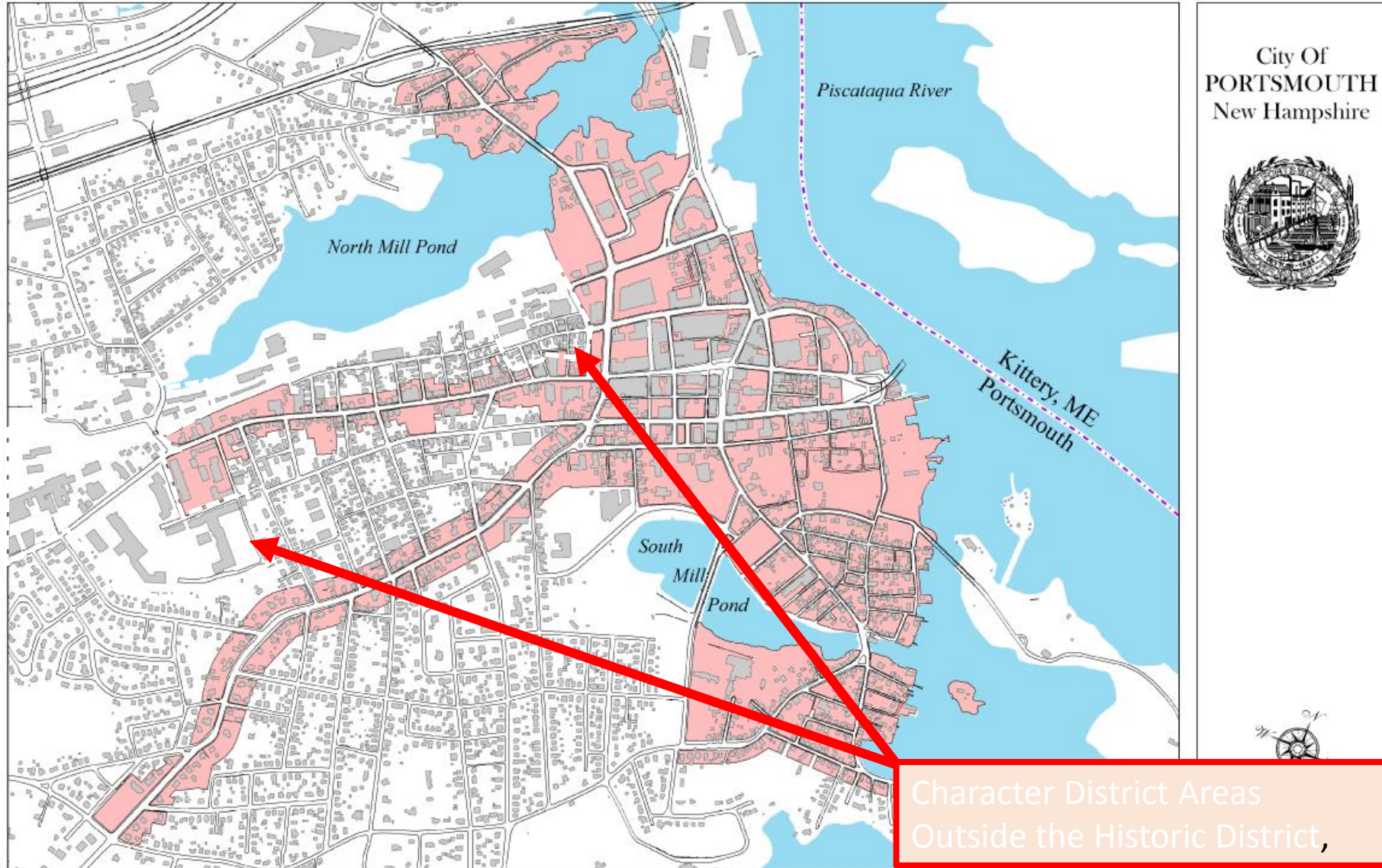
# 5. Ground Floor Residential Uses - Rowhouses



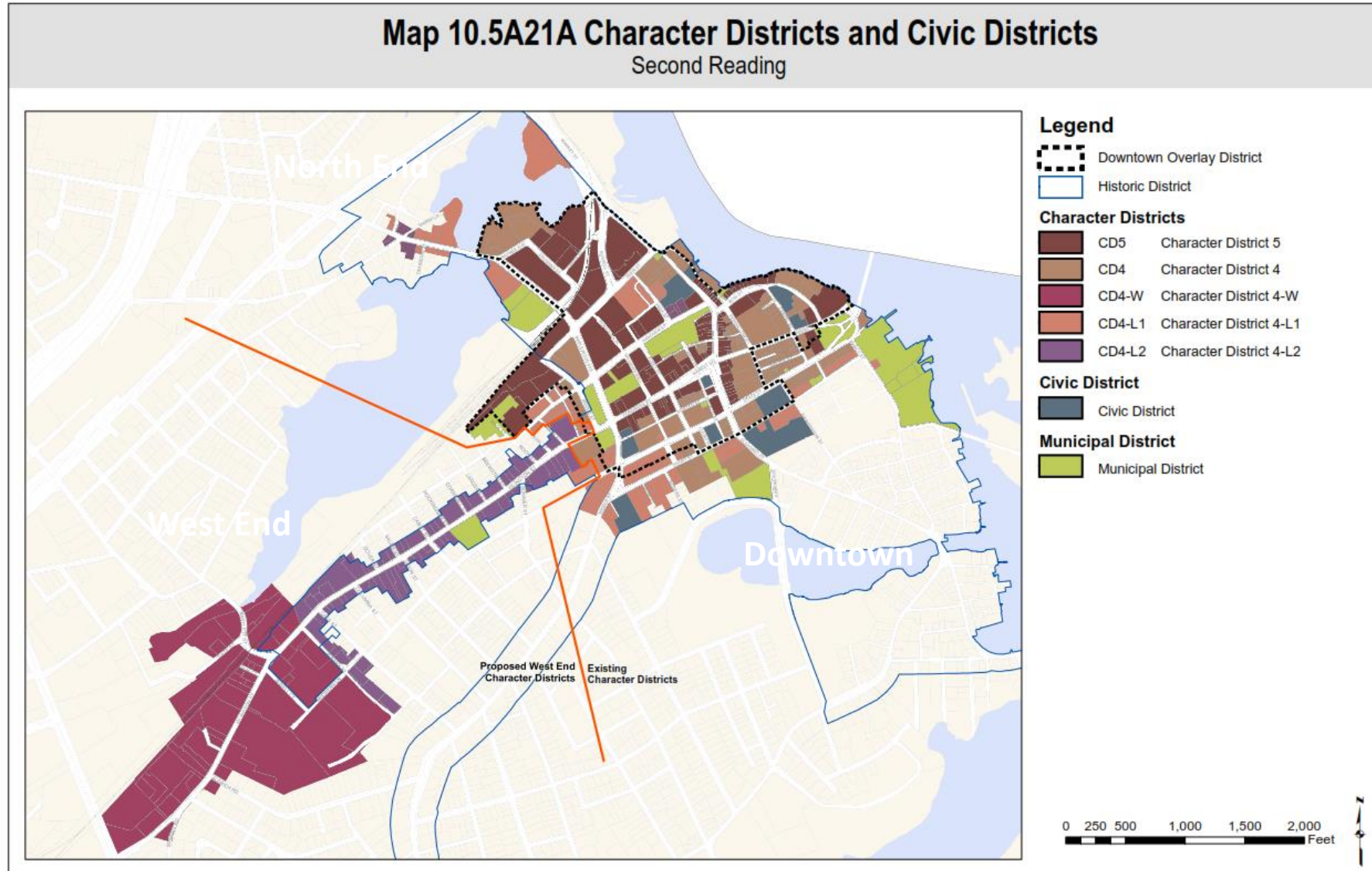
Permit Residential Uses on the Ground-Floor within a Rowhouse Building



# 6. Architectural Design Review



# B. All Character Districts



# 1. 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. 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
<b>Revised Maximum</b>	<b>NA</b>	<b>15,000 SF</b>	<b>15,000 SF</b>	<b>15,000 SF</b>



# 3. Ground Floor Parking Requirements

	CD4-W
Proposed Minimum Parking Requirement	60%
Revised Minimum Parking Requirement	50%

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

Downtown



North End



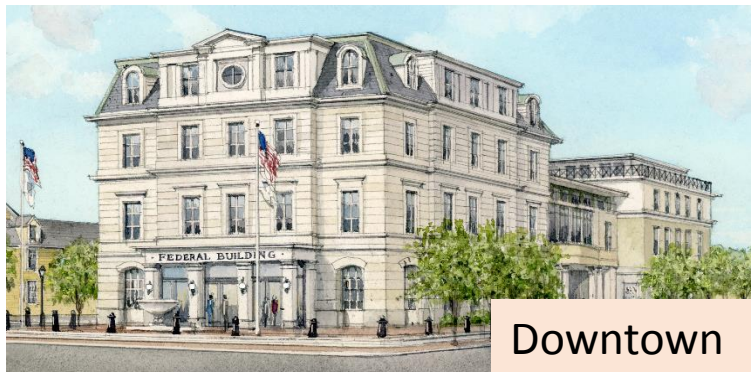
West End



# 4. 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. 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)



# **West End Character-Based Zoning**

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