

CITY OF PORTSMOUTH, NEW HAMPSHIRE

ZONING ORDINANCE



Adopted by Portsmouth City Council: December 21, 2009

Effective Date: January 1, 2010

As Amended Through: June 19, 2017

Article 4 Zoning Districts and Use Regulations

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Section 10.410 Establishment and Purpose of Districts

The City of Portsmouth is hereby divided into the following zoning districts (the statements of purpose are for descriptive purposes and are not regulatory):

District	Purpose
Residential Districts	
Rural Residential	R To provide areas for single-family dwellings and appropriate accessory uses at rural densities (up to one dwelling per five acres), and limited agricultural uses .
Single Residence A	SRA
Single Residence B	SRB
	To provide areas for single-family dwellings at low to medium densities (approximately 1 to 3 dwellings per acre), and appropriate accessory uses .
General Residence A	GRA
General Residence B	GRB
General Residence C	GRC
	To provide areas for single-family, two-family and multifamily dwellings , with appropriate accessory uses , at moderate to high densities (ranging from approximately 5 to 12 dwelling units per acre), together with appropriate accessory uses and limited services.
Garden Apartment/ Mobile Home Park	GA/MH To provide areas for garden apartment development at moderate densities (up to 4 dwelling units per acre), and to accommodate existing developed mobile home parks.
Mixed Residential Districts	
Mixed Residential Office	MRO To provide areas where a limited range of business establishments , including live/work units , can be located near or adjacent to residential development , providing a transition between residential neighborhoods and commercial districts.
Mixed Residential Business	MRB

District		Purpose
Character Districts		
Character District 4-L1	CD4-L1	To promote the development of walkable, mixed-use, human-scaled places by providing standards for building form and placement and related elements of development .
Character District 4-L2	CD4-L2	
Character District 4-W	CD4-W	
Character District 4	CD4	
Character District 5	CD5	
Business Districts		
General Business	GB	To provide for a wide range of retail and commercial uses in areas with excellent regional highway access.
Gateway	GW	To provide for redevelopment along existing developed commercial corridors in order to enhance the visual character and environmental quality of such corridors, to accommodate affordable housing in mixed-use developments , and to encourage site designs that promote pedestrian circulation and public transit use .
Business	B	To provide for a mix of retail, commercial and residential uses in areas of the City where a mix of such uses is desirable.
Waterfront Business	WB	To accommodate and support business uses that depend on the ocean or the Piscataqua River for transport or resources.
Office Research	OR	To provide for campus-style development of offices buildings, research and development facilities, and complementary uses .
Industrial Districts		
Industrial	I	To accommodate industrial, wholesale and storage uses whose operational and physical characteristics do not have detrimental impacts on surrounding areas.
Waterfront Industrial	WI	To provide for industrial and related uses that depend on direct access to the Piscataqua River.
Pease/Airport Districts		
Airport	AIR	To provide for uses associated with the operation of an airport , including aviation-related facilities, structures and activities.

District		Purpose
Airport Industrial	AI	To provide for industrial uses requiring proximity to an airport and aviation-related facilities, structures and activities servicing industrial users .
Pease Industrial	PI	To provide for industrial uses which do not require direct access to an airport .
Airport Business Commercial	ABC	To provide for business, commercial and trade-related enterprises in a campus setting.
Other Districts		
Civic District	CIVIC	To preserve existing buildings and uses that are open to the general public and owned and operated by a not-for-profit entity other than the City of Portsmouth.
Municipal	M	To recognize areas that are in municipal ownership for governmental, civic, service, educational or recreational use .
Natural Resource Protection	NRP	To recognize areas that are in governmental or nonprofit ownership and are dedicated to protection and enhancement of the City's natural resources and ecology.
Transportation Corridor	TC	To provide for future transportation uses and related facilities as well as recreational trail use .

Section 10.420 District Location and Boundaries

10.421 District Location and Boundaries

- 10.421.10 Zoning districts are located and bounded as shown on a map entitled "City of Portsmouth Zoning Map," copies of which are on file in the offices of the City Clerk and Planning Department. The Zoning Map, with all explanatory matter thereon, is hereby made a part of this Zoning Ordinance and may be reissued by the Planning Board to incorporate such amendments as may be made by the City Council.
- 10.421.20 Any property owned or leased by the City of Portsmouth and not shown on the Zoning Map as being in the Municipal or Natural Resource Protection district shall be deemed to be in the Municipal district, and when so identified shall be placed in that district.
- 10.421.30 The following maps are incorporated by reference in the Zoning Map:
 - 10.421.31 The Regulating Plan and Special Requirements Maps for the Character Districts (Maps 10.5A21A through 10.5A21C), as most recently amended.

- 10.421.32 The Flood Insurance Rate Maps (FIRM) for the City of Portsmouth, prepared by the Federal Emergency Management Agency (FEMA), as most recently amended.
- 10.421.33 The "FAR Part 77 Imaginary Surfaces Plan" for Pease International Tradeport, dated May 1995.

10.422 Interpretation of District Bounds

The location of district boundary lines shown upon the Zoning Map shall be determined as follows:

- 10.422.10 Where a boundary is shown as following a **street**, railroad or utility, the boundary shall be the center line thereof unless otherwise indicated.
- 10.422.20 Where a boundary is shown outside of a **street**, railroad or utility and approximately parallel thereto, it shall be deemed parallel to the nearest line thereof, and the figure placed on the Zoning Map between the boundary and such line shall be the distance in feet between them as measured at a right angle from such line, unless otherwise indicated.
- 10.422.30 Where a boundary is shown as following a water course, the boundary shall coincide with the center line thereof as said center line existed at the date of the Zoning Map as amended.
- 10.422.40 Where a boundary apparently follows a **lot line**, it shall be interpreted as such. Such **lot line** shall be interpreted as one existing at the time of the enactment of this Zoning Ordinance or a pertinent amendment.
- 10.422.50 Where a district boundary line divides a **lot**, either zoning district shall be interpreted as extending 20 feet into the **adjacent** district.
- 10.422.60 In case of uncertainty, the Planning Board shall determine the exact location of the zoning district boundary.

Section 10.430 Use Regulations

- 10.431 All **buildings** or **structures** hereafter erected, reconstructed, altered, enlarged or moved, and all **uses** hereafter established, shall be in conformity with the provisions of this Zoning Ordinance.
- 10.432 No **building, structure**, or land shall be used for any purpose or in any manner other than that which is permitted in the district in which it is located.
- 10.433 **Buildings, structures** and land owned or leased by the City of Portsmouth shall be exempt from all provisions of this Ordinance except Article 10, Environmental Protection Standards. Nevertheless, the City is urged to comply with all relevant land **use** controls whenever possible and feasible.

10.434 The **use** regulations for all zoning districts are listed in Section 10.440 (Residential, Mixed Residential, Business and Industrial Districts), Section 10.450 (Pease/Airport Districts) and Section 10.460 (Municipal and Conservation Districts).

10.434.10 The following key applies to the Tables of Uses in Sections 10.440, 10.450 and 10.460:

Symbol	Meaning
P	use is permitted in the district
S	use is allowed in the district upon the granting by the Board of Adjustment of a special exception
CU	use is allowed in the district upon the granting by the Planning Board of a conditional use permit
N	use is prohibited in the district

10.434.20 More than one **use** category on one **lot**:

10.434.21 Different **uses** are permitted on one **lot** where each **use** is allowed in the underlying district.

10.434.22 When a proposed **development** includes different **uses** on one **lot**, the **use** which triggers the higher level of review for the zoning district shall determine the level of review for the entire application. (For example, in the MRB district **multifamily dwellings** are permitted and **retail sales** require a special exception; therefore, a proposed **development** including both these uses would require a special exception.)

10.434.30 In addition to the basic **use** regulations by district as described in 10.434.10, a particular **use** may be subject to additional standards or requirements specified in other sections of the Ordinance. The last column of the Table of Uses provides cross-references to some key supplemental standards and requirements; however, this column is provided for informational purposes and is not regulatory. In the case of any conflict between this reference column and any other section of the Zoning Ordinance, such other section of the Ordinance shall apply.

10.434.40 Any **use** not specifically authorized in Article 4 (including **uses** defined in Article 15 but not listed in Article 4), shall be deemed prohibited in all zoning districts.

P = Permitted S = Special Exception CU = Conditional Use Permit N = Prohibited

Section 10.440 Table of Uses – Residential, Mixed Residential, Business and Industrial Districts

Use	R		SRA GRA GRB		GRC (A)		GA/ MH		MRO CD4- L1		CD4- MRB L2		CD5 CD4		GB GW WB W		B CD4- OR		I	WI	Supplemental Regulations	
	SRB	GRA	GRB	GRA	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB				
1. Residential Uses																						
1.10 Single family dwelling	P	P	P	P	P	N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	
1.20 Accessory dwelling unit																						10.814 (Accessory Dwelling Units)
1.21 Attached	CU	CU	CU	CU	CU	N	CU	CU	CU	CU	CU	CU	CU	CU	CU	N	N	N	N	N	N	
1.22 Detached	CU	CU	CU	CU	CU	N	CU	CU	CU	CU	CU	CU	CU	CU	CU	N	N	N	N	N	N	
1.25 Garden Cottage	CU	CU	CU	CU	CU	N	CU	CU	CU	CU	CU	CU	CU	CU	CU	N	N	N	N	N	N	10.815 (Garden Cottages)
1.30 Two-family dwelling	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	10.640 (Downtown Overlay district)
1.40 Townhouse	N	N	S	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	10.640 (Downtown Overlay district)
1.50 Multifamily dwelling																						
1.51 3 or 4 dwelling units	N	N	S	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	10.5A32 (Character district permitted uses)
1.52 5 to 8 dwelling units	N	N	N	S	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	10.640 (Downtown Overlay district)
1.53 More than 8 dwelling units	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	10.730 (Gateway district)
1.60 Conversion of a building existing on January 1, 1980, with less than the required minimum lot area per dwelling unit specified in Article 5																						10.813 (Multifamily Dwellings in the Business District)
1.61 To 2 dwelling units	N	N	S	S	S	N	P	P	P	P	P	P	P	P	S	N	N	N	N	N	N	10.640 (Downtown Overlay District)
																						10.812 (Conversion of Existing Dwelling to Multifamily Dwelling)

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Use	R	SRA SRA SRB	GRA GRA GRB	GRC (A)	GA/ MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	GW	B CD4- W	WB	OR	I	WI	Supplemental Regulations
1.62 To 3 or 4 dwelling units	N	N	S	S	N	P	P	P	S	N	N	N	N	N	N	N	
1.63 To 5 to 8 dwelling units	N	N	N	S	N	S	S	S	S	N	N	N	N	N	N	N	
1.64 To more than 8 dwelling units	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
1.70 Live/work unit	N	N	N	N	N	P	P	P	P	N	N	P	N	N	N	N	
1.80 Manufactured housing park	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	10.816 (Manufactured Housing Park Dimensional Standards)
1.90 Planned unit development (PUD)																	
1.91 Open space PUD	CU	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.720 (Planned Unit Developments)
1.92 Residential density incentive PUD	N	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	
2. Institutional Residence or Care Facilities																	
2.10 Assisted living facility																	
2.11 Assisted living center	N	N	N	N	N	N	N	N	P	P	CU	P	N	N	N	N	
2.12 Assisted living home	S	S	S	S	S	S	S	S	N	N	N	N	N	N	N	N	
2.20 Residential care facility																	
2.21 5 or fewer residents	S	S	S	S	S	S	S	S	N	N	S	S	N	N	N	N	
2.22 More than 5 residents	N	N	N	N	N	S	S	S	P	S	S	S	N	S	N	N	

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Use	R		SRA		GRA		GRC		GA/		MRO		CD5		B				Supplemental Regulations
	SRB	GRB	GRB	(A)	MH	CD4-L1	CD4-L2	MRB	CD4	GB	GW	CD4-W	WB	OR	I	WI			
3. Educational, Religious, Charitable, Cultural and Public Uses																			
3.10 Place of assembly																			
3.11 Religious	S	S	N	N	N	S	S	S	S	S	S	S	S	N	N	N	N	N	
3.12 Other nonprofit	N	N	N	N	N	S	S	S	S	S	S	S	S	N	N	N	N	N	
3.20 School																			
3.21 Primary or secondary	N	N	N	N	N	S	S	P	P	P	P	P	P	P	N	N	N	N	
3.30 Post-secondary	N	N	N	N	N	S	S	P	P	P	P	P	P	N	P	P	N	N	
3.30 Historic preservation building	S	S	S	S	S	P	P	P	P	P	P	P	P	N	P	N	N	N	10.821 (Historic Preservation Buildings and Museums)
3.40 Museum	N	N	N	N	N	P	P	N	N	P	P	P	P	N	P	N	N	N	10.821 (Historic Preservation Buildings and Museums)
3.50 Performance facility																			
3.51 Indoor performance facility																			10.592 (location)
3.511 Occupancy up to 500 persons	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.860 (hours of operation)
3.512 Occupancy more than 500	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.860 (hours of operation)
3.52 Outdoor performance facility																			
3.521 Occupancy up to 500 persons	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.592 (location)
3.522 Occupancy more than 500	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.822 (yards)
																			10.860 (hours of operation)

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Use	R		SRA		GRA		GRC		GA/		MRO		CD5		B		WI	Supplemental Regulations
	SRB	GRB	GRA	GRB	(A)	MH	CD4- L1	CD4- L2	MRB	CD4	GB	GW	CD4- W	WB	OR	I		
3.60 Cemetery	S	S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
3.70 Club, fraternal or service organization	N	N	N	N	N	N	N	S	S	S	S	S	S	N	N	N	N	
3.80 Municipally operated park and related activities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	For other municipal uses see Section 10.460 (Municipal districts)
4. Recreational Uses																		
4.10 Religious, sectarian or private non-profit recreational use	N	S	N	N	N	N	S	S	N	P	P	P	P	N	N	N	N	
4.20 Cinema or similar indoor amusement use with no live performance	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N	10.825 (noise) 10.860 (hours of operation)
4.30 Indoor recreation use, such as bowling alley or arcade	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N	10.825 (noise) 10.860 (hours of operation)
4.40 Health club, yoga studio, martial arts school, or similar use																		
4.41 Up to 2,000 sq. ft. GFA*	N	N	N	N	N	N	S	S	P	P	P	P	P	N	N	S	N	
4.42 More than 2,000 sq. ft. GFA	N	N	N	N	N	N	N	N	N	S	P	S	N	N	N	S	N	
4.50 Outdoor recreation use	N	N	N	N	N	N	N	N	N	N	S	S	N	N	N	N	N	10.592 (location) 10.860 (hours of operation)
4.60 Amusement park, water park or theme park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

*GFA = gross floor area.

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Use	R		SRA		GRA		GRC		GA/		MRO		CD5		B		I		WI	Supplemental Regulations
	SRA	GRB	GRA	GRB	GRA	GRB	GA/	MRB	CD5	CD4	GB	GW	CD4-	WB	OR	W	I	WI		
5. Office Uses, Non-Medical																				
5.10 Professional office	N	N	N	N	N	N	N	N	N	N	P	P	S	P	P	P	P	P	N	10.833 (Mixed Residential districts)
5.20 Business office (incl. real estate office)	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	10.833 (Mixed Residential districts)
5.30 Financial institution	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	
5.31 Financial services office	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	
5.32 Retail bank	N	N	N	N	N	N	N	N	N	N	N	S	P	P	P	P	P	N	N	
5.40 Social service campus	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.823
5.41 Nonresidential	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
5.42 Residential	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	
5.50 Media studio	N	N	N	N	N	N	N	N	N	N	S	S	S	P	P	P	P	P	N	
5.51 Excluding any transmitting antenna tower	N	N	N	N	N	N	N	N	N	N	S	S	S	N	N	N	N	P	N	
5.52 Including accessory transmitting antenna tower	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S	S	N	10.834
5.60 Publishing facility or similar electronic production operation	N	N	N	N	N	N	N	N	N	N	S	S	S	P	P	P	P	P	N	
5.70 Call Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	S	
6. Medical Services and Health Care																				
6.10 Hospital	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

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Use	R		SRA		GRA		GRC		GA/		MRO		CD5		B		WI	Supplemental Regulations
	SRB	GRB	GRB	(A)	(A)	MH	CD4- L1	CD4- L2	MRB	CD4	GB	GW	CD4- W	WB	OR	I		
6.20 Medical offices and clinics (outpatient only)	N	N	N	N	N	N	S	S	S	P	P	P	P	N	P	N	N	
6.30 Clinics with inpatient care	N	N	N	N	N	N	N	N	N	N	S	S	S	N	S	N	N	
6.40 Ambulatory surgical center	N	N	N	N	N	N	N	N	N	N	S	S	S	N	S	N	N	
6.50 Substance abuse treatment facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
6.60 Psychiatric hospital for the criminally insane	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
7. Services, Other Than Health Care																		
7.10 Day Care																		
7.11 Family day care facility	P	P	P	N	N	N	P	P	P	N	N	N	N	N	N	N	N	
7.12 Group day care facility including private preschool and kindergarten	S	S	S	S	N	N	S	S	P	P	P	P	P	N	N	N	N	10.824 (group day care facilities) 10.860 (hours of operation)
7.20 Personal services	N	N	N	N	N	N	N	S	S	P	P	P	P	N	N	N	N	
7.30 Consumer services such as copy shop, bicycle repair, and pet grooming	N	N	N	N	N	N	N	S	S	P	P	P	P	N	N	N	N	
7.40 Trade, craft and general service establishments , such as shops for plumbers, electricians, painters, paper hangers, upholsterers, sign painters and printers	N	N	N	N	N	N	N	N	S	P	P	P	P	N	P	P	P	All storage of materials and equipment shall be located within a building

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Use	R		SRA		GRA		GRC		GA/		MRO		CD4-		MRB		CD5		GB		GW		B		CD4-		WB		OR		I		WI		Supplemental Regulations	
	SRB	GRB	(A)	MH	CD4-L1	CD4-L2	CD4-L1	CD4-L2	CD4-L1	CD4-L2	CD4-L1	CD4-L2	CD4-L1	CD4-L2	CD4-L1	CD4-L2	CD4-L1	CD4-L2	CD4-L1	CD4-L2	CD4-L1	CD4-L2	CD4-L1	CD4-L2	CD4-L1	CD4-L2	CD4-L1	CD4-L2	CD4-L1	CD4-L2	CD4-L1	CD4-L2	CD4-L1	CD4-L2		
7.50 Veterinary Care	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.832	
7.60 Laundry and dry cleaning establishments																																				
7.61 Drop-off/pick-up only for items to be dry cleaned or laundered off site	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
7.62 Self-service laundry for use by the general public	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
7.63 Dry cleaning establishment with on-site cleaning facilities.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
7.70 Undertaking establishment, funeral parlor or mortuary chapel, excluding crematorium	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
8. Retail Trade																																				
8.10 Convenience goods	10,860 (hours of operation)																																			
8.11 Convenience goods 1																																				
8.111 Hours of operation between 6:00 AM and 11:00 PM	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
8.112 24 hours per day operation	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
8.12 Convenience goods 2																																				
8.121 Hours of operation between 6:00 AM and 11:00 PM	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		

P = Permitted S = Special Exception CU = Conditional Use Permit N = Prohibited

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	GW	B CD4- W	WB	OR	I	WI	Supplemental Regulations
8.122 24 hours per day operation	N	N	N	N	N	N	N	N	S	S	P	S	N	N	N	N	
8.30 Retail sales conducted within a building																	
8.31 Not marine-related	N	N	N	N	N	N	P	S	P	P	P	P	N	N	N	N	
8.32 Marine-related	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N	
8.40 Shopping center	N	N	N	N	N	N	N	N	P	P	P	S	N	N	N	N	
8.50 Retail sales, large format	N	N	N	N	N	N	N	N	N	S	S	N	N	N	N	N	
8.60 Fish market	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N	10.860 (hours of operation)
8.70 Manufacture of goods sold at retail on the premises, such as crafts, coffee roasting and bakery goods	N	N	N	N	N	N	S	S	P	P	P	P	N	N	P	N	Maximum of 5 persons employed in manufacture
8.80 Gateway planned development	N	N	N	N	N	N	N	N	N	N	CU	N	N	N	N	N	10.730 (Gateway Planned Development)
8.90 Sexually oriented business	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	10.930 (Sexually Oriented Businesses)
9. Eating and Drinking Places																	
9.10 Nightclub or bar	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N	10.590 (location)
9.11 Occupant load less than 250	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N	
9.12 Occupant load from 250 to 500	N	N	N	N	N	N	N	N	S	S	N	N	N	N	N	N	
9.13 Occupant load greater than 500	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

P = Permitted S = Special Exception CU = Conditional Use Permit N = Prohibited

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	GW	B CD4- W	WB	OR	I	WI	Supplemental Regulations
9.20 Restaurant, take-out only	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N	
9.30 Restaurant, fast food	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N	
9.40 Restaurant, place of public assembly or function room																	10.590 (location) 10.860 (hours of operation)
9.41 Occupant load less than 50	N	N	N	N	N	N	P	N	P	P	P	P	N	N	N	N	
9.42 Occupant load from 50 to 250	N	N	N	N	N	N	N	N	P	P	P	S	N	N	N	N	
9.43 Occupant load from 250 to 500	N	N	N	N	N	N	N	N	P	S	S	N	N	N	N	N	
9.44 Occupant load greater than 500	N	N	N	N	N	N	N	N	S	S	N	N	N	N	N	N	
9.50 Permanently moored vessel used as restaurant or bar, with occupant load less than 250	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
10. Lodging Establishments																	
10.10 Boarding house	N	N	N	N	N	N	N	N	N	S	S	S	N	N	N	N	
10.20 Bed and breakfast																	
10.21 Bed and Breakfast 1	N	N	S	N	N	S	S	P	P	N	N	P	N	N	N	N	
10.22 Bed and Breakfast 2	N	N	N	N	N	S	S	P	P	N	N	P	N	N	N	N	
10.30 Inn	N	N	N	N	N	N	S	S	P	P	P	P	N	N	N	N	
10.40 Hotel or motel																	
10.41 Up to 125 rooms	N	N	N	N	N	N	N	N	P	S	S	N	N	P	N	N	10.836 (Office Research districts)

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Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	GW	B CD4- W	WB	OR	I	WI	Supplemental Regulations
10.42 126 to 250 rooms	N	N	N	N	N	N	N	N	P	S	S	N	N	S	N	N	
10.42 251 to 500 rooms	N	N	N	N	N	N	N	N	P	S	S	N	N	N	N	N	
10.43 More than 500 rooms	N	N	N	N	N	N	N	N	P	S	S	N	N	N	N	N	
10.50 Conference hotel	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N	
10.60 Conference center	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N	
11. Motor Vehicle-Related Uses																	
11.10 Sales, renting or leasing of passenger cars and light trucks , motorcycles, tractors, snowmobiles and small power equipment (e.g., lawnmowers), including accessory repair services	N	N	N	N	N	N	N	N	N	P	P	S	N	N	N	N	10.592 (location) 10.843 (motor vehicle related uses)
11.20 Motor vehicle service station, motor vehicle repair or washing facility for passenger cars and light trucks	N	N	N	N	N	N	N	N	N	S	S	S	N	N	S	N	10.581 (lot area) 10.592 (location) 10.843 (motor vehicle related uses)
11.30 Sales, rental, leasing, distribution, and repair of trucks over 10,000 lb gross vehicle weight (GVW), recreational vehicles , marine craft or manufactured housing , and related equipment	N	N	N	N	N	N	N	N	N	S	S	S	N	N	S	N	10.581 (lot area) 10.592 (location) 10.843 (motor vehicle related uses)
11.40 Impound lot (principal or accessory use)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	

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Use	R		SRA		GRC		GA/		MRO		CD5		B		WI	Supplemental Regulations	
	SRB	GRB	GRA	GRB	(A)	MH	CD4-L1	CD4-L2	MRB	CD4	GB	GW	CD4-W	WB			OR
11.50 Truck fueling facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	10.581 (lot area) 10.592 (location) 10.843 (motor vehicle related uses)
11.60 Truck terminal	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	10.592 (location) 10.843 (motor vehicle related uses)
12. Marine Craft Related Uses																	
12.10 Boat landings, boat docks, boathouses and associated marine uses																	
12.11 Non-commercial	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	
12.12 Fishing boat landing 1	N	S	S	N	N	N	N	N	N	N	N	N	N	N	N	N	10.837.10 (Residential districts)
12.13 Fishing boat landing 2	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
12.20 Marina																	
12.21 With no repair, servicing or fueling facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
12.22 With repair, servicing or fueling facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.581 (lot area) 10.592 (location) 10.860 (hours of operation)
12.30 Repair of commercial marine craft and marine-related structures	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	P	10.581 (lot area) 10.592 (location) 10.860 (hours of operation)
12.40 Landside support facility for commercial passenger vessel	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	

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Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	GW	B CD4- W	WB	OR	I	WI	Supplemental Regulations
13. Wholesale Trade, Warehousing and Distribution																	
13.10 Wholesale use																	
13.11 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	
13.12 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	
13.20 Wholesale sales devoted to, and in the same establishment as, a permitted retail use																	
13.21 Occupying up to 20% of gross floor area of establishment	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N	
13.22 Occupying 21% to 40% of gross floor area of establishment	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	
13.30 Wholesale lumber yards, lumber and contractor sales																	
13.31 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	
13.32 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	S	
13.40 Warehousing or distribution of non-flammable, non-hazardous materials, not classified as a high hazard use																	
13.41 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	

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Use	R		SRA		GRA		GRC		GA/		MRO		CD5		B		Supplemental Regulations					
	SRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	CD4-L1	CD4-L2	MRB	CD4	GB	GW		CD4-W	WB	OR	I	WI
13.42 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
14. Industrial Uses																						
14.10 Light industry																						
14.11 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	S	N	N	N	P	N	N
14.12 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	S	N	N	N	P	P	P
14.20 Research and development																						
14.21 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	P	N	N	S	S	N	S	S	P	N	N
14.22 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S	P	S	P	P	P
14.30 Food processing																						
14.31 Not including seafood processing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	P	P	P
14.32 Including seafood processing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	S	N	N	N	S	S	S
14.40 Electronics manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S	N	N	P	N	N
14.50 General manufacturing																						
14.51 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
14.52 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	S
14.60 Biological or chemical laboratory																						

10.592 (location)
10.851 (use contained in building)

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Use	R		SRA		GRA		GRC		GA/		MH		MRO		CD4-		MRB		CD5		GB		GW		CD4-		WB		OR		I		WI		Supplemental Regulations		
	SRA	SRB	GRA	GRB	GRA	GRB	GRA	GRB	GA	MH	CD4-	L1	CD4-	L2	CD4-	L1	CD4-	L2	MRB	CD5	CD4	GB	GW	CD4-	W	WB	OR	I	WI								
14.61 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N				
14.62 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
14.70 Recycling facility or recycling plant	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.592 (location) 10.853		
14.80 High hazard use, including other uses listed in this section but not including uses described in 14.90	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.593 (location)		
14.90 Storage (other than normal accessory use), processing, disposal, or transfer of petroleum, petrochemicals, natural gas and liquid petroleum products, coal, alcohol, wood pulp, solid or liquid waste, junk or hazardous waste as classified by Federal or State law	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
15. Transportation and Utilities																																					
15.10 Public or private transformer station, substation, pumping station or automatic telephone exchange, not including any business office, storage yard or storage building																																					
15.11 Essential to service the area in which it is located	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	

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Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	GW	B CD4- W	WB	OR	I	WI	Supplemental Regulations
15.12 Providing community-wide or regional service	N	N	N	N	N	N	N	N	N	S	S	N	N	N	S	S	
15.20 Heliport or helipad																	
15.21 Helipad, as an accessory use to a permitted hospital use	N	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S	
15.22 Heliport	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
16. Wireless Telecommunications Facilities																	
16.10 Satellite dish receiver 42 inches or less in diameter:																	
16.11 Building-mounted , maximum height less than or equal to 4 feet from the roof surface	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
16.12 Ground-mounted, complying with all yard requirements for the district	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
16.20 Satellite dish receiver more than 42 inches in diameter:																	
16.21 Building-mounted , maximum height less than or equal to 4 feet from the roof surface	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	

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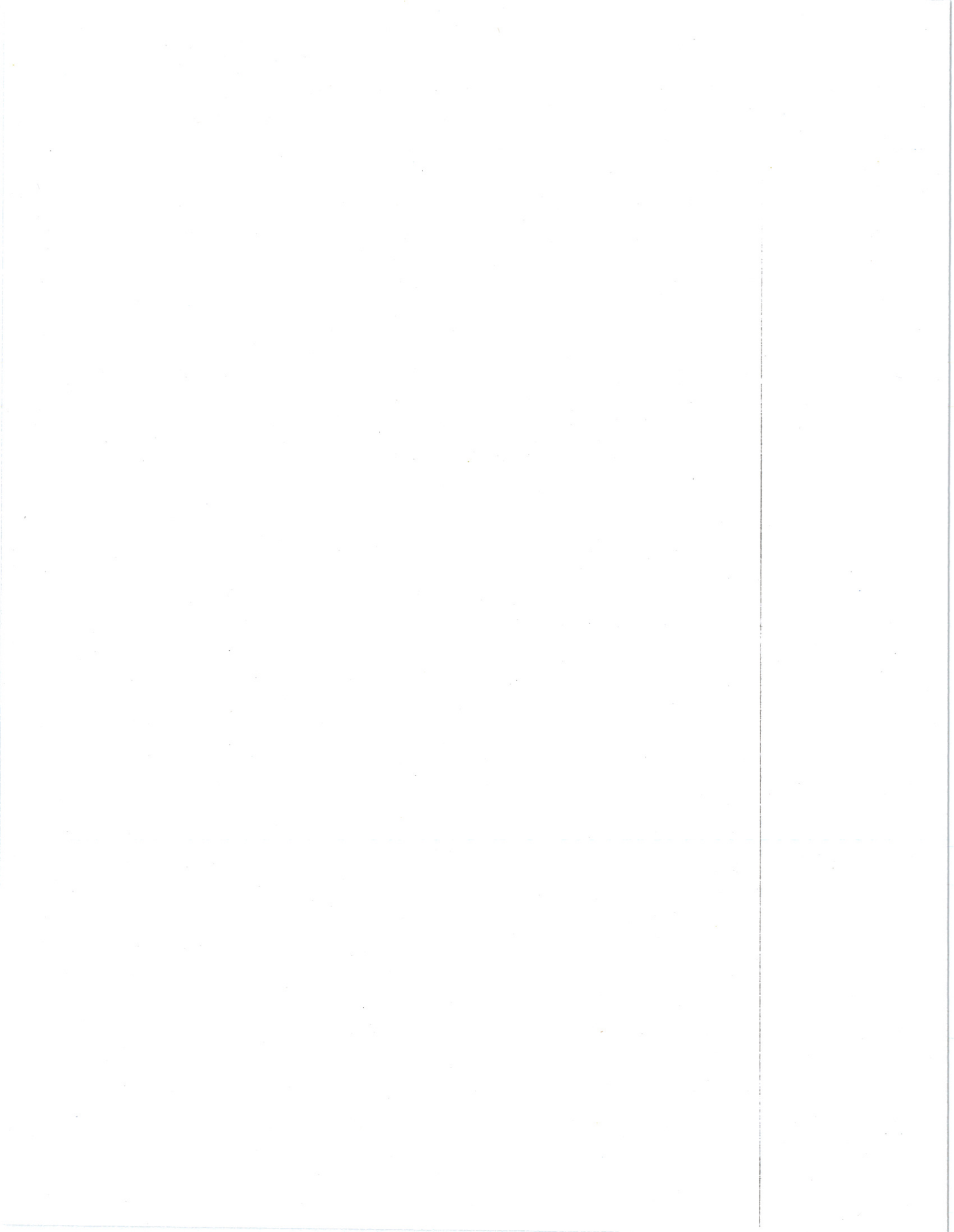
Use	R	SRA	GRA	GRC	GA/	MRO	CD4-	MRB	CD5	GB	GW	B	CD4-	WB	OR	I	WI	Supplemental Regulations
		SRB	GRB	(A)	MH	CD4-	L1	L2	CD4			W						
16.22 Ground-mounted, complying with all yard requirements for the district	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
16.30 Whip antenna not more than 30 feet in height	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	
16.40 Other wireless telecommunications facility not included above	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.460 (Municipal districts) 10.920 (Wireless telecommunications facilities)
17. Agricultural Uses																		
17.10 Farm, not including the keeping of farm animals	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
17.20 Keeping of farm animals	S	S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
18. Temporary Uses																		
18.10 Construction trailer	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
18.20 Temporary structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
18.21 Up to 30 days	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
18.22 31 to 90 days	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
18.23 91 to 180 days	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
18.24 More than 180 days	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

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Use	R		SRA		GRA		GRC		GA/		MRO		CD5		GB		GW		CD4-		WB		OR		I		WI		Supplemental Regulations	
	SRA	SRB	GRA	GRB	(A)	MH	CD4-	L1	CD4-	L2	MRB	CD4	GB	GW	CD4-	W	OR	I	WI	10.835 (accessory drive-through uses)										
19.40 Drive-through facility, as accessory use to a permitted principal use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.835 (accessory drive-through uses)
20. Accessory Storage																														
20.10 Indoor storage of motor vehicles or boats as an accessory use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
20.20 Outdoor storage of registered motor vehicles owned by residents of the premises or business. Such vehicles may include only one commercial vehicle , which shall be limited to no more than 2 axles and 6 wheels.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
20.30 Outdoor storage for not more than 9 consecutive months of boats owned by residents of the property:																														
20.31 Not more than one motorboat or sailboat longer than 12 feet	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
20.32 Any number of (a) motorboats or sailboats up to 12 feet in length, or (b) hand-powered craft (canoes and kayaks) without restriction as to length	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
20.40 Outdoor storage of lobster traps, lobster buoys and associated rope	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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Use	R		SRA		GRA		GRC		GA/		MRO		CD5		B		WI	Supplemental Regulations
	SRB	GRB	GRB	(A)	MH	CD4-L1	CD4-L2	MRB	CD4	GB	GW	CD4-W	WB	OR	I			
20.50 Outdoor storage of raw or partially finished material																		
20.51 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
20.52 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	S	
20.60 Outdoor storage of machinery, equipment and vehicles																		
20.61 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
20.62 Marine-dependent (other than allowed by 20.30 or 20.40 above)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S	



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Section 10.450 Table of Uses – Pease/Airport Districts

Use		AIR	AI	PI	ABC	Supplemental Regulations
A. Airport-Related Uses						
A1	Military aviation (activities associated with the US Department of Defense, NH National Guard, or other State or Federal defense related activities) and related airport activities	P	P	P	P	
A2	Medical emergency flights, provided that any arrivals or departures between 11:00 PM and 6:00 AM shall be limited to locations designated for emergency use during such hours	P	P	N	P	
A3	Civil aviation, with no arrivals or departures permitted between 11:00 PM and 6:00 AM:					
	A3.1 Commercial cargo/freight air transportation for Stage III aircraft and aircraft with a gross weight of less than 75,000 pounds	P	P	N	N	
	A3.2 General Aviation (all aviation activity except commercial passenger service and the military)	P	P	N	N	
	A3.3 Limited commercial passenger service for no more than 30 passengers per flight	P	P	N	N	
	A3.4 Air charter service for no more than 30 passengers per flight	P	P	N	N	
A4	Operation and maintenance activities associated with the airport runway and apron	P	P	N	N	

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Use	AIR	AI	PI	ABC	Supplemental Regulations
<p>A5 Aircraft servicing, maintenance and retrofitting</p> <p>A5.1 Operations that require direct access to the aircraft, including aircraft fueling</p> <p>A5.2 Operations that do not require direct access to the aircraft, including but not limited to servicing and maintenance of avionics, flight recorders, fires, brakes, sheet metal, batteries and other aircraft components</p>	<p>P</p> <p>P</p>	<p>P</p> <p>P</p>	<p>N</p> <p>P</p>	<p>N</p> <p>N</p>	
<p>A6 Maintenance, replacement and operation of underground fuel storage and distribution systems that were in existence prior to January 1, 1989, provided the following requirements are satisfied:</p> <p>(a) To protect the underlying aquifer, no additional fuel storage or distribution systems shall be placed underground;</p> <p>(b) Periodic inspections of not less than every six months shall be conducted by the responsible authority and the results shall be reported to appropriate Federal, State and Local authorities; and</p> <p>(c) Operation shall conform to all applicable federal, state and local statutes, ordinances, regulations and procedures.</p>	<p>P</p>	<p>P</p>	<p>N</p>	<p>N</p>	
<p>A7 Above-ground fuel storage tank facility, provided that:</p> <p>(a) Storage tanks shall be either double lined or vaulted;</p> <p>(b) Storage tanks shall be diked with an impervious retention basin capable of containing 1.3 times the holding capacity of the tanks; and</p> <p>(c) All applicable federal, state and local statutes, ordinances and regulations shall be complied with.</p>	<p>P</p>	<p>S</p>	<p>N</p>	<p>N</p>	
<p>A8 Airport terminal with associated ticket sales, food and beverage services, retail sales and services, located within the structure, including car rental agencies</p>	<p>P</p>	<p>P</p>	<p>N</p>	<p>N</p>	

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Use	AIR	AI	PI	ABC	Supplemental Regulations
A9 Aircraft hangers, servicing and repair facilities, aircraft administration buildings , freight terminals, retrofitting facilities and offices for on-board equipment activities	P	P	N	N	
A10 Air freight terminal operations and activities	P	P	N	N	
A11 Aerospace and aviation-related training facility	P	P	P	N	
A12 Aircraft sales and leasing facility	P	P	S	S	
A13 Aircraft and aircraft parts manufacture and retrofitting; aircraft parts and components storage; and aviation research and testing laboratories and activities	N	P	P	N	
3. Educational, Religious, Charitable, Cultural and Public Uses					
3.30 School, post-secondary (including training center or similar educational facility)	N	N	N	P	
3.60 Performance facility					
3.61 Indoor performance facility					10.592 (location) 10.860 (hours of operation)
3.611 Occupancy for up to 500 persons	N	N	N	P	
3.612 Occupancy for more than 500 persons	N	N	N	S	
3.62 Outdoor performance facility					10.592 (location) 10.822 (yards) 10.860 (hours of operation)
3.621 Occupancy for up to 500 persons	N	N	N	P	
3.622 Occupancy for more than 500 persons.	N	N	N	S	
4. Recreational Uses					
4.40 Outdoor recreational use	N	P	P	P	
4.50 Health club, yoga studio, martial arts school, or similar use	N	N	N	P	

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Use	AIR	AI	PI	ABC	Supplemental Regulations
5. Office Uses, Non-Medical					
5.20 Business office	N	N	P	P	
5.50 Media studio, including accessory transmitting antenna tower	N	S	S	P	10.834
5.80 Trade-related exhibition/conference center, offices and support activities	N	N	N	P	
6. Medical Services and Health Care					
6.10 Hospital	N	N	N	P	
6.20 Medical office or clinic	N	N	N	P	
9. Eating and Drinking Places					
9.50 Restaurant , place of public assembly or function room					10.590 (location)
9.52 Occupant load up to 500 persons	N	N	N	P	
9.53 Occupancy greater than 500 persons	N	N	N	S	
10. Lodging Establishments					
10.40 Hotel or motel	N	N	N	P	10.590 (location)
14. Industrial Uses					
14.10 Research and development , including high hazard uses	N	P	P	P	
14.30 Food processing , including seafood processing	N	S	S	S	10.592 (location) 10.851 (use contained in building)

P = Permitted S = Special Exception CU = Conditional Use Permit N = Prohibited

Use	AIR	AI	PI	ABC	Supplemental Regulations
14.50 General manufacturing					
(a) with equal to or less than 40 percent associated warehousing	P	P	P	P	
(b) with greater than 40 percent associated warehousing.	S	S	S	S	
14.99 Foreign trade zone	S	S	S	S	
15. Transportation and Utilities					
15.10 Public or private transformer station, substation, pumping station, or automatic telephone exchange, not including any business office , storage yard or storage building					
15.11 Essential to service the area in which it is located	S	S	S	S	
15.12 Providing community-wide or regional service	S	S	S	S	
15.30 Ground transportation of non-flammable and non-hazardous materials, and related activities and operations, provided that such use is located at least 100 feet from all property lines	N	P	S	N	
15.40 Passenger transportation terminal, including bus terminal, rail terminal, commuter van, taxi and limousine services	P	P	N	P	

P = Permitted S = Special Exception CU = Conditional Use Permit N = Prohibited

Use	AIR	AI	PI	ABC	Supplemental Regulations
<p>15.50 Shared vehicular parking garage as a principal use, subject to the following:</p> <p>(a) Dimensional standards shall be as specified in Article 5 except as follows:</p> <ul style="list-style-type: none"> (1) Minimum lot area: 3 acres (2) Minimum open space: 25% (3) Maximum building/structure height: 70 feet <p>(b) Permitted accessory uses shall be limited to:</p> <ul style="list-style-type: none"> (1) Group day care facility (no age restriction) with associated outdoor fenced recreation areas (2) Car rental agency (3) Drop off/pick up only for items to be dry cleaned or laundered off site (4) News stand (5) Convenience goods 1, Convenience goods 2 (6) Coffee shop 	P	P	P	P	
16. Wireless Telecommunications Facilities					
16.10 Satellite dish receivers 42 inches or less in diameter					
16.11 Building -mounted, maximum height less than or equal to 4 feet from the roof surface	P	P	P	P	
16.12 Ground-mounted, complying with all yard requirements for the district	P	P	P	P	
16.20 Satellite dish receiver larger than 42 inches in diameter					
16.21 Building -mounted, maximum height less than or equal to 4 feet from the roof surface	S	S	S	S	

P = Permitted S = Special Exception CU = Conditional Use Permit N = Prohibited

Use	AIR	AI	PI	ABC	Supplemental Regulations
16.22 Ground-mounted, complying with all yard requirements for the district	S	S	S	S	
16.30 Whip antenna not greater than 30' in height	P	P	P	P	
18. Temporary Uses					
18.10 Construction trailer	P	P	P	P	
19. Accessory Uses					
19.10 The following accessory uses to a permitted principal use , provided said uses combined occupy less than 20% of the total gross floor area of the building :	P	P	P	P	
19.11 Car rental agency.					
19.12 Laundry and dry cleaning establishment					
19.13 Personal services					
19.14 News stand					
19.15 Convenience goods 1, Convenience goods 2					
19.16 Restaurant /coffee shop					
19.17 Group day care facility (no age restriction) for employees located within the building					10.824 (group day care facilities)
19.18 Recreational facility					
19.19 Retail bank					
20. Accessory Storage					
20.50 Outdoor storage of raw or partially finished material	S	S	S	S	
20.60 Outdoor storage of machinery, equipment and vehicles	S	S	S	S	

Section 10.460 Table of Uses – Municipal and Conservation Districts

use	Municipal	NRP
M1 Municipal activities including, but not limited to, police, government, fire department, library, and other public activities	P	N
M2 Public facilities, including parking facilities and garages	P	N
M3 Temporary activities as authorized by municipal agencies having jurisdiction	P	P
M4 Tree farms and related forestry activities	P	P
M5 Wildlife refuge	P	P
M6 Public parks and playgrounds	P	P
M7 Public nature trails, provided that no off road vehicles or bicycles of any type shall be allowed	P	P
M8 Airport related equipment, communications and navigational aids and activities	S	S
M9 uses of property which are expressly recognized in conservation easement or conservation restriction deeds by which the City of Portsmouth has acquired conservation rights in the property which is the subject of the deed	N	P
M10 Telecommunications equipment including towers, attached and detached antenna and cabinets, provided that the City Council approves such installation	P	N

Note: No septic tank or leach field shall be constructed, reconstructed or enlarged closer than 75 feet to any **wetland** lying within an NRP district.

Section 10.470 Uses Permitted in the Transportation Corridor District

Land in the Transportation Corridor District may be used for the following purposes:

- 10.471 **Rail transport**
- 10.472 **Municipal trail**
- 10.473 **Rail-trail or rail-with-trail**
- 10.474 Underground utility lines, including but not limited to water, sewer, drainage, natural gas, electric and telecommunications

Section 10.520 Residential and Mixed Residential Districts

10.521 Table of Dimensional Standards – Residential and Mixed Residential Districts¹

	R	SRA	SRB	GRA	GRB	GRC	GA/MH	MRO	MRB
Minimum Lot Dimensions									
Lot area	5 acres	1 acre	15,000 sf	7,500 sf	5,000 sf	3,500 sf	5 acres	7,500 sf	7,500 sf
Lot area per dwelling unit	5 acres	1 acre	15,000 sf	7,500 sf	5,000 sf	3,500 sf	10,000 sf	7,500 sf	7,500 sf
Continuous street frontage	NA	150'	100'	100'	80'	70'	N/A	100'	100'
Depth	NA	200'	100'	70'	60'	50'	N/A	80'	80'
Minimum Yard Dimensions									
Front	50'	30'	30' ²	15'	5'	5'	30' ^{2,4}	5'	5' ²
Side	20'	20'	10'	10'	10'	10'	25'	10'	10'
Rear	40'	40'	30'	20'	25'	20'	25'	15'	15'
Maximum Structure Dimensions									
Structure height									
Sloped roof	35'	35'	35'	35'	35'	35' ³	35' ^{3,4}	40'	40'
Flat roof	35'	30'	30'	30'	30'	30'	35' ^{3,4}	30'	30'
Roof appearance height	8'	8'	8'	8'	8'	8'	8'	10'	10'
Building coverage	5%	10%	20%	25%	30%	35%	20% ⁴	40%	40%
Minimum open space	75%	50%	40%	30%	25%	20%	50%	25%	25%

NA = Not Applicable NR = No Requirement

Notes:

1. See Article 5A for dimensional standards in Character Districts.
2. See Section 10.533 for special front yard requirements on Lafayette Road.
3. Within the General Residence C and Garden Apartment/Mobile Home Park districts an additional 8' of height may be added to the maximum **structure** height in order to provide for **multifamily dwellings** that include vehicular parking spaces located within the residential **building** itself, if the additional height results in increased **open space** when compared to a site plan showing what **open spaces** would remain if required parking spaces were located in the open and in **accessory structures**.
4. See Section 10.816 for requirements within a **manufactured housing park**.

10.522 Multifamily Dwellings

The maximum **building length** of a **multifamily dwelling** shall not exceed 160 feet.

Section 10.530 Business and Industrial Districts

10.531 Table of Dimensional Standards – Business and Industrial Districts¹

	B	GB	Gate ³	WB	I	WI	OR
Minimum Lot Dimensions							
Lot Area	20,000 sf	43,560 sf	43,560 sf	20,000 sf	2 acres	2 acres	3 acres ⁵
Lot Area per dwelling unit	2,500 sf	NR	NR ³	NR	NA	NA	NA
Continuous street frontage	100'	200'	200' ³	100'	200'	200'	300' ⁵
Depth	80'	100'	100'	100'	200'	200'	300' ⁵
Minimum Yard Dimensions							
Front	20'	30'	30' ^{3,4}	30'	70'	70'	50' ⁵
Side	15'	30'	30'	30'	50'	50'	75' ⁵
Rear	15'	50'	50'	20'	50'	50'	50'
Maximum Structure Dimensions							
Structure height	50'	60'	40' ³	35'	70' ⁶	70' ⁶	60' ⁶
Roof appurtenance height	10'	10'	10'	10'	10'	10'	10'
Building coverage	35%	30%	30% ³	30%	50%	50%	30%
Floor Area Ratio	NR	NR	NR ³	NR	NR	NR	NR
Minimum open space	15%	20%	20% ³	20%	20%	20%	30%

Notes:

1. See Article 5A for dimensional standards in Character Districts.
2. See Section 10.535 for exceptions to dimensional standards in Central Business districts.
3. See Section 10.734 for special provisions in Gateway Planned Developments.
4. See Section 10.533 for special front yard requirements on Lafayette Road.
5. See Section 10.532.10 for requirements for lots adjacent to North Mill Pond.
6. See Section 10.532.20 for reduced structure height within 200' of North Mill Pond or Piscataqua River.
7. See Section 10.536 for increased FAR

NA = Not Applicable NR = No Requirement

10.532 Exceptions to Dimensional Standards for Certain Lots in the Industrial and OR Districts

10.532.10 North Mill Pond

In the Office Research district, **lots** in the area bounded by North Mill Pond, Maplewood Avenue, Islington Street and Bartlett Street shall be subject to the requirements of the Industrial district with respect to minimum **lot area, street frontage, lot depth, and yards.**

10.532.20 Building Height Setback from Waterfront

In the Industrial, Waterfront Industrial and Office Research districts, no portion of a **building** that is less than 200 feet from the **highest observable tide line** of the Piscataqua River or the North Mill Pond shall exceed 45 feet in height. Docking and offloading **structures** and equipment (such as cranes) are exempt from this restriction.

10.533 Special Yard Requirements on Lafayette Road

Notwithstanding the minimum **front yard** requirements specified in Section 10.521 or Section 10.531, for any **lot** adjoining Lafayette Road between the Route 1 Bypass and the Rye town line, no **building, structure,** parking area, or display or storage area shall be located less than 80 feet from the centerline of Lafayette Road or 30 feet from the sideline of Lafayette Road, whichever represents the greater **setback,** except as permitted under Section 10.730.

10.534 Inclusion of Waterfront Public Access in Open Space

In a Business or Industrial District, a portion of a **lot** that is used to provide public access along a waterfront shall be counted as **open space** for the purpose of satisfying the requirement for minimum **open space** on a **lot,** as follows:

10.534.10 Each square foot of **lot area** that is duly recorded and enforceable by the City as waterfront public access shall be counted as 1.5 square feet of required **open space.**

10.534.20 Each square foot of **lot area** that is used for, but not enforceable by the City as, waterfront public access shall be counted as 1.0 square foot of required **open space.**

Section 10.540 Airport Districts

In the Airport, Airport Industrial, Pease Industrial and Airport Business Commercial districts, land use controls are governed by State statute. The statute provides that land acquired by the Pease Development Authority (PDA) from the federal government is not subject to the City of Portsmouth's land use controls, including the Zoning Ordinance, but instead is subject to land use controls adopted by the PDA, consistent with the City's Master Plan. The dimensional regulations in the following table therefore have no direct

regulatory effect, but do represent the City's land use policy for these districts and thus are set forth as guidance for the PDA.

	Air	PI	AI	ABC
Minimum Lot Dimensions				
Area	NR	5 acres	5 acres	10 acres
Continuous street frontage	NR	NR	100'	300'
Depth	NR	NR	100'	200'
Minimum Yard Dimensions				
Front	NR	70'	70'	70'
Side	NR	50' + 50'	50' + 50'	30' + 30'
Rear	NR	50'	50'	50'
Maximum Structure Dimensions				
Structure height	85'	85'	85'	85'
Roof appurtenance height	10'	10'	10'	10'
Building coverage	NR	30%	50%	60%
Minimum open space	NR	50%	50%	50%

NR = No requirement.

Section 10.550 Conservation Districts

	NRP
Minimum Lot Dimensions	
Area	NR
Continuous street frontage	NR
Depth	NR
Minimum Yard Dimensions	
Front	70'
Side	70'
Rear	70'
Maximum Structure Dimensions	
Structure height	35'
Roof appurtenance height	10'
Building coverage	NR
Minimum open space	95%

NR = No requirement.

Section 10.560 Municipal District

Lots and buildings in the Municipal district are exempt from all dimensional and intensity regulations.

Section 10.570 Accessory Buildings, Structures and Uses

- 10.571 No **accessory building, structure or use** shall be located in any required **front yard**, or closer to a **street** than the **principal building**.
- 10.572 In a Character, Business or Industrial district, all **accessory buildings and structures** shall conform to the **side yard** and **rear yard** requirements of the applicable zoning district.
- 10.573 In a Residential or Mixed Residential district, an **accessory building or structure** may be located in a required **side yard** or **rear yard** subject to the following:
- 10.573.10 An **accessory building or structure** not more than 10 feet in height and not more than 100 square feet in area shall be set back at least 5 feet from any **lot line**.
- 10.573.20 An **accessory building or structure** more than 10 feet in height or more than 100 square feet in area shall be set back from any **lot line** at least the height of the **building** or the applicable **yard** requirement, whichever is less.
- 10.574 All **accessory buildings and structures** shall be included in the computation of **building coverage**.
- 10.575 No dumpster shall be located within 20 feet of a Residential or Mixed Residential zoned **lot** nor within 10 feet of any **lot line**. (See also Section 10.1130, Landscaping and Screening.)
- 10.576 An **accessory use** that does not include a **structure** shall be set back at least 10 feet from a side or **rear lot line**.

Section 10.580 Special Dimensional Requirements for Certain Uses

When this Section 10.580 specifies a minimum **lot area** or minimum **yard** requirement for a specific **use** that is different from a **lot area** or **yard** requirement specified elsewhere in this Article, the **use** shall comply with the more stringent requirement.

10.581 Minimum Lot Area

Lots shall conform to the following minimum **lot area** requirements:

Use	Minimum Lot Area
Social service campus	25 acres
Hotel or motel in Industrial district	10 acres
Motor vehicle service station	1 acre
Sales, rental, leasing, distribution, and repair of vehicles, recreational vehicles, marine craft, manufactured housing and related equipment	2 acres
Marine vessel repair	2 acres
Truck fueling facility	5 acres
Truck terminal	2 acres
Recycling facilities and recycling plants	2 acres

10.582 Minimum Yards

Use	Minimum Yard
Social service campus	50 feet
Hotel or motel in Industrial districts	
Front	175 feet
Side	100 feet
Rear	175 feet
Motor vehicle service station	50 feet

Section 10.590 Minimum Distance Between Nonresidential Uses and Residential and Mixed Residential Districts

10.591 Minimum Distance Between Structures in Nonresidential Districts and Residential or Mixed Residential Districts

In a General Business District, Gateway District, Industrial District (I, WI, OR) or Airport District (A, PI, AI, ABC), no **structure** or additions to a **structure** shall be located within 100 feet of a parcel in a Residential or Mixed Residential district or Character District 4-L1.

10.592 Additional Distance Between Specific Nonresidential Uses and Residential or Mixed Residential Districts

10.592.10 Based on the location of the lot

A **lot** containing one of the following **uses** shall be separated from a Residential or Mixed Residential district or Character District 4-L1 by the distance indicated:

Use No.	Use	Minimum distance between lot and any Residential or Mixed Residential district or Character District 4-L1
3.51	Performance facility, indoor	200 feet
3.52	Performance facility, outdoor	500 feet
4.50	Outdoor recreation use	500 feet
7.50	Veterinary hospital with kennels	200 feet
9.10 9.50 9.60	Nightclub or bar (as a principal or accessory use)	200 feet *
11.20	Motor vehicle service station	200 feet
11.50	Truck fueling facility	500 feet
11.60	Truck terminal	500 feet
12.20 12.30	Marine vessel repair	500 feet
14.30	Food processing	500 feet
14.70	Recycling facility or recycling plant	500 feet

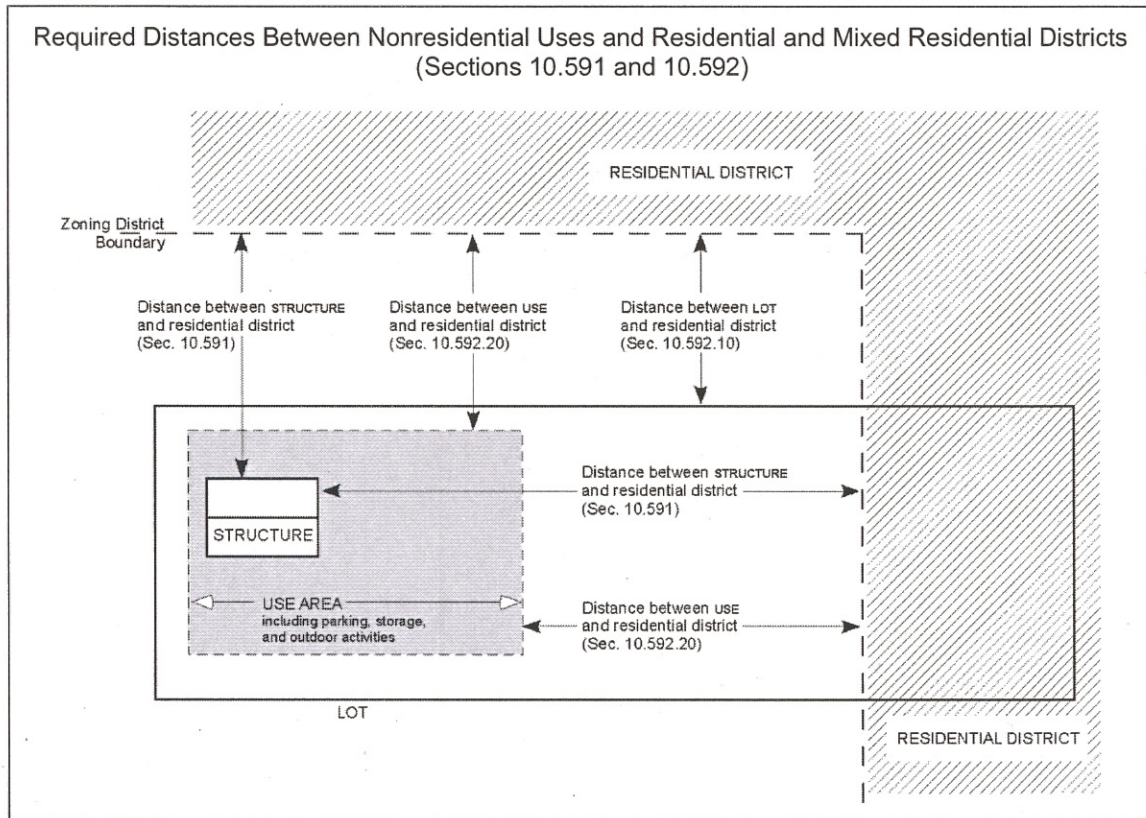
* In Character District 4 or 5 (CD4 or CD5) or the Downtown Overlay District, a **lot** containing a **nightclub** or **bar** may be located less than 200 feet from a Residential or Mixed Residential district but shall not abut such district.

10.592.20 Based on the location of the use

The following **uses** shall be separated from a Residential or Mixed Residential district or Character District 4-L1 by the distance indicated:

Use No.	Use	Minimum distance between use and any Residential or Mixed Residential district or Character District 4-L1
	Outdoor entertainment	200 feet
8.90	Sexually oriented business	See Section 10.930

10.40	Parking and access ways for hotel or motel	100 feet
10.50	in an Industrial district	
11.10	Sales, rental, leasing, distribution and repair	200 feet
12.30	of vehicles, recreational vehicles, marine craft, manufactured housing and related equipment, including areas for parking, display or storage of vehicles, equipment, goods or materials	



10.593 Additional Location Restrictions for Certain Nonresidential Uses

- 10.593.10 Any **restaurant** with an **accessory use**, such as a **bar**, place of public assembly or function room, in a General Business or Gateway district shall be located at least 200 feet from a residential district.
- 10.593.20 Any **high hazard use** shall be located at least 500 feet from any other **high hazard use** (or a greater distance if deemed necessary by the Planning Board), and shall include a vegetated buffer area at least 500 feet in depth to screen such **use** from any Residential or Mixed Residential district.