

Proposed Zoning Amendments

Historic District
Boundary
Amendments –
Middle Street
Revisions

City Council
Second Reading
Public Hearing

October 13, 2026

Proposed Amendments

Limited to the Middle Street section of the Historic District

Replaces the existing 150-foot boundary approach

Uses property lines rather than arbitrary distances

Reduces split lots and split buildings

Creates a clearer and more administratively practical boundary

Existing Boundary

Historic District boundary generally extends 150 feet from Middle Street

Numerous properties are partially inside and partially outside the district

In some cases, buildings and lots are bisected by the boundary

Why Change the Boundary?

Boundary does not follow parcel lines

Lots are split between district and non-district areas

Some structures are partially located within the district

Creates confusion for property owners and review boards

Proposed Boundary

Removes the 150-foot boundary along Middle Street

Generally limits the district to Middle Street frontage parcels

Includes or excludes entire parcels rather than portions of parcels

How Many Parcels Are Affected?

54 parcels removed from the District

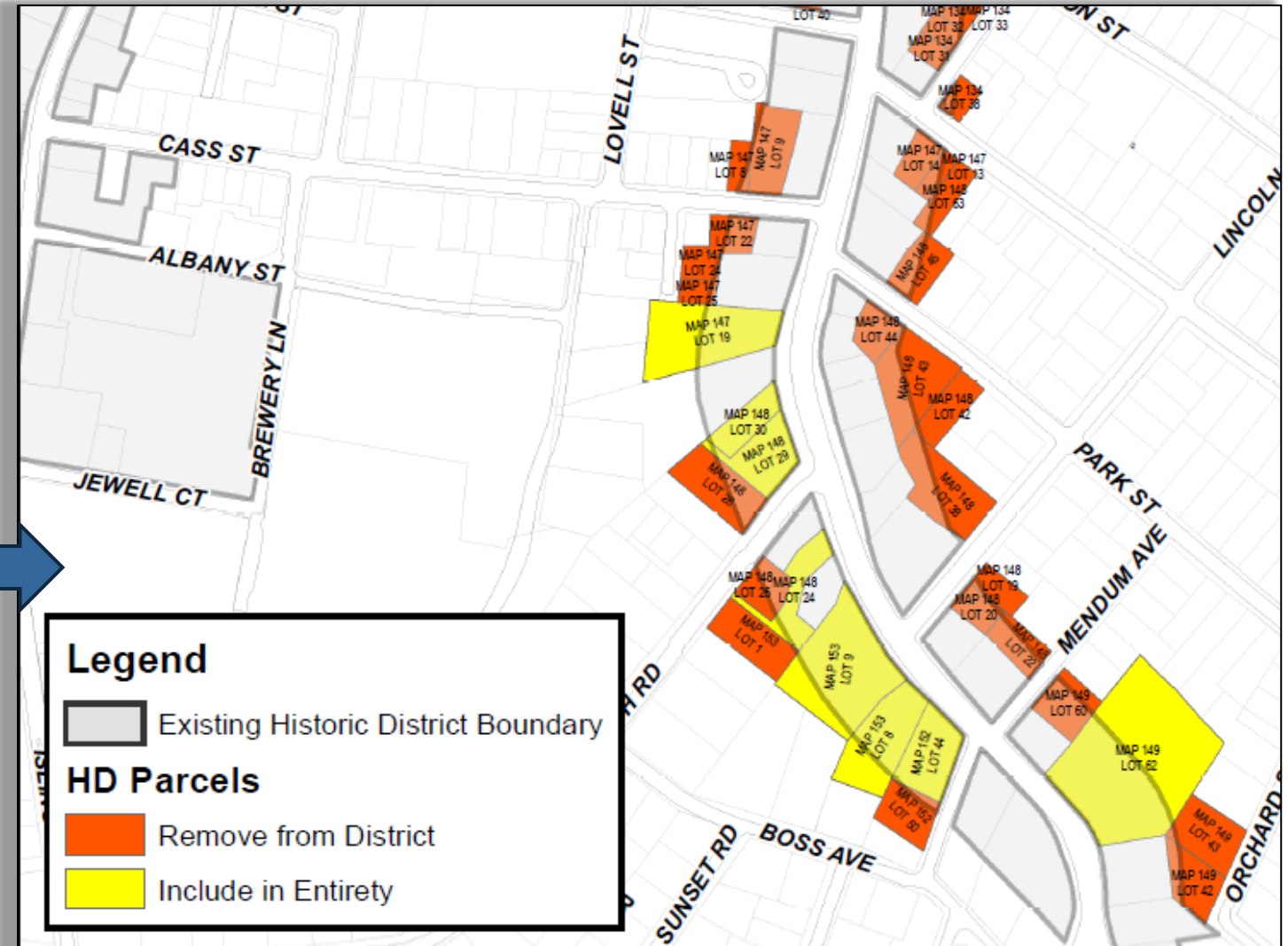
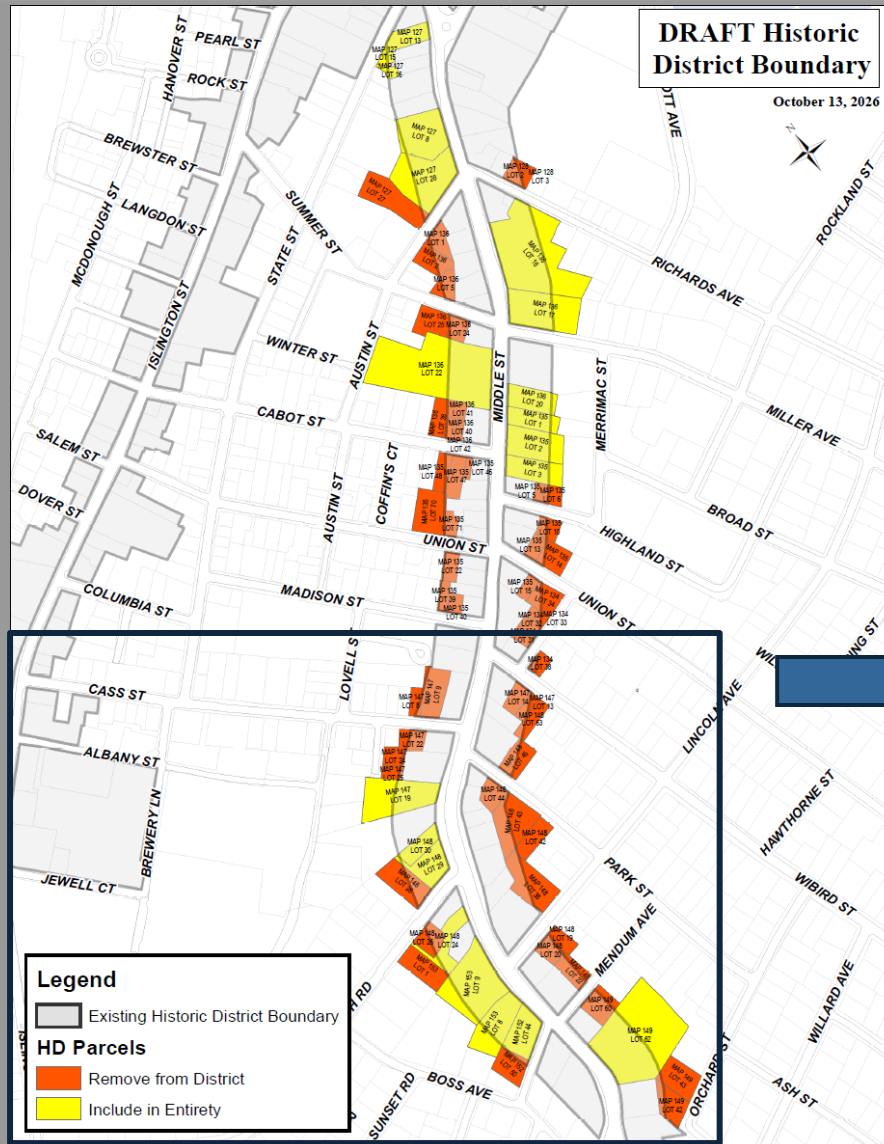
20 are entirely within the District but do not front on Middle Street

18 are bisected by the District boundary

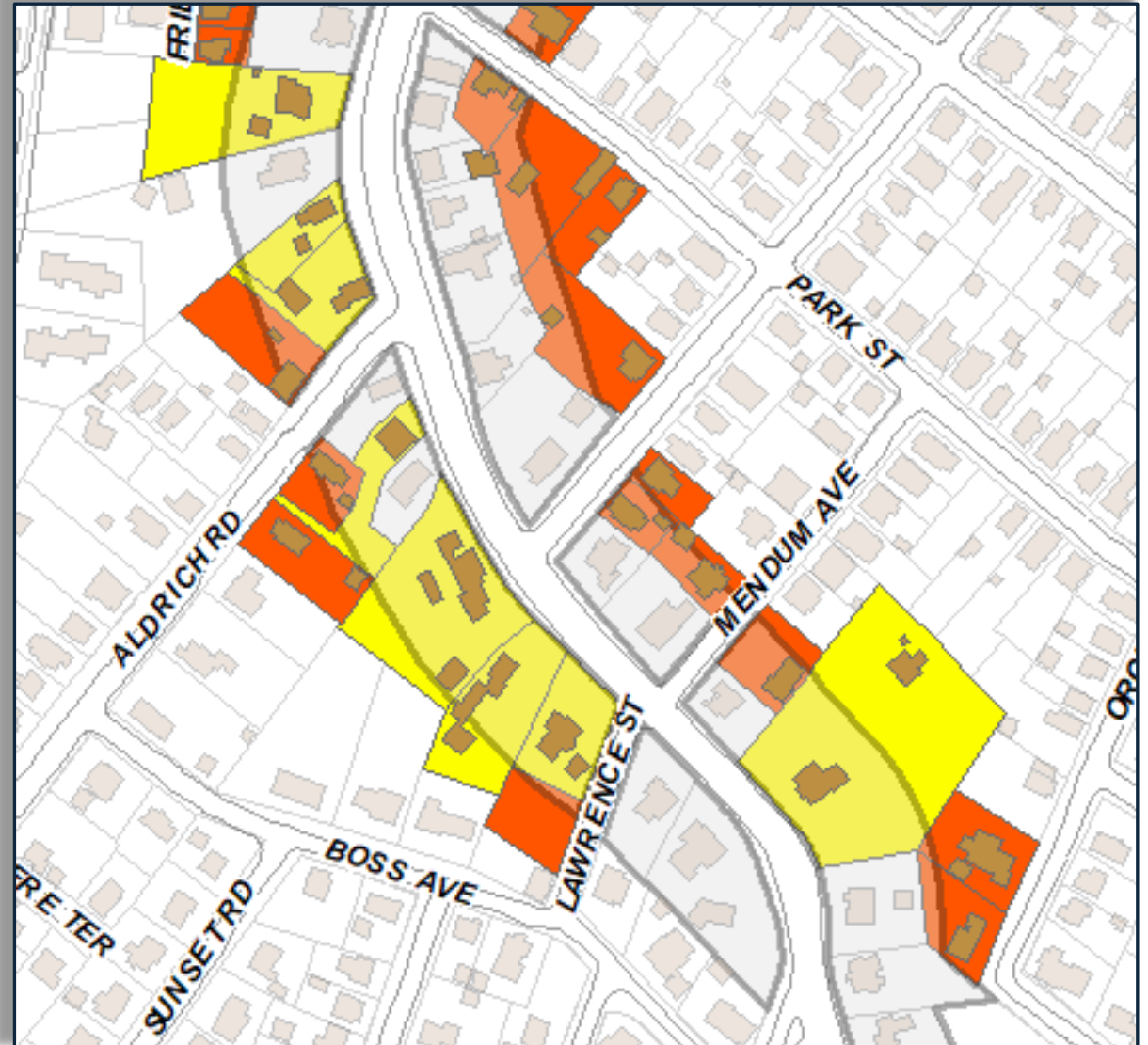
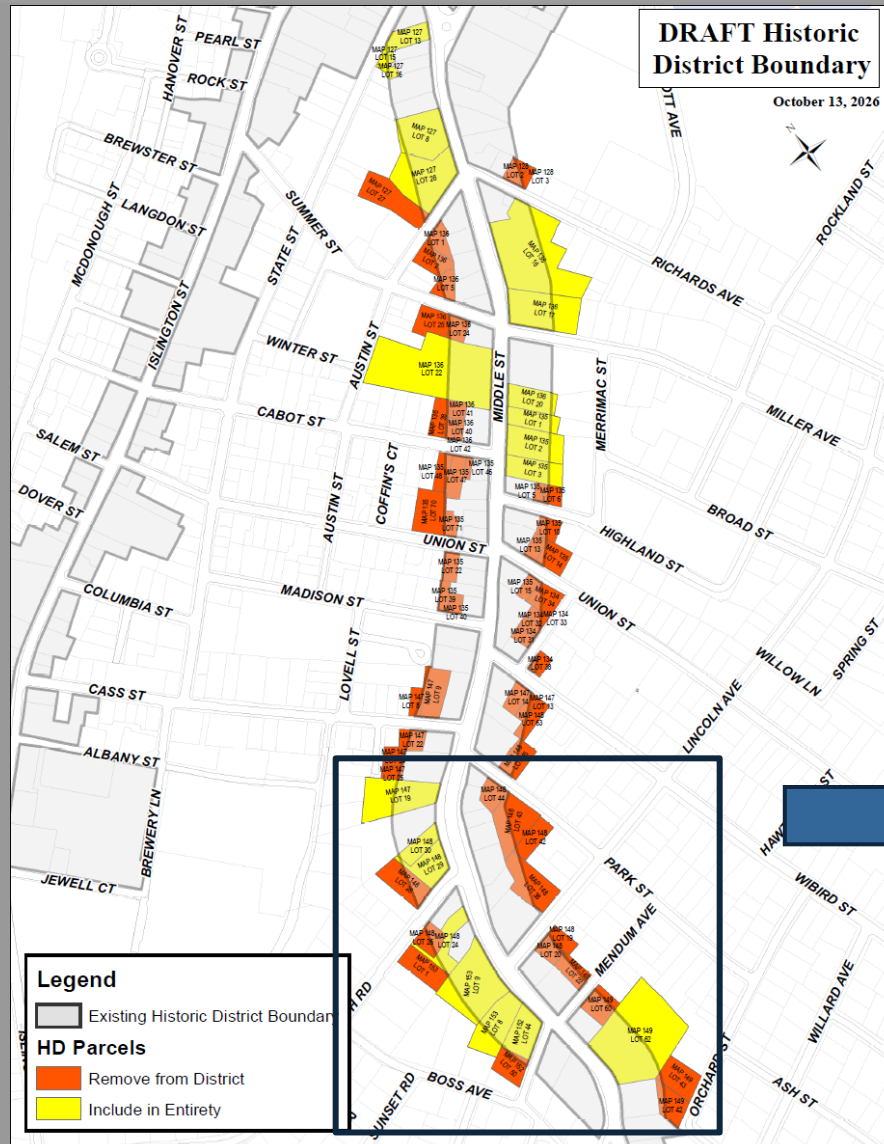
16 are bisected by the District but structures are located outside of the District

20 parcels will be included in their entirety in the HD

Historic District Amendments



Historic District Amendments





Implementation

- July 8, 2026 - Historic District Commission recommendation
- August 20, 2026 – Planning Board recommendation
- October 13, 2026 – City Council public hearing

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Questions &
Comments?

Portsmouth City Council
Second Reading
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