

Appendix 'I': Zoning Ordinance

**The municipal zoning ordinances are on file at the municipal offices.*

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

Section 10.520 Residential and Mixed Residential Districts

10.521 Table of Dimensional Standards – Residential and Mixed Residential Districts ¹

	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 appurtenance 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**.

Section 10.530 Business and Industrial Districts

10.531 Table of Dimensional Standards – Business and Industrial Districts ¹

	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.

NA = Not Applicable NR = No Requirement

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