City of Portsmouth Zoning Map

Sheet 1 of 2

Legend

Character Districts

Character-Based Zoning Area
(Refer to Zoning Map Sheet 2 of 2 Character Districts Regulating Plan)

Residential Districts

R	Rural
SRA	Single Residence A
SRB	Single Residence B
GRA	General Residence A
GRB	General Residence B
GRC	General Residence C
GA/MH	Garden Apartment/Mobile Home Park

Mixed Residential Districts

MRO	Mixed Residential Office
MRB	Mixed Residential Business
G1	Gateway Corridor
G2	Gateway Center

Business Districts

GB	General Business
B	Business
WB	Waterfront Business

Industrial Districts

OR	Office Research
I	Industrial
WI	Waterfront Industrial

Airport Districts

AIR	Airport
AI	Airport Industrial
PI	Pease Industrial
ABC	Airport Business Commercial

Other Districts

M	Municipal
NRP	Natural Resource Protection
TC	Transportation Corridor

Overlay Districts

OLOD	Osprey Landing Overlay District
HNOD	Highway Noise Overlay District
DOD	Downtown Overlay District (See Inset Map and Zoning Map Sheet 2 of 2 Character Districts Regulating Plan)
HD	Historic District (See Inset Map)
FP	Flood Plain District (See FEMA Flood Insurance Rate Map)

0 1,000 2,000 4,000 6,000 Feet

1 inch = 1,000 ft

Adopted by City Council: December 21, 2009
Effective date: January 1, 2010

As Amended Through: September 24, 2025

Map prepared by Portsmouth Planning & Sustainability Department 9/29/2025

Amendments

1. June 21, 2010 - Rezone Assessor's Map 201, Lots 3-8 (1-6 Sagamore Grove) from Waterfront Business (WB) to Single Residence B (SRB)

2. October 18, 2010 - Rezone Assessor's Map 285, Lot 12 (2700 Lafayette Road) from Municipal (M) to Gateway (GW)

3. June 6, 2011 - Rezone a portion of Assessor's Map 116, Lot 44 (54 Rogers Street) from Municipal (M) to Mixed Residence Office (MRO)

4. November 13, 2012 - Rezone Assessor's Map 105, Lot 19 (143 Daniel Street) from Municipal (M) to Central Business B (CBB) and to place that property in the Downtown Overlay District (DOD)

5. April 21, 2014 - Adoption of Character Based Zoning Districts as shown on Maps 10.5A21A-C

6. July 20, 2015 - Rezone the following lots from Industrial (I), Office Research (OR) or Municipal (M) to Gateway (GW): Assessors Map 163, Lots 33, 34 and 37; Assessors Map 165, Lots 1, 2 and 14; Assessors Map 172, Lots 1 and 2; and Assessors Map 173, Lots 2 and 10

7. August 17, 2015 - Expansion of Character Based Zoning Districts as shown on Maps 10.5A21A-C

8. December 21, 2015 - Portion of Map 201, Lot 1 rezonged from Waterfront Business to Single Residence B

9. April 25, 2016 - Rezone to following lots or parts thereof to the Transportation Corridor District: Assessors Map 165, Lot14; Assessors Map 234, Lot 2A; Part of Assessors Map 164, Lot 4; Assessors Map 125, Lot 20; Assessors Map 124, Lot 13; Assessors Map 119, Lot 3; and Part of Assessors Map 119, Lot 5

10. July 11, 2016 - Expansion of Character Based Zoning Districts as shown on Maps 10.5A21A-C

11. July 11, 2016 - Rezone the following lots from Character District 4-L1, Mixed Residence Business, Business and Central Business B to General Residence C: Assessors Map 139, Lots 2, 3, 4, 5 and 6; Assessors Map 144, Lot 40; Assessors Map 145, Lots 14, 19, 20, 21, 29 and 30; Assessors Map 146, Lots 19, 20, 21, 22 and 23; Assessors Map 147, Lots 22, 23,24, 25, 26, 27, 28, 29,30 and 30A; Assessors Map 156, Lots 24 and 35; Assessors Map 157, Lots 10, 11, 12,13 and 14

12. December 4, 2017 - Adoption of Gateway Mixed Use Districts, Gateway Corridor (G1) and Gateway Center (G2) including the following: Rezone the following lots along Route 1/Lafayette Rd. from Gateway to Gateway Neighborhood Mixed Use Corridor (G1) that are located south of Campus Drive to the Portsmouth/Rye border. Rezone the following lots along Route 1/Lafayette Rd. from Gateway to Gateway Neighborhood Mixed Use Corridor (G1) that are located south of Middle Road and north of Sagamore Creek. Rezone the following lots from Gateway to Gateway Neighborhood Mixed Use Corridor (G1): Assessors Map 163 Lot 33, Map 163 Lot 34, Map 163 Lot 37, Map 165 Lot 2, Map 172 Lot 1, Map 172 Lot 2, Map 173 Lot 2, and Map 173 Lot 10. Rezone the following lots along Route 1/Lafayette Rd. from Gateway to Gateway Neighborhood Mixed Use Center (G2) that are located south of Sagamore Creek and north of Wilson Road. Rezone the following lots from General Business to Gateway Neighborhood Mixed Use Corridor (G1) that are located along Spaulding Turnpike west of Echo Avenue to the Newington border and from the intersection of Woodbury Ave and Market St west to the Newington border along Woodbury Ave. Rezone a portion of the following lots from General Business to Gateway Neighborhood Mixed Use Corridor (G1): Assessors Map 217 Lot 1, Map 217 Lot 2A. Rezoned the following lots from General Business to Gateway Neighborhood Mixed Use Center (G2): Assessors Map 218 Lot 22, Map 218 Lot 24, Map 218 Lot 25, Map 218 Lot 28, Map 218 Lot 29, Map 218 Lot 30, Map 218 Lot 32, Map 218 Lot 33, Map 218 Lot 34, Map 218 Lot 38, and Map 218 Lot 39. Rezoned the following lots from Single Residence B to Gateway Neighborhood Mixed Use Center (G2): Assessors Map 210 Lot 2, Map 210 Lot 3, Map 210 Lot 4, and Map 210 Lot 5. Rezone the following lots from Garden Apartment / Mobile Home to Gateway Neighborhood Mixed Use Corridor (G1): Assessors Map 239 Lot 12. Rezone the following lots from Single Residence A to Gateway Neighborhood Mixed Use Corridor (G1): A portion of Assessors Map 239 Lot 8

13. August 20, 2018 - Rezone the following lots from Office Research (OR) to Character District 4 West End (CD4-W): Assessors Map 157, Lots 1 and 2. Rezone a portion of Map 164 Lot 4 from OR and Transportation Corridor (TC) to CD4-W. Add new building height standards to the Character-Based Zoning Regulation Plan Maps (Maps 10.5A21B) to extend the West End Overlay District and add New Building Height Standards for Tax Map 157 Lots 1 and 2 and a Portion of Tax Map 164 Lot 4.

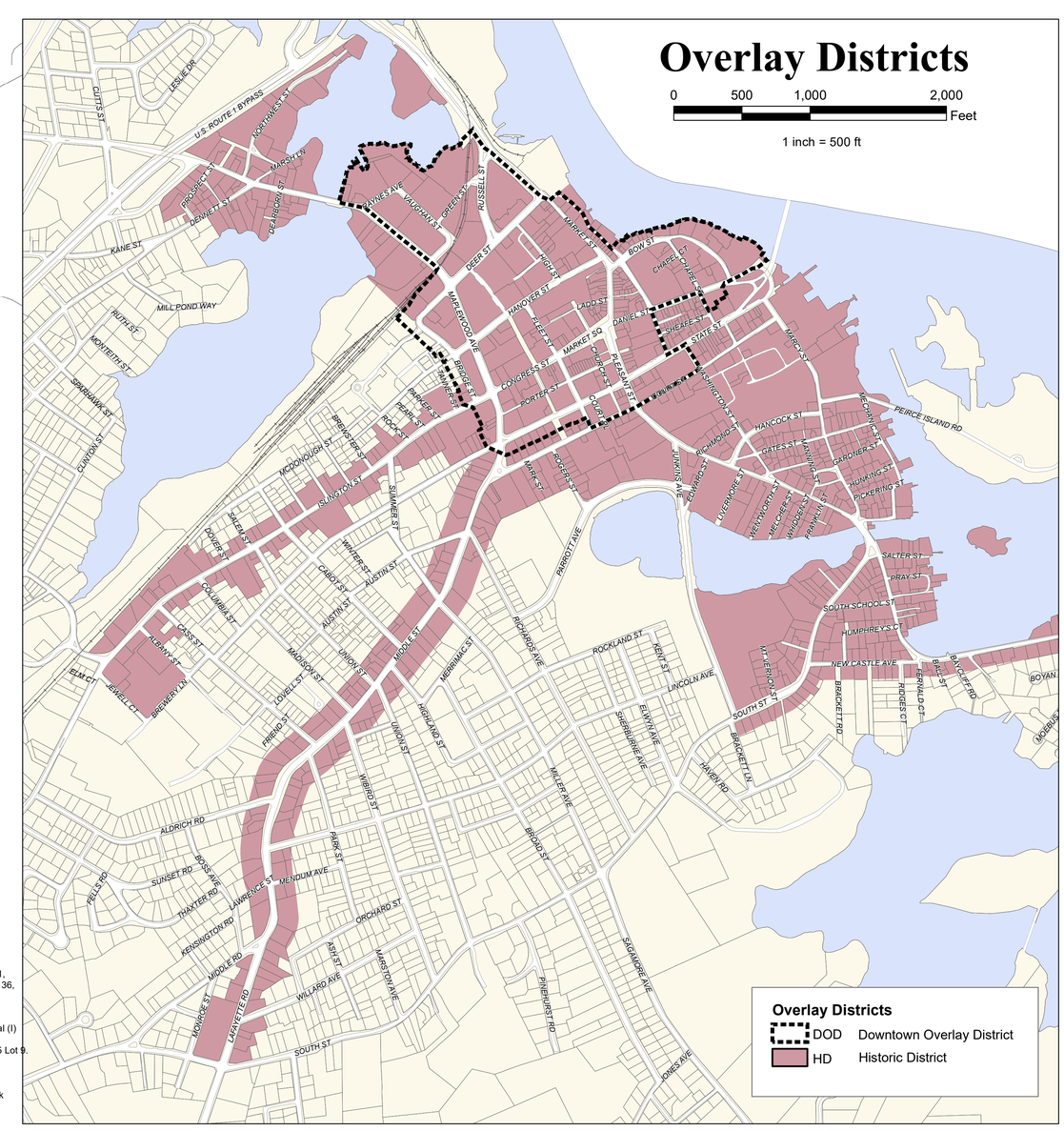
14. October 15, 2018 (effective January 1, 2019) - Adoption of Highway Noise Overlay District (HNOD) which includes all land within 500 feet of the centerline of I-95 or NH 16, except land subject to the land use regulations of the Pease Development Authority.

15. February 4, 2019: Rezone Assessor's Map 213 Lot 1 from Waterfront Indistrial (WI) to Office Research (OR).

16. April 15, 2024 - Rezone the following lots from Office Research (OR) to Gateway Neighborhood Mixed Use Corridor (G1): Assessors Map 267 Lots 4 - 8, Map 252 Lot 1, Map 252 Lot 1-7, Map 233 Lot 145, Map 234 Lot 3, Map 234 Lot 7-7, Map 234 Lot 2. From Garden Apartment/Mobile Home Park(GA/MH) to G1: Map 291 Lot 1-1 and Map 285 Lot 1 (portion of). From General Business (GB) to G1: Map 234 Lot 7-6, Map 234 Lot 5, Map 234 Lot 6, Map 234 Lot 51, Map 174 Lot 12, Map 174 Lot 13, Map 175 Lot 11, Map 175 Lot 4, Map 175 Lot 5, Map 236 Lots 34 - 36, Map 236 Lot 33 (portion of), Map 236 Lot 39, Map 237 Lot 56 (portion of), and Map 237 Lot 57. From Single Residence B (SRB) to G1: Map 243 Lot 66, Map 229 Lot 6, Map 229 Lot 6A and Map 268 Lot 97. From Mixed Residential Business (MRB) to G1: Map 217 Lot 1 (portion of) and Map 217 Lot 2A (portion of). From General Residence A (GRA) to G1: Map l74 Lot 14. From Industrial (I) to G1: Map 273 Lot 5. From I and GRA to G1: Map 173 Lot 9. Rezone from SRB to Gateway Neighborhood Mixed Use Center (G2): Map 246 Lot 1. Rezone from G1 and OR to GA/MH: Map 215 Lot 9.

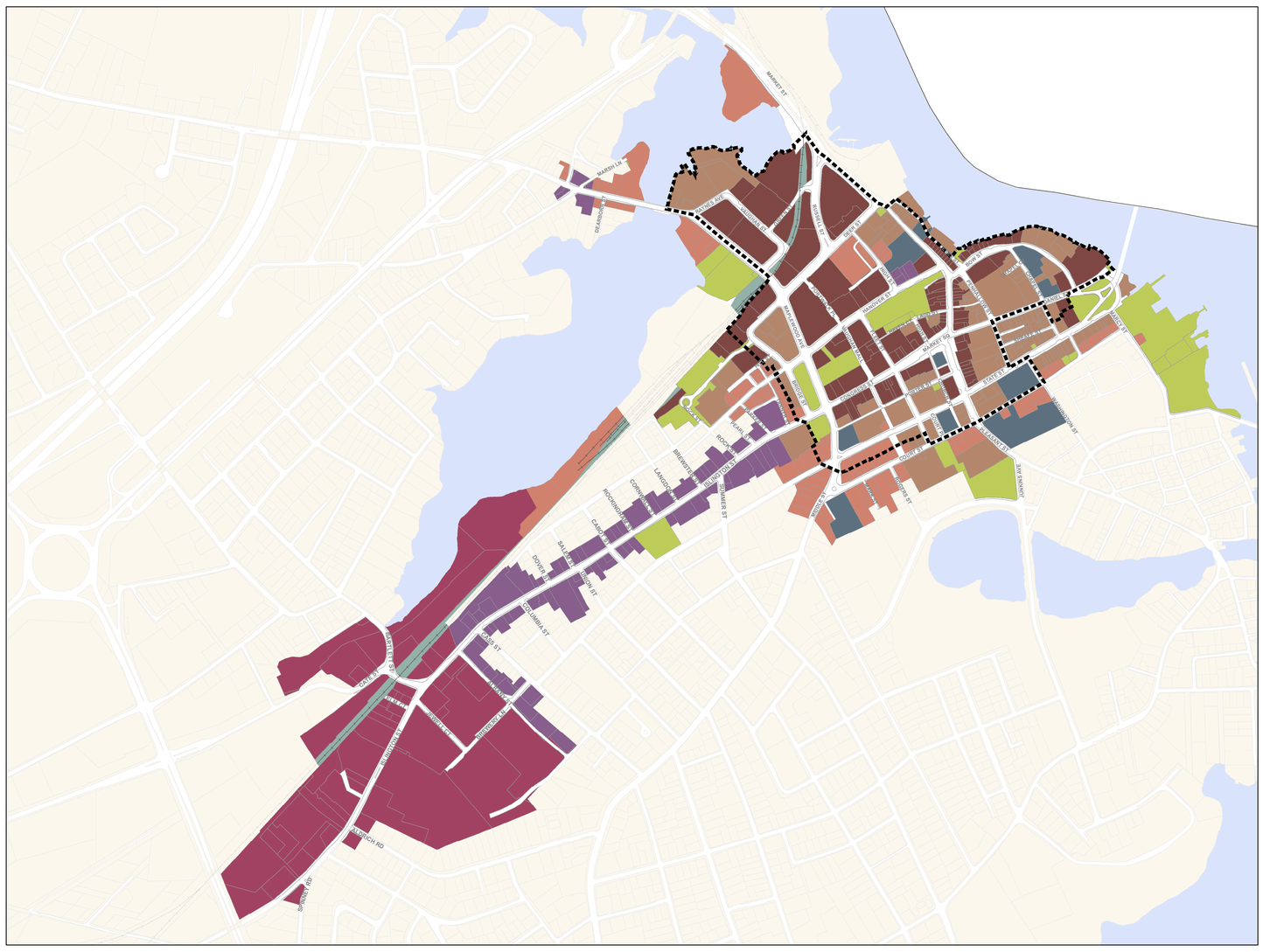
17. March 17, 2025 - Remove Assessor Map 152 Lot 2-1 from the Historic District.

18. September 24, 2025 - Amend boundaries of DOD and NEIOD; Add building height standard for Rock Street; Change Assessor Map 138 Lot 62 and 63 from CD5 to CD4.



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

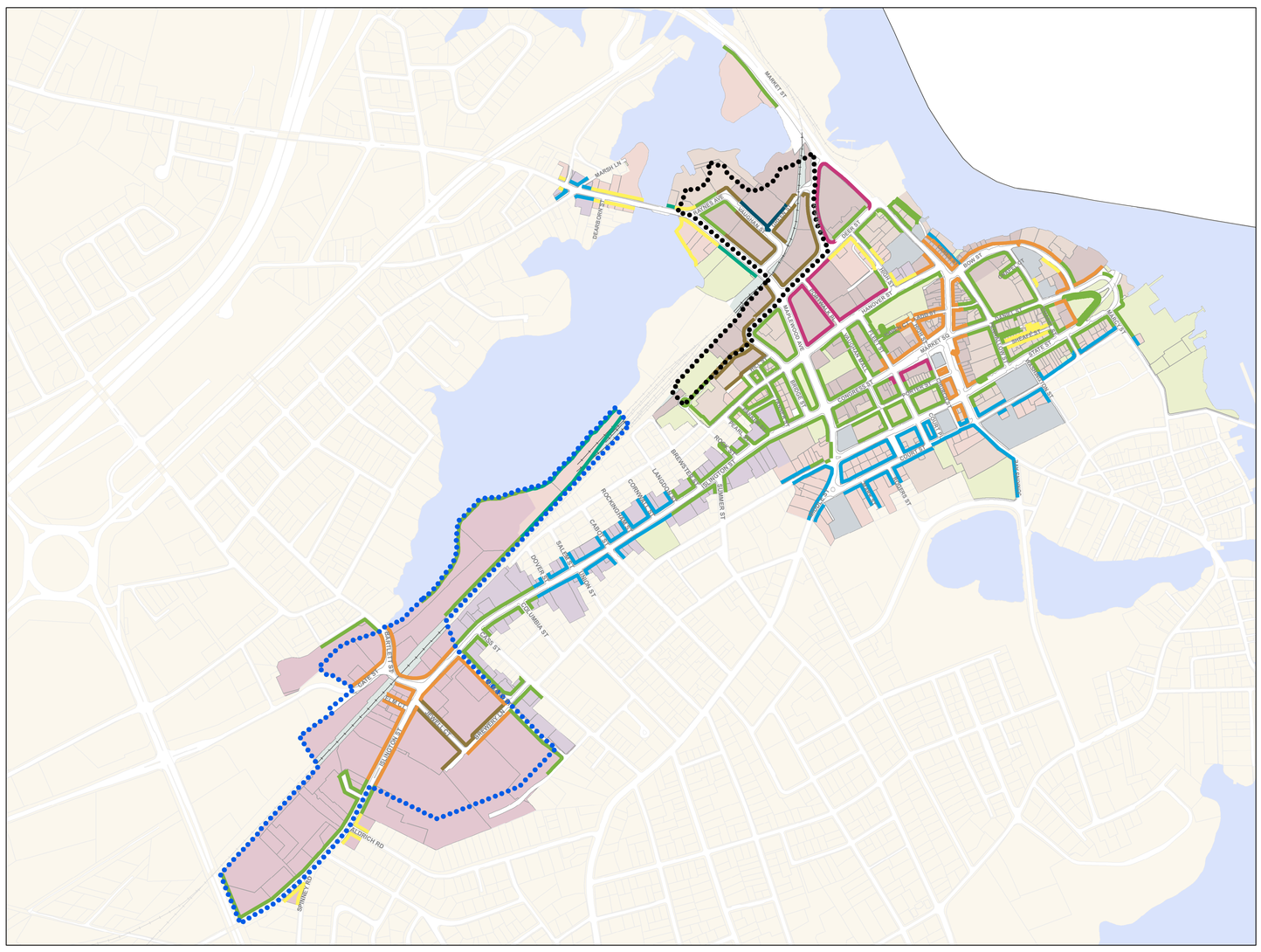
- CD5 — Character District 5
- CD4 — Character District 4
- CD4-W — Character District 4-B
- CD4-L1 — Character District 4-L1
- CD4-L2 — Character District 4-L2

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 Stories (short 3rd*)	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.

1. 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.

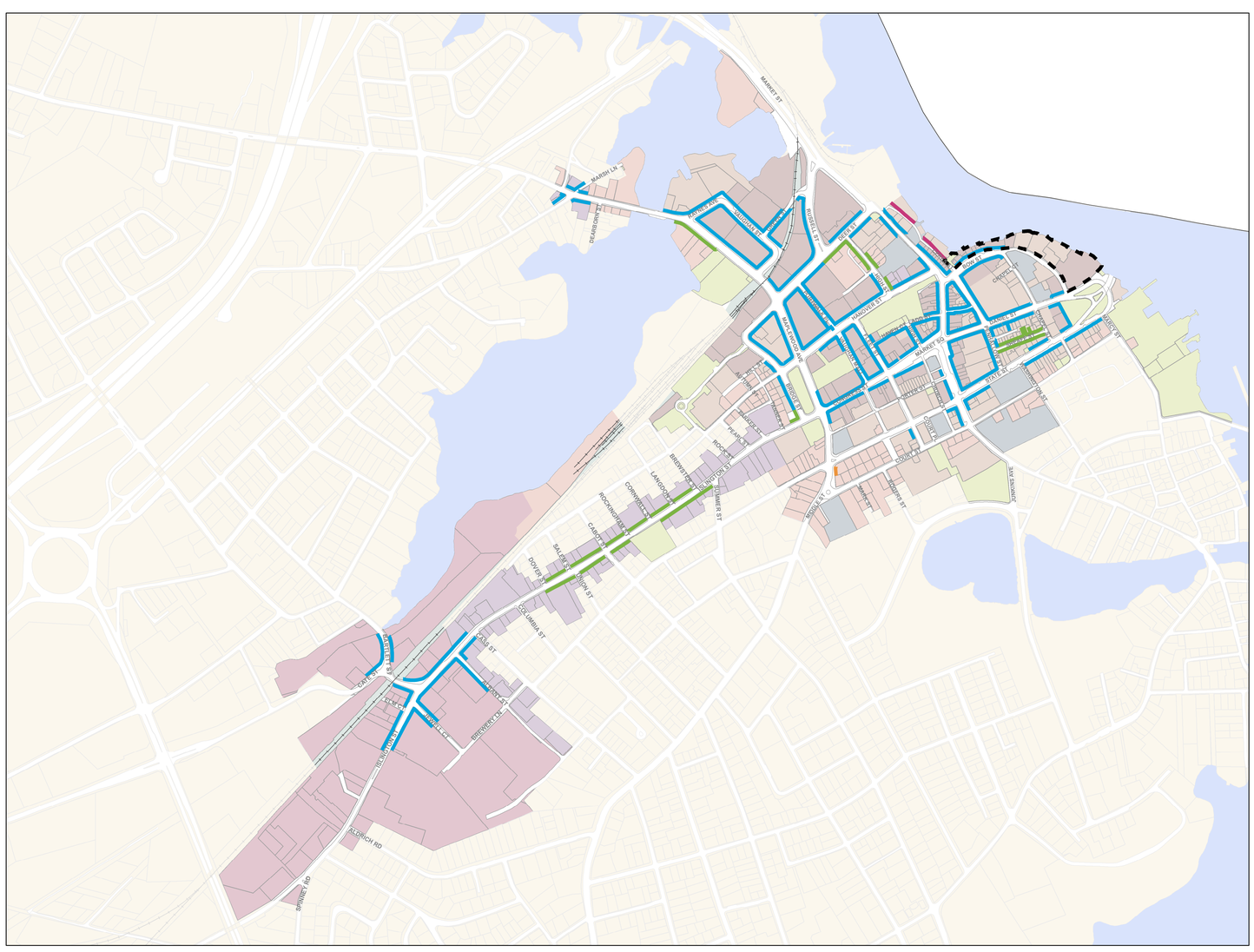
2. When a lot is assigned to more than one height requirementstandard refer to the requirements listed in Section 10.5A21.22.

3. 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 is Section 10.440 (Section 10.5A35).

N

0 — 1,000 — 2,000 Feet

1 inch = 440 feet

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

Map prepared by Portsmouth Planning Department 9/29/2025