



City of Portsmouth
Planning Department
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Memorandum

To: Planning Board

From: Peter Stith, AICP
Planning Manager

Date: March 27, 2025

Re: Work Session Memo

I. Hanover/Hill Street

The City Council voted on August 5, 2024 to refer the letter (included in packet) from the Islington Creek neighborhood to the Planning Board for a report back on possible zoning changes.

18. Letter from residents of Islington Creek regarding zoning of 361 Hanover Street – Voted to refer to the Planning Board for review and recommendation for the consideration of a zoning change.

The Planning Board has held 3 work sessions where this was discussed, September 26, 2024, October 24, 2024 and February 27, 2025. At the February meeting, the Board requested the zoning comparison include the CD4-W district.

Below are tables for CD4, CD5, CD4-L1 and CD4-W comparing some of the dimensional standards and uses for each district.

Dimensional Standards

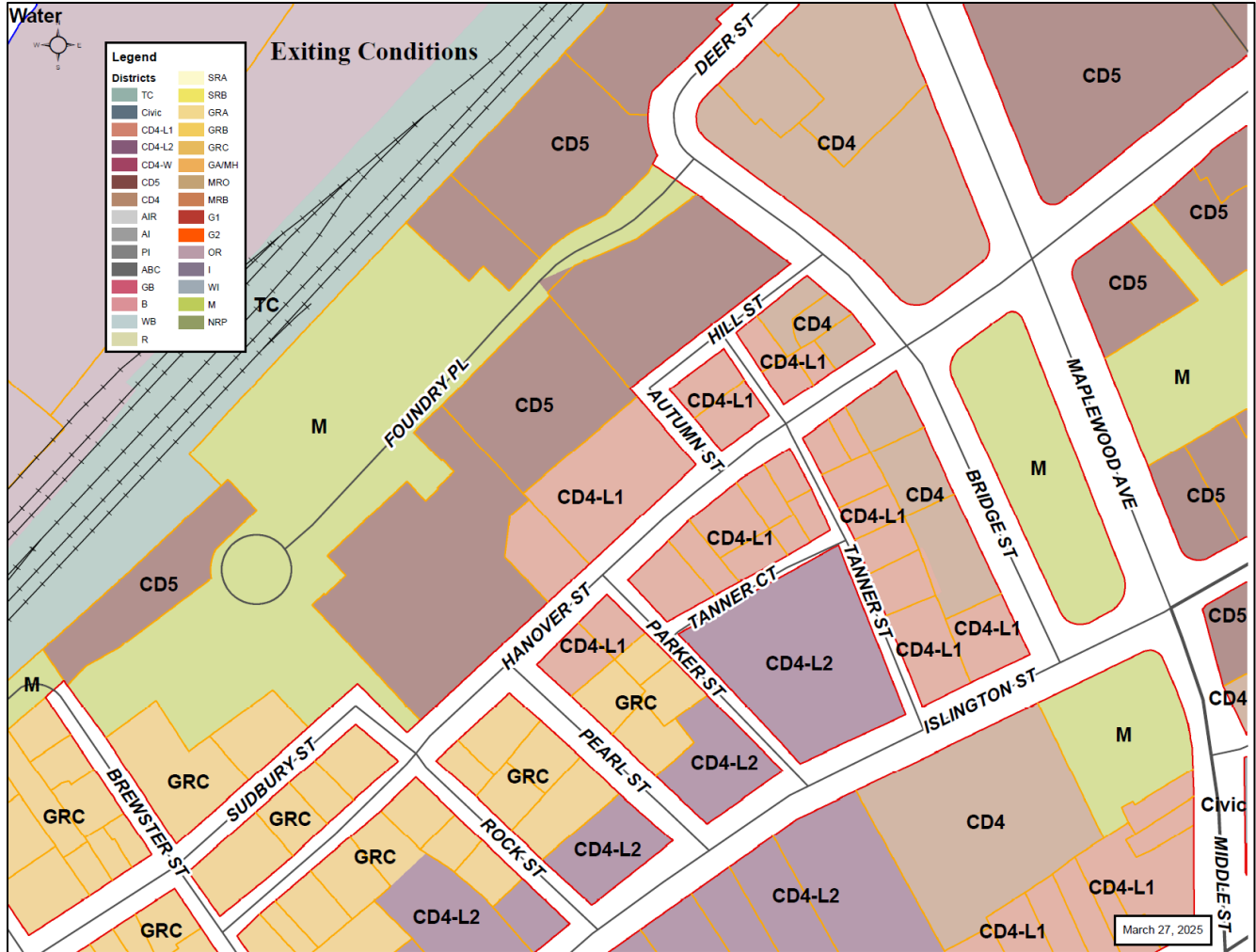
	CD5	CD4	CD4-L1	CD4-W
Yards	5'	5'-15'	5'-15'	10'-15'
Front Lot Line Buildout (min.)	80%	50%	60%-80%	50%
Building Coverage	95%	90%	60%	60%
Building Footprint	20,000 s.f.	15,000 s.f.	2,500 s.f.	15,000 s.f.
Building Block Length	225'	200'	80'	200'
Open Space (min.)	5%	10%	25%	15%
Lot area per dwelling unit	NR	NR	3,000 s.f.	2,500 s.f.

Use Categories

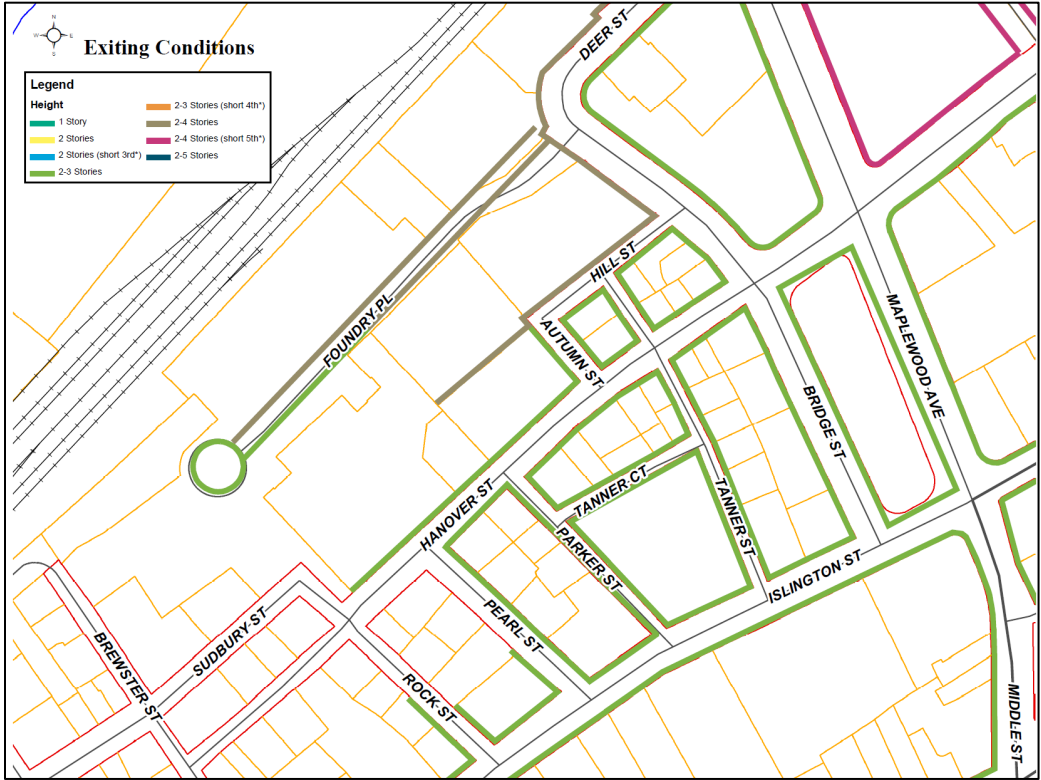
	CD5/CD4	CD4-L1	CD4-W
Residential (up to 8 units)	P	P	P
Residential (8+ units)	P	N	P
Assisted Living Center	P	N	P
Performance Facility	P/S	N	S/N
Cinema or other indoor amusement use	P	N	P
Health club/related use	P/S	S/N	P/S
Office	P	P	P
Retail bank	P	N	P
Outpatient clinic	P	S	P
Personal/consumer services	P	N	P
Laundry / dry cleaning	P/S	N	P
Retail	P	N	P/S
Eating/drinking places	P(500)/S(500+)	N	P(50)/S(250)

The attached maps show existing and proposed conditions for zoning, building height, the Downtown Overlay District (DOD) and the North End Incentive Overlay District (NEIOD).

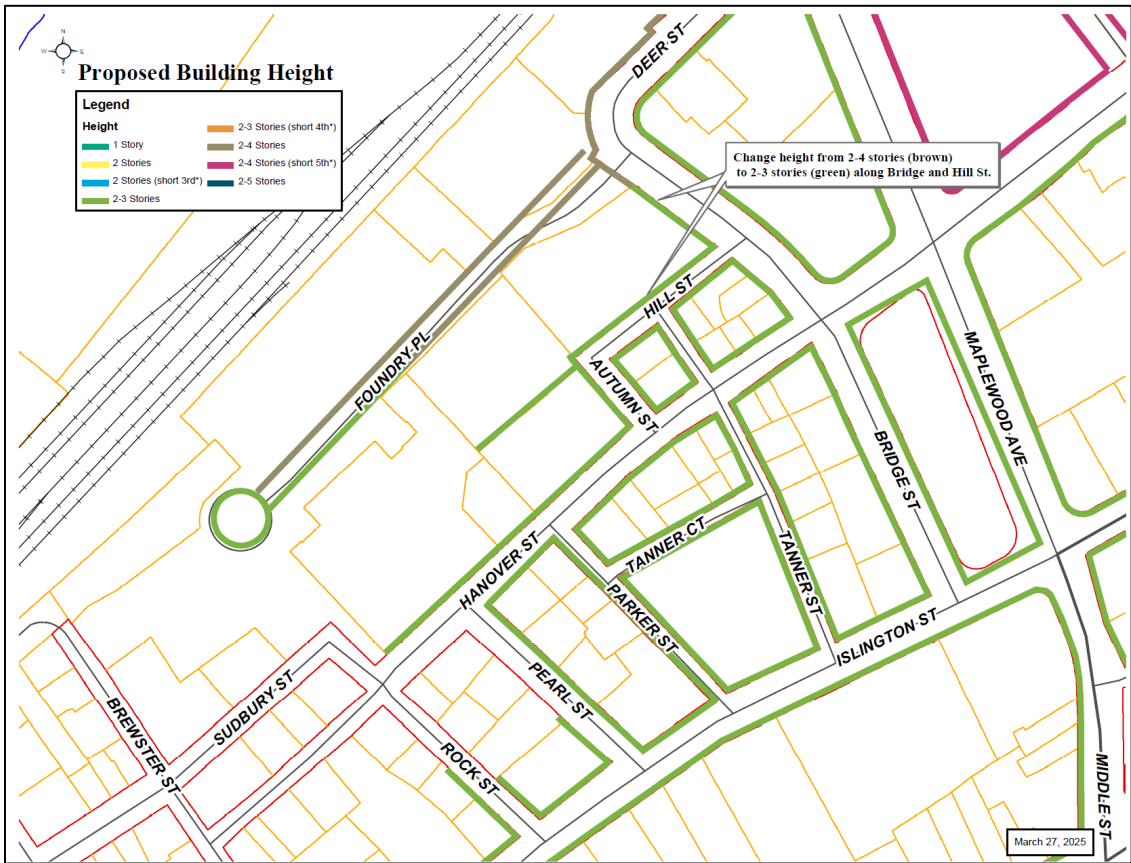
Existing Zoning:



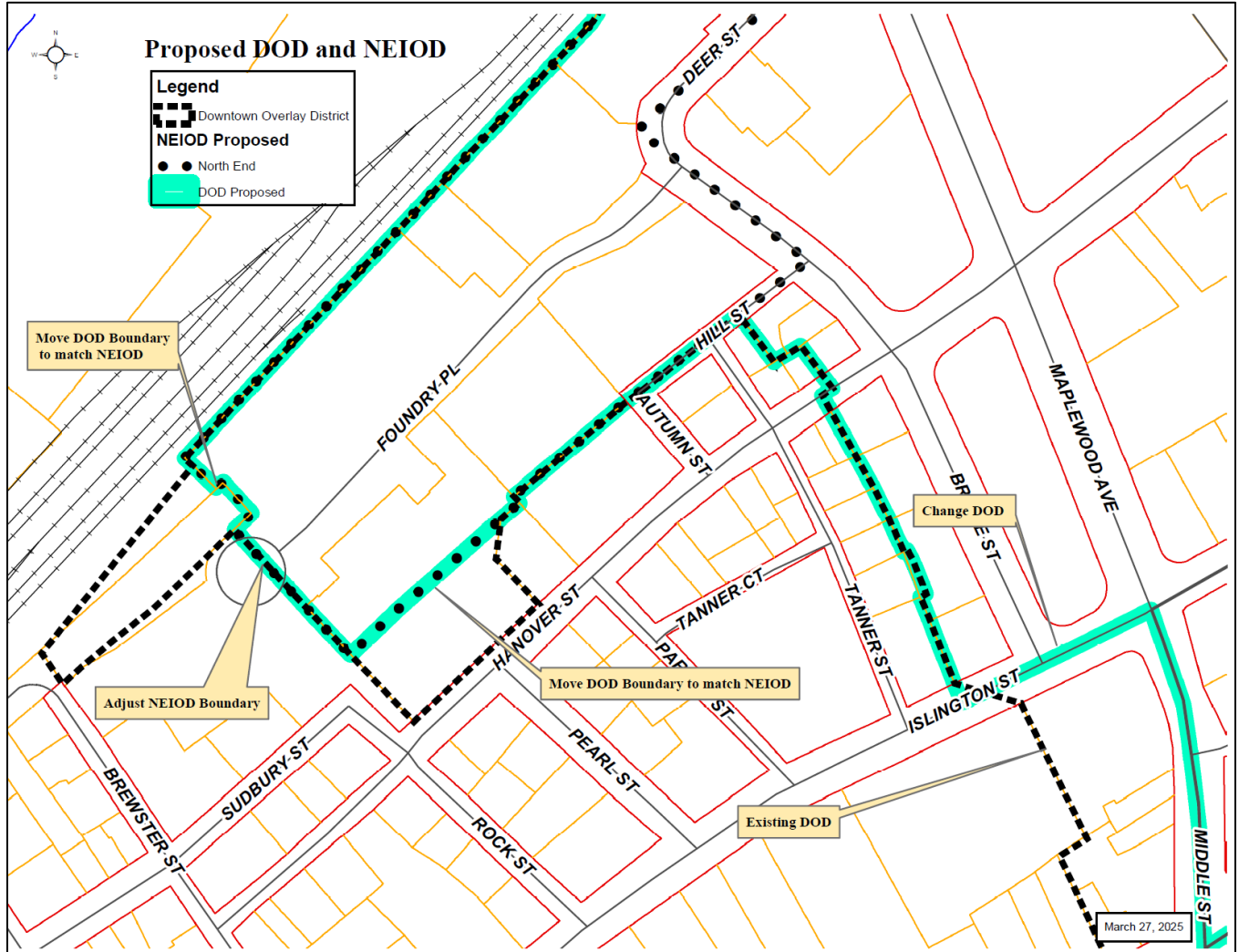
Existing Building Height:



Proposed Building Height (DRAFT):



Proposed NEIOD and DOD (DRAFT):



Building Footprint

The definition of building footprint is below which states “two or more buildings separated only by fire walls, common walls or property lines” would be included in the calculation of building footprint. The recent 1 -15 Congress Street application that was before the Planning Board in January brought to light this issue with the current definition. The built environment in the core of downtown contains blocks of connected buildings that would constitute a single building footprint per the definition. There is correspondence from Mark McNabb requesting the Planning Board revise or remove this definition.

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** of a detached **building**, or of two or more **buildings** separated only by fire walls, common walls or property lines.

Uncovered **community space** located immediately above a **building’s story** below the **grade plane** shall not constitute **building footprint**, provided it is not more than 10 feet above the adjacent **street** grade.