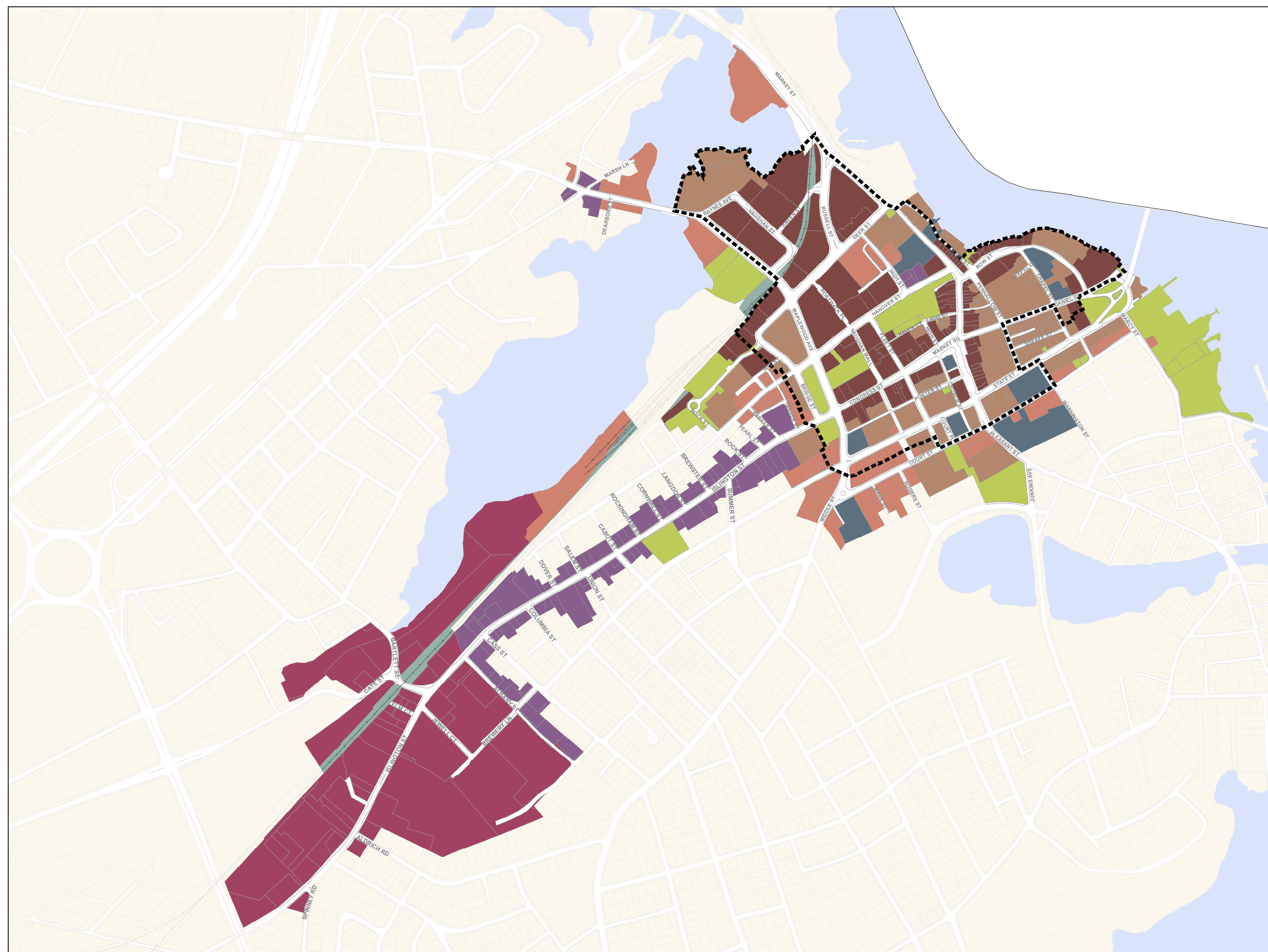


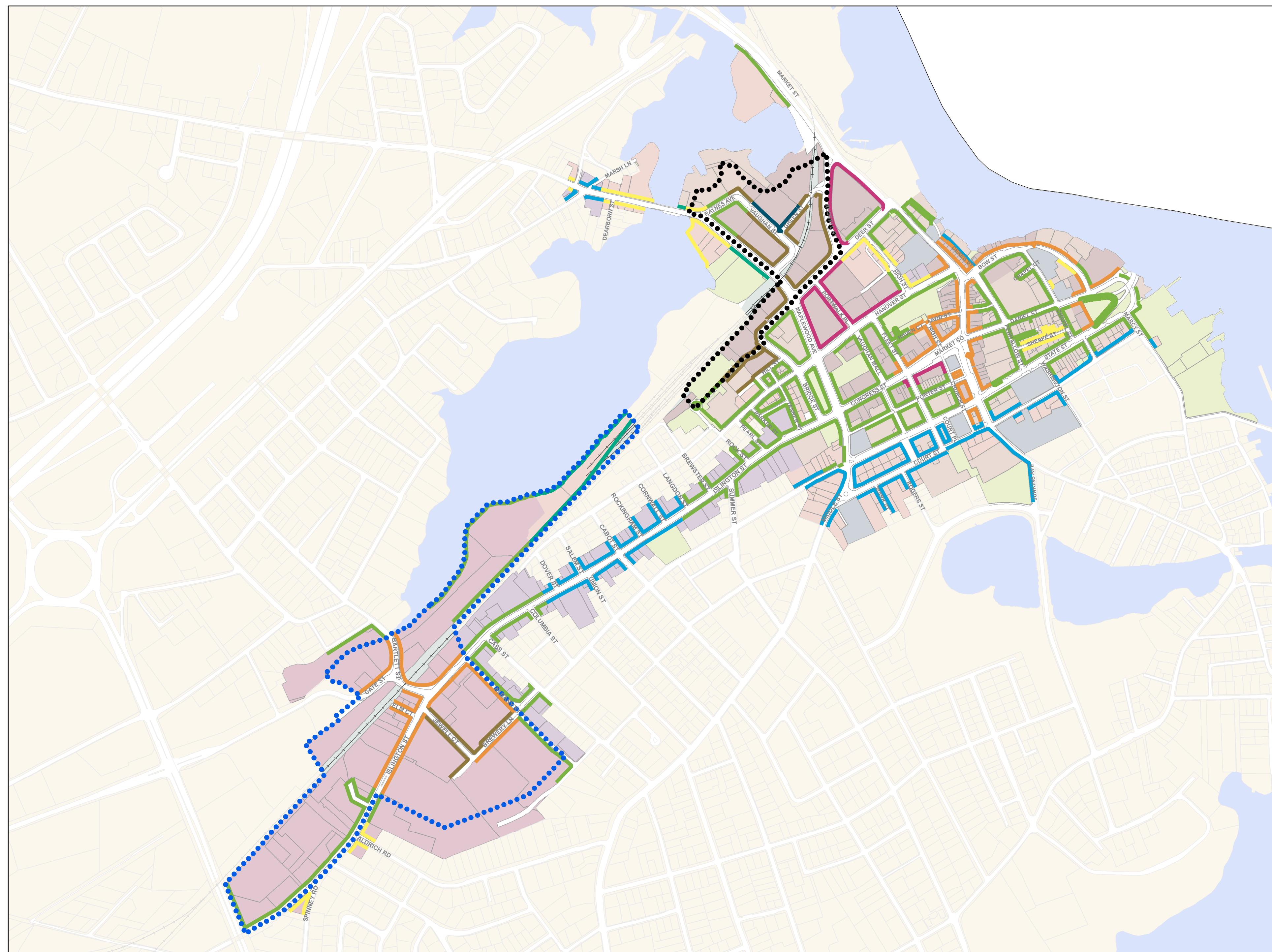
City of Portsmouth Zoning Map

Sheet 2 of 2 Character Districts Regulating Plan



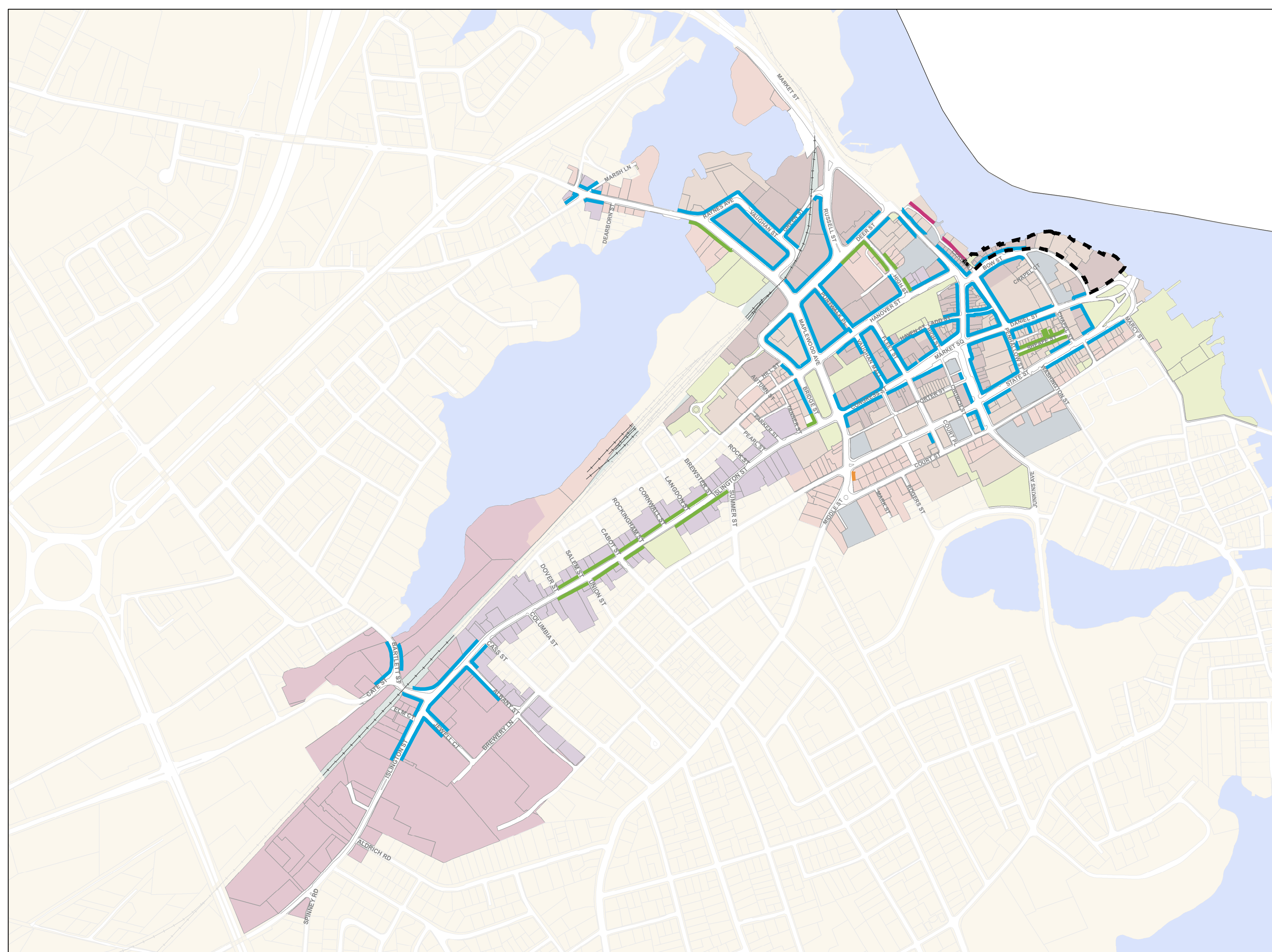
Map 10.5A21A
Character Districts
and Civic Districts

- Legend**
- DOD Downtown Overlay District
 - HD Historic District
- Character Districts**
- CD5 Character District 5
 - CD4 Character District 4
 - CD4-L1 Character District 4-L1
 - CD4-L2 Character District 4-L2
- Civic District**
- CIVIC Civic District
- Other Districts**
- M Municipal District
 - TC Transportation Corridor



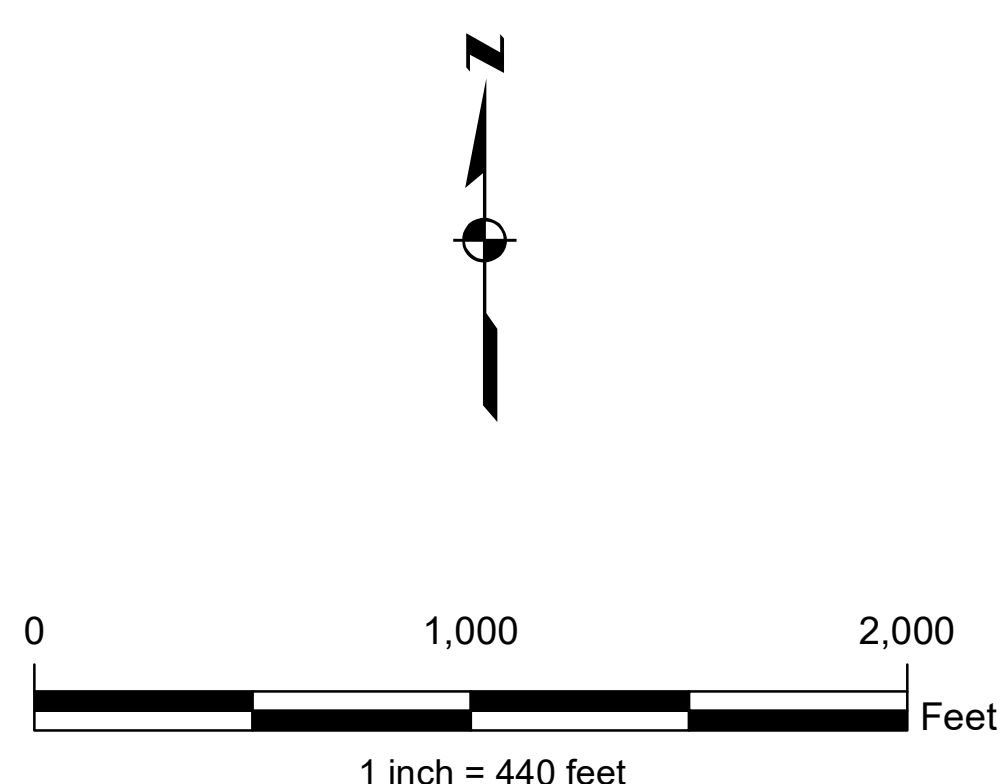
Map 10.5A21B
Building Height
Standards

- Legend**
- | Height requirement area | Maximum building height* |
|-------------------------|-----------------------------|
| | 1 Story 20' |
| | 2 Stories 35' |
| | 2-3 Stories 40' |
| | 2-3 Stories (short 4th) 45' |
| | 2-4 Stories 50' |
| | 2-4 Stories (short 5th) 60' |
| | 2-5 Stories 60' |
- *Penthouse Levels may exceed the building height by 2 feet.
- A short story includes either: 1) use of a top story below the cornice line of a sloped roof that is at least 20% shorter in height than the story below; or 2) a story within a mansard roof with a pitch no greater than 30:12.
 - When a lot is assigned to more than one height requirement standard refer to the requirements listed in Section 10.5A21.22.
 - Attic space within either a gable, gambrel, hip or hip-top mansard roof or a penthouse level on a flat roof is not considered a story. Attic space is permitted above the top story provided the proposed building is no greater than the maximum building height.
- Incentive Overlay Districts**
Within the Incentive Overlay Districts, certain specified development standards, including height, density and parking, may be modified pursuant to Section 10.5A46.
- North End Incentive Overlay District
Between Maplewood Avenue and Russell Street, the boundary of the North End Incentive Overlay District is established at 100 feet from the mean high water line.
 - West End Incentive Overlay District
The boundary of the West End Incentive Overlay District is established at 200 feet from the rear lot lines of the abutting Aldrich Road lots and/or 100 feet from the rear lot lines of lots that abut the public or private portions of Chevrolet Avenue, whichever is greater.



Map 10.5A21C
Special Requirements for
Façade Types, Front Lot
Line Buildout, and Uses

- Legend**
- Required Façade Types**
- Shopfront façade type
 - Step, stoop or recessed entry façade type
 - Officefront façade type
- Waterfront Lots**
- Waterfront Use Overlay
In addition to the uses permitted in the underlying Character districts, lots in the Waterfront Use Overlay shall also permit uses 9.60, 12.20, 12.22, and 12.40 as set forth in Section 10.440 (Table of Uses) (Section 10.5A34).
 - Waterfront lots on Ceres Street
For waterfront lots on Ceres Street, the maximum front lot line buildout shall be 50%, and buildings shall have a wood-sided appearance (Section 10.5A21.30).
- In addition to the uses permitted in Character District 4, waterfront lots on Ceres Street shall also permit the uses permitted in the Waterfront Industrial district as set forth in Section 10.440 (Section 10.5A35).



Adopted by City Council April 21, 2014
As Amended Through: September 24, 2025

