



MEMORANDUM

TO: PLANNING BOARD
FROM: JULIET T.H. WALKER, PLANNING DIRECTOR *JTW*
SUBJECT: GATEWAY MIXED USE DISTRICT ZONING AMENDMENTS
DATE: 11/14/17

Recommended Action

Vote to pass second reading on the proposed amendments to Articles 4, 5A, and 7 and to adopt a new Article 5B Gateway Mixed Use Zoning Districts.

Description

On October 16, 2017, the City Council voted to pass 1st reading of the proposed amendments to Articles 4, 5A, and 7 and to adopt a new Article 5B Gateway Mixed Use Zoning Districts. Since that time, the Planning Department has proposed some minor revisions to the zoning amendments which are listed following the overview below and provided in the attached documents.

Overview of Proposed Zoning

- 1) Adding a new Article 5B – Gateway Mixed Use Districts as set forth in the document titled “Proposed Zoning Amendments Article 5B Gateway Mixed Use Districts” revised November 13, 2017.

These districts include a Gateway Corridor (G1) District and Gateway Center (G2) District as described below:

- G1 includes the majority of the properties currently zoned Gateway extending along Lafayette Rd (Route 1) between the Rye line and West Rd, along Lafayette Rd and the Route 1 Bypass between Sagamore Creek and just north of Greenleaf Ave, and on the east side of Route 1 Bypass between the railroad and the Borthwick Ave intersection;
- NOTE: The current draft of the proposed zoning districts does not include the St. James property at the corner of Hoover Dr and Route 1 which was included in the previous draft. This property is currently zoned Single Residence B (SRB) and is currently proposed to remain so.
- G1 also includes properties currently zoned General Business extending along outer Woodbury Ave north to Gosling Rd and west to Spaulding Turnpike as well as the Portsmouth Housing Authority property at Gosling Meadows (currently zoned Garden Apartment);

- G2 includes properties currently zoned General Business located between I-95 and Kearsarge Way as well as the Connect Community Church property which is currently zoned SRB;
- G2 also includes properties currently zoned Gateway along Lafayette Rd in the vicinity of Peeverly Hill Rd and Mirona Rd.

Similar to the Character Districts in Article 5A, the proposed Article 5B identifies allowed “Building Types” that specify building form, mass, scale, and function as well as specific dimensional requirements for building location on the lot. Different from Article 5A, the new Article also includes standards for “Development Sites” which consist of lots with multiple principal buildings on a lot or a combination of lots assembled for the purposes of a single development. Development Site standards include requirements for the mix of building types allowed and how the buildings should be oriented toward each other and arranged along public ways and community spaces. As stated in the general purpose statement for this Article, the standards are put forth to guide the physical character of development by providing a menu of building and site types that are based on established community design principles and to encourage the creation of meaningful public spaces and neighborhood centers.

Also included in Article 5B are density incentives to encourage the creation of Workforce Housing along with public realm improvements.

Conditional use permits are required for any project built as a Development Site as well as for the use of the density incentives. The Planning Board, as the permit granting authority, is provided some flexibility to work with developers to make sure that the purpose and intent of the Gateway Mixed Use Districts are met and, if necessary, to modify specific standards and requirements for the density incentives.

- 2) Amendments to Article 5A – Character-Based Zoning as set forth in the documents titled “Propose Zoning Amendments Figure 10.5A43.10 Façade Types”, “Proposed Zoning Amendments Figure 10.5A45.10 Community Space Types”, and “Proposed Zoning Amendments Figure 10.5A43.60 Building Types” dated September 19, 2017. These changes add new façade, community space and building types to the menu of options for the Gateway Mixed Use Districts. Rather than creating a whole new section listing these additional design types, the existing types in 5A are proposed to be modified and expanded and then referenced in the new Article 5B. This helps to provide consistency between the two form-based code sections of the Zoning Ordinance.
- 3) Deletion of Section 10.730 Gateway Planned Development. The existing flexible development provision is no longer required as the proposed new zoning incorporates and expands on the requirements and standards included in this section.

- 4) Amendments to Article 4 Zoning Districts and Use Regulations, to delete Gateway (GW), add Gateway Corridor (G1) and Gateway Center (G2) and add these new districts to the Table of Uses as set forth in the document titled "Proposed Zoning Amendments Section 10.440 Table of Uses" dated September 19, 2017.

The new districts will allow a mix of uses that are largely consistent with what is currently allowed in the Gateway and General Business Districts, but expands the types of uses to include residential types.

- 5) Replace current GW, GB, I, and SRB where appropriate with new G1 and G2 zoning districts on the Portsmouth Zoning Map for the properties as set forth in documents titled "Gateway Mixed Use Districts" revised November 13, 2017.

NOTE: The current draft of the proposed zoning districts does not include the St. James property at the corner of Hoover Dr and Route 1 which was included in the previous draft. This property is currently zoned Single Residence B (SRB) and is currently proposed to remain so.

- 6) Amendments to Section 10.5A60 to add new defined terms from Article 5B as set forth in documents titled "Proposed Zoning Amendments Section 10.5A60" dated November 13, 2017.

Revisions Since First Reading

- 1) Section 10.5B11: Purpose statement has been expanded to reiterate the goals of the City's recently adopted Master Plan.
- 2) Further clarification has been added throughout to requirements for building setbacks to distinguish required distances from lot lines, internal separation between buildings, and no-build buffers on the perimeter of development sites.
- 3) 10.5B22.30: Added new section to distinguish building setback requirements for buildings with or without a common wall and building separation when on the same lot.
- 4) 10.5B22.40: Added special setback requirements for Lafayette Rd / Route 1 Bypass, which is consistent with current requirements. The Planning Department understands that the state is planning for a constant right-of-way width for Lafayette Rd and Route 1 Bypass and has been securing easements as from abutting properties. Therefore, this requirement is consistent with the state's plans for this ROW.
- 5) 10.5B25: Inserted a maximum building length requirement for residential and mixed use building types, this is consistent with the current dimensional requirements provided in Section 10.522.
- 6) 10.5B33.20: Created general standards for front lot line occupation. Eliminated the front lot line buildout requirement for each building type.
- 7) 10.5B34: Added minimum side building setback requirements to all building types to support clarifications noted above.
- 8) 10.5B41.70: Simplified and clarified requirements for access standards for the interior of a block.
- 9) 10.5B41.100: Added new requirement to distinguish interior building setbacks to lot lines from setbacks on the perimeter of the site.
- 10) 10.5B43: Created new section for conditional use permit review and approval process that includes the conditional use permit criteria/findings (moved from 10.5B41).

- 11) 10.5B52.10: Modified the requirement for a front addition on a pre-existing building to be less restrictive in order to encourage redevelopment.
- 12) 10.5B52.30: Modified the requirement for side additions to pre-existing building to limit building length for residential and mixed use buildings.
- 13) 10.5B74.30: Expanded which standards can be modified by the Planning Board in granting a conditional use permit for a density bonus incentive.
- 14) 10.5B83.20: Clarified that development sites that include multiple lots shall not be subject to the requirements of 10.1113.10 requiring off-street parking spaces to be located on the same lot as the principal use. Off-street parking spaces shall be located within the same development site for the principal use they are intended to serve.
- 15) 10.5A60: Added front building setback to the definition of front lot line buildout.

ORDINANCE #

THE CITY OF PORTSMOUTH ORDAINS

That the Ordinances of the City of Portsmouth, Chapter 10 – Zoning Ordinance, be amended as follows:

- A. Add new Article 5B – Gateway Mixed Use Districts as set forth in the document titled “Proposed Zoning Amendments Article 5B Gateway Mixed Use Districts” dated October 13, 2017.
- B. Amend Article 5A – Character-Based Zoning as follows:
 - (1) Add the following Façade Types to Figure 105A43.10: Dooryard, Terrace, Gallery, and Arcade as set forth in the document titled “Proposed Zoning Amendments Figure 10.5A43.10 Façade Types” dated September 19, 2017.
 - (2) In all BUILDING FORM – PRINCIPAL BUILDING tables in Figure 10.5A41.10A strike the following text “~~Maximum finished floor surface of ground floor above sidewalk grade~~” and replace with “**Ground Floor Elevation (Max.)**.”
 - (3) Add the following Community Space Types to Figure 10.5A45.10: Recreation Field or Court, Common or Green, Community Garden, Outdoor Dining Café, and Courtyard as set forth in the document title “Proposed Zoning Amendments Figure 10.5A45.10 Community Space Types” dated September 19, 2017.
 - (4) Add the following new building types to Figure 10.5A43.60: Cottage, Paired House, Gateway Townhouse, Mixed Use Building, Small Flex Space/Fabrication Building, and Community Building as set forth in the document titled “Proposed Zoning Amendments Figure 10,5A43.60 Building Types” dated September 19, 2017.
 - (5) Amend the Definitions in Section 10.5A60 as set forth in the document titled “Proposed Zoning Amendments Section 10.5A60” dated November 13, 2017.
- C. Delete Section 10.730 Gateway Planned Development.
- D. Amend Article 4 Zoning Districts and Use Regulations, as follows:
 - (1) Delete Gateway (GW) under Business Districts from Section 10.410 Establishment and Purpose of Districts, make the following change “Mixed Residential **Use** Districts”, and add the following:

Gateway Corridor	G1	The purpose of this district is to facilitate a broad range of housing types together with compatible commercial, fabrication, and civic uses in a high-quality pedestrian environment with moderate to high density.
Gateway Center	G2	This district is intended to facilitate a broad range of residential and mixed use development at a pedestrian scale and moderate density providing commercial uses that benefit residents of the district and surrounding neighborhoods along major corridors.

- (2) Add G1 and G2 to Section 10.440 Table of Uses – Residential, Mixed Residential, Business and Industrial Districts as set forth in the document titled “Proposed Zoning Amendments Section 10.440 Table of Uses” dated September 19, 2017.
- (3) Under Section 10.410 District Location and Boundaries, replace current GW, GB, I, and SRB where appropriate with new G1 and G2 zoning districts on the Portsmouth Zoning Map as set forth in documents titled “Gateway Mixed Use Districts” dated November 13, 2017.

E. Amend Article 5 -- Dimensional and Intensity Standards as follows:

- (1) In Section Table 10.531 Table of Dimensional Standards strike the column headed “Gate” and Note 3.
- (2) In Section 10.533 strike the following text “~~except as permitted under Section 10.730.~~”

The City Clerk shall properly alphabetize and/or re-number the ordinances as necessary in accordance with this amendment.

All ordinances or parts of ordinances inconsistent herewith are hereby deleted.

This ordinance shall take effect upon its passage.

APPROVED:

Jack Blalock, Mayor

ADOPTED BY COUNCIL:

Kelli L. Barnaby, City Clerk

Proposed Amendment to the Zoning Ordinance
Article 5B, Gateway Mixed Use Districts
revised November 13, 2017

Article 5B Gateway Mixed Use Districts

Section 10.5B10 General

10.5B11 Purpose

10.5B11.10 The purpose of Article 5B is to implement and encourage development that supports the goals of the City's Master Plan and Housing Policy to encourage walkable mixed-use development and continued economic vitality ~~continued economic vitality by creating a diversity of housing and mix of businesses~~ in the City's primary gateway areas, ensure that new development complements and enhances its surroundings, provide housing stock that is suited for changing demographics, and accommodate the housing needs of the City's current and future workforce.

10.5B11.20 The standards set forth herein are intended to:

- a) Promote development that is consistent with the goals of the Master Plan to create vibrant, authentic, diverse, connected and resilient neighborhoods;
- b) Encourage high quality housing for a variety of household types and income ranges.
- c) Guide the physical character of development by providing a menu of building and site development types that are based on established community design principles;
- d) Create quality places by allowing for whole site development with meaningful public spaces and neighborhood centers.

10.5B12 Applicability

10.5B12.10 Article 5B shall apply to the Gateway Mixed Use Corridor (G1) and Gateway Mixed Use Center (G2) (collectively referred to as Gateway Mixed Use Districts) as shown on the City of Portsmouth Zoning Map.

10.5B12.11 No development, subdivision, re-subdivision or construction of or on any building, lot or parcel of land shall occur except in compliance with all standards and requirements for these districts.

10.5B13 Relationship to Other Provisions of the Zoning Ordinance

10.5A13.10 The provisions of Article 5B shall take precedence over all other provisions of the Zoning Ordinance that conflict with Article 5B.

10.5A13.20 All provisions of the Zoning Ordinance that are not specifically modified or superseded by Article 5B, or that are not in conflict with Article 5B,

shall apply to lots, buildings and uses in the Gateway Mixed Use Districts.

10.5B14 Relationship to Other Regulations, Codes and Ordinances

- 10.5B14.10 Any proposed subdivision of land shall comply with the Subdivision Rules and Regulations, in addition to the requirements of Article 5B.
- 10.5B14.20 Any development that requires Site Plan Review under the Site Plan Review Regulations shall comply with such Regulations, in addition to the requirements of Article 5B.
- 10.5B14.30 The provisions of Article 5B do not modify or supersede any provision of the Building Code, other City ordinances or regulations, or State laws relating to the development of land.

10.5B15 Figures and Tables

- 10.5B15.10 The standards and definitions included in the figures and tables in this Article are an integral part of Article 5B.
- 10.5B15.20 The diagrams, photographs and illustrations contained in the figures in this Article are provided only to provide reference to certain regulating elements and indicate general character within the various districts and shall have regulatory force and effect only to that extent.

10.5B16 Allowed Uses

Buildings, structures, and land within the Gateway Mixed Use Districts shall comply with the use regulations set forth in Section 10.440, Table of Uses. The Planning Board shall be the Conditional Use Permit Granting Authority for all uses requiring a Conditional Use Permit in the Gateway Mixed Use Districts.

10.5B17 Definitions

Terms used throughout Article 5B may be defined in the figures, Section 10.5A60, Article 15 or elsewhere in the Zoning Ordinance. Terms not so defined shall be accorded their commonly accepted meanings. In the event of any conflict between the definitions in Article 5B, Article 5A, Article 15, other sections of the Zoning Ordinance, or any other local land use ordinances, rules or regulations, those of Article 5A shall take precedence unless the context clearly indicates otherwise.

Section 10.5B20 General Standards for All Buildings and Development

10.5B21 Building Setback Encroachments

Determination of building setbacks from lot lines shall not include the exceptions specified in Section 10.515 and 10.516, as well as the following:

10.5B21.20 Chimneys and flues may encroach up to four (4) feet, provided that at least two (2) feet is maintained from the vertical plane of any lot line.

10.5B21.30 Unenclosed fire escapes or emergency egress stairways may encroach up to four (4) feet into a required side or rear building setback from lot lines, provided that at least two (2) feet is maintained from the vertical plane of any lot line.

10.5B21.40 Certain Building Façade Types as permitted in 10.5B60.

10.5B22 Building Height, Setback and Stepback

10.5B22.10 Building Height Exceptions: Roof decks, roof gardens, and related structures and appurtenances shall not be counted in the building height limits. All other building height exceptions shall comply with Section 10.517.

10.5B22.20 Building Stepback and Street Enclosure:

Buildings taller than 35 feet that front on streets with right-of-way widths of 60' or less shall be required to be set back or stepped back from the right-of-way line in accordance with Figure 10.5B22.10. The purpose of this requirement is to enhance the pedestrian environment and prevent excessive shadowing on narrower streets in the district.

Distance from street right-of-way line	Maximum building height
0' to 24'	35'
25' to 49'	45'
50' or more	60'

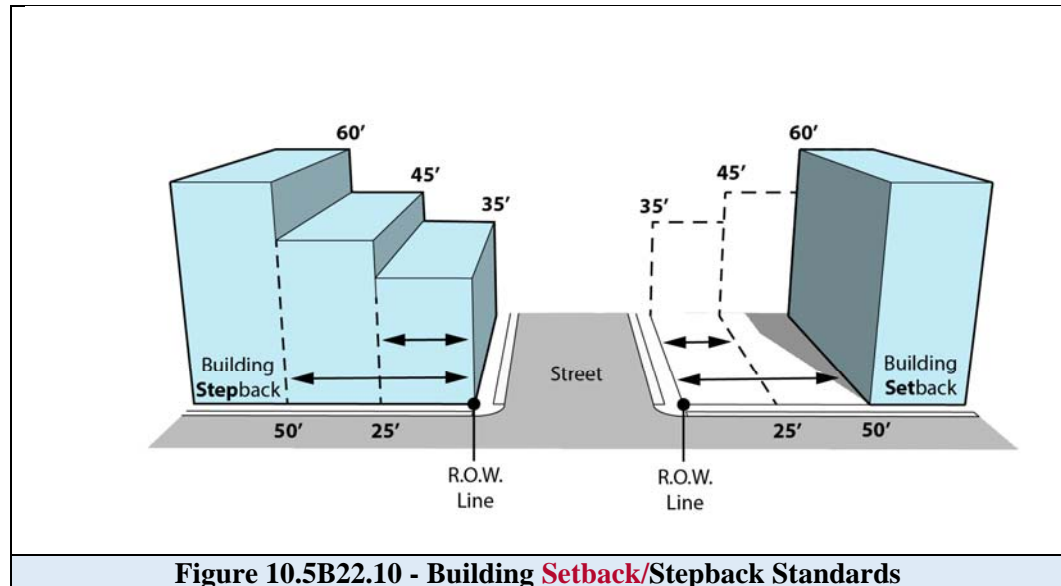


Figure 10.5B22.10 - Building Setback/Stepback Standards

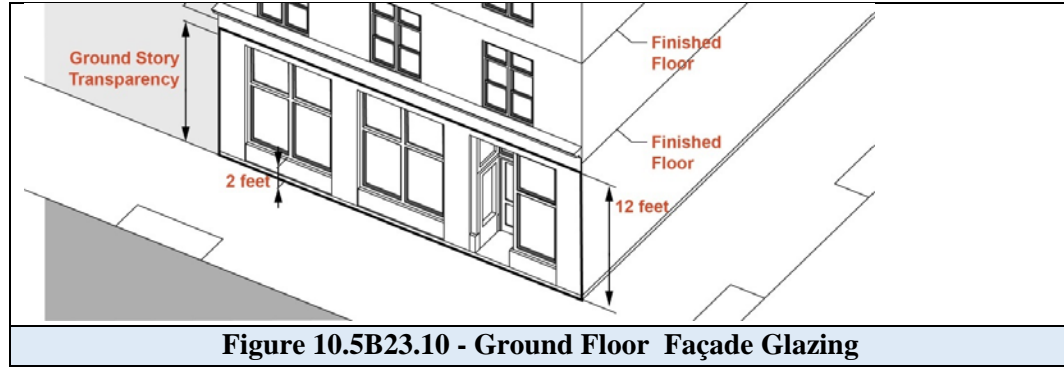
10.5B22.30 Building Setbacks and Separation: Front, side, and rear building setbacks from lot lines are specified by Building Type. Where buildings are located on the same lot and not attached by a common wall, the minimum separation between buildings shall be 10 feet unless otherwise specified in this Section.

10.5B22.40 Special Setback Requirements on Lafayette Road: For all lots and Development Sites with frontage on Lafayette Road buildings shall be setback a minimum of 70 feet and a maximum of 90 feet from the centerline of the road. For all lots and Development Sites with frontage on the Route 1 Bypass buildings shall be setback a minimum of 30 feet and a maximum of 50 feet from the sideline of the road.

10.5B23 Façade Composition Standards

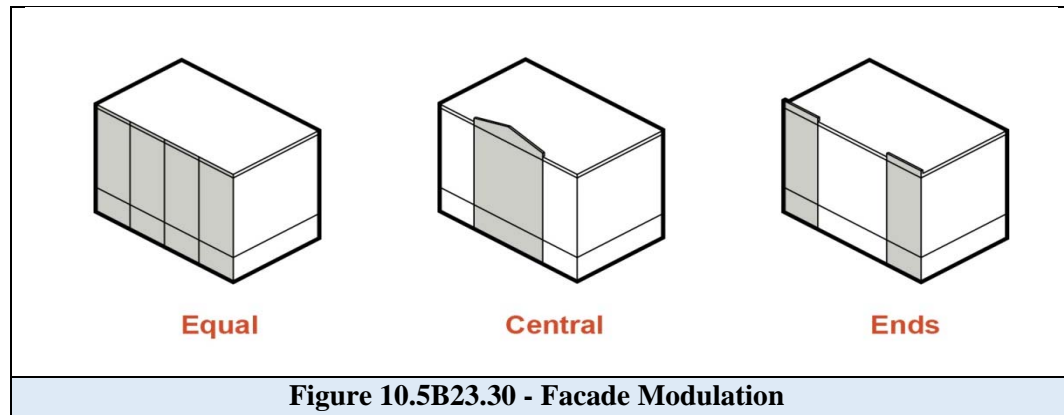
10.5B23.10 Façade Glazing: For Building Types with specific Façade Glazing requirements as defined in Section 10.5B34, the following general standards shall apply:

- (a) Facades shall have windows and doors with highly transparent, low reflectivity glass for a percentage of the total area of a facade, measured for each story independently.
- (b) Façade glazing of a ground story facade is measured between two (2) feet and twelve (12) feet above the abutting sidewalk.
- (c) Façade glazing requirements are only applicable to facades facing a front street line.



10.5B23.20 Facade Modulation

(a) Building facades shall be vertically articulated with architectural bays between six (6) feet and fifty (50) feet in width to create an equal, central, and/or ends focused composition as illustrated in Figure 10.5B23.30.



(b) Buildings greater than one hundred (100) feet in width shall be designed to read as a series of smaller buildings with varied architectural design and facade glazing patterns or include a change in vertical plane of the facade of at least four (4) feet (in depth or projection) for at least one (1) bay in width for every one hundred (100) feet of total facade width. This change in plane applies to the entire height of the façade.

10.5B23.30 Horizontal Articulation and Massing Elements: Building facades shall be horizontally articulated with a clearly defined base, middle, and top.

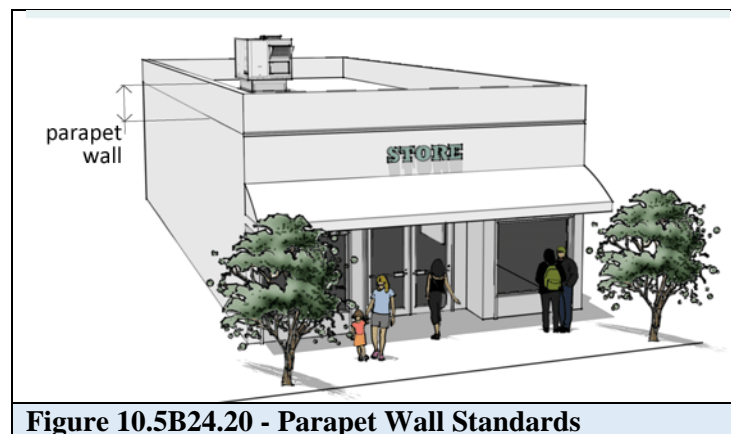
10.5B23.40 Pedestrian Access: Where pedestrian access is required for specific Building Types, entrances shall be located on the street-facing facade of a building, provide both ingress and egress, and be operable and accessible. This requirement does not exclude the building from providing pedestrian access to the side or rear of the building.

10.5B24 Roof Types and Design

10.5B24.10 **Roof Shapes and Rooflines:** The shape and proportion of the roof shall be visually compatible with the architectural style of the building and with those of neighboring buildings. Pitched Roofs shall have a minimum slope as follows:

- (a) Shed: 2:12 minimum
- (b) Hip: 3:12 minimum
- (c) Gable: 6:12 minimum to 12:12 maximum.
- (d) Gambrel: 6:12 minimum to 30:12 maximum.

10.5B24.20 **Flat Roofs:** Buildings with Flat Roofs shall be capped by an articulated parapet wall design that acts as a structural expression of the building façade and its materials, visible from all sides of the building.



10.5B25 Building Length and Number of Dwelling Units

10.5B25.10 The maximum building length for residential and mixed use building types shall be no more than 200 linear feet.

10.5B25.20 Unless otherwise specified in Section 10.5B34, no more than 24 dwelling units per building shall be allowed without a conditional use permit from the Planning Board as provided in Section 10.5B72.

Section 10.5B30 Building Types and Standards

10.5B31 General

10.5B31.10 All new buildings in the Gateway Mixed Use Districts shall be Building Types specified in this Section and defined in Section 10.5A43.60.

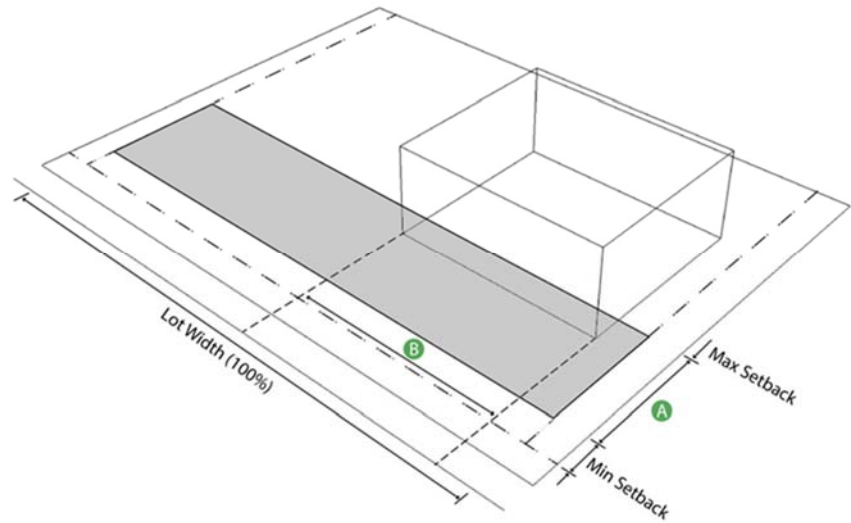
10.5B32 Building Lots

- 10.5B32.10 Lot Dimensions: Building lot requirements designate the range of lot sizes that a given Building Type as identified in this Section can be built on. If a lot is smaller than the minimum required for a certain Building Type, a different Building Type must be selected.
- 10.5B32.20 Number of Buildings: No more than one principal Building Type is allowed on a lot except where otherwise specified in Section 10.5B40.
- 10.5B32.30 Special Frontage Requirement: Lots with both frontage on and driveway access from Lafayette Road, Woodbury Ave, or Market Street must have a minimum of 100 feet of street frontage.

10.5B33 Building Placement and Orientation

- 10.5B33.10 Building Placement: All buildings and structures must be located outside of any required -front, side, or rear building setbacks from lot lines except as otherwise permitted by this Ordinance. The facade of a principal building must be built at or in front of any required maximum front building setback from the lot line for each story of a building.
- 10.5B33.20 Front Lot Line Build Out: All buildings must have a front lot line build out of at least 50% for residential and community buildings, and 75% for commercial and mixed use buildings. ~~unless otherwise specified in Section 10.5B34.~~

Figure 10.5B33.21 – Front Building Setback and Front Lot Line Setback and Build Out



A: Minimum and Maximum Building Front Setback from lot lines; B: Front Lot Line Build Out is the width of the front façade of the building or buildings as a percentage of the total Lot Width Percentage.

10.5B33.30 Facade Orientation: The primary facade of a principal building must be built parallel to a front lot line or to the tangent of a curved front lot line. On a corner lot, the façade may be retracted at a 45-degree angle between the curb radius to allow for community space and for safe sight distance at the corner. All other requirements pertaining to corner visibility in Section 10.516.30 shall apply.

10.5B34 Building Type Standards

10.5B34.10 Cottage

1.1 LOT STANDARDS

A. Lot Area (Min.)	NR
B. Lot Depth (Min.)	NR
C. Street Frontage (Min.)*	30 ft.
D. Front Building Setback <u>from Lot Line</u> (Min./Max.)	5 ft./20 ft.
E. Front Lot Line Buildout (Min.)	80%
E F. Side Building <u>S</u> etback <u>from Lot Line</u> (Min.)	5 ft.
F G. Rear Building <u>s</u> etback <u>from Lot Line</u> (Min.)	10 ft.
G H. Open Space Coverage (Min.)	20%

1.2 BUILDING AND LOT USE

A. Dwelling Units Per Building (Max.)	1
B. Dwelling Units Size (Max.)	1,400 GFA; 2 Bedrooms

1.3 DESIGN STANDARDS

A. Building Height (Max.)	1.5 Stories/-20 ft.
B. Street Facing Façade Height (Min.)	10 ft.
C. Finished Floor Surface of Ground Floor Above Sidewalk Grade (Max.)	36"
D. Building Coverage (Max.)	50%
E. Building Footprint (Max.)	1,000 SF
F. Façade Modulation Length (Max.)	18 ft. (see Section 10.5A43.20)
G. Street Facing Façade Glazing (Min.)	20% Ground Floor
H. Street Facing Entrance	Required
I. Street Facing Entrance Spacing (Max.)	NR
J. Roof Type	Gable, Hip
K. Façade Types	Dooryard, Stoop, Step, Porch

1.4 ADDITIONAL STANDARDS

A. Only allowed in a Pocket Neighborhood Development (see Section 10.5B41)
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10.5B34.20 Paired House

1.1 LOT STANDARDS

A. Lot Area (Min.)	NR
B. Lot Depth (Min.)	NR
C. Street Frontage (Min.)	50 ft.
D. Front Building S Setback <u>from Lot Line</u> (Min./Max.)	10 ft./30 ft.
E. Front Lot Line Buildout (Min).	60%
E F. Side Building S Setback <u>from Lot Line</u> (Min.)	10 ft.
F G. Rear Building S Setback <u>from Lot Line</u> (Min.)	20 ft.
G H. Open Space Coverage (Min.)	20%

1.2 BUILDING AND LOT USE

A. Dwelling Units Per Building (Max.)	3
B. Dwelling Units Size (Max.)	NR

1.3 DESIGN STANDARDS

A. Building Height (Max.)	2.5 Stories/ 35 ft
B. Street Facing Façade Height (Min.)	12 ft.
C. Finished Floor Surface of Ground Floor Above Sidewalk Grade (Max.)	36"
D. Building Coverage (Max.)	50%
E. Building Footprint (Max.)	NR
F. Façade Modulation Length (Max.)	18 ft. (see Section 10.5A43.20)
G. Street Facing Façade Glazing (Min.)	20% Ground Floor
H. Street Facing Entrance	Required
I. Street Facing Entrance Spacing (Max.)	NR
J. Roof Type	Gable, Hip, Gambrel
K. Façade Types	Dooryard, Stoop, Step, Porch

1.4 ADDITIONAL STANDARDS

A. Only allowed in a Pocket Neighborhood Development (see Section 10.5B41)
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10.5B34.30 Gateway Townhouse

1.1 LOT STANDARDS

A. Lot Area (Min.)	NR
B. Lot Depth (Min.)	50 ft.
C. Street Frontage (Min.)	20 ft.
D. Front Building S setback from Lot Line (Min./Max.)	5 ft./15 ft.
E. Front Lot Line Buildout (Min.)	80%
E F. Side Building s Setback from Lot Line (Min.)	NR 10 ft.
F G. Rear Building s Setback from Lot Line (Min.)	15 ft.
G H. Open Space Coverage (Min.)	20%

1.2 BUILDING AND LOT USE

A. Dwelling Units Per Building (Max.)	1
B. Dwelling Units Size (Max.)	NR

1.3 DESIGN STANDARDS

A. Building Height (Max.)	2.5 Stories/ 35 ft
B. Street Facing Façade Height (Min.)	12 ft.
C. Finished Floor Surface of Ground Floor Above Sidewalk Grade (Max.)	36"
D. Building Coverage (Max.)	50%
E. Building Footprint (Max.)	NR
F. Façade Modulation Length (Max.)	Required Every 4th Unit; See Section 10.5A43.20)
G. Street Facing Façade Glazing (Min.)	20% Ground Floors
H. Street Facing Entrance	Required
I. Street Facing Entrance Spacing (Max.)	NR
J. Roof Type	All
L. Façade Types	Door Yard, Stoop, Recessed Entry, Step, Porch

1.4 ADDITIONAL STANDARDS

A. A maximum of 8 units can be attached by a common wall before a separation of 20 feet or more is required.
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10.5B34.40 Apartment Building

1.1 LOT STANDARDS

A. Lot Area (Min.)	NR
B. Lot Depth (Min.)	NR
C. Street Frontage (Min.)	50 ft.
D. Front Building S setback from Lot Line (Min./Max.)	10 ft./30 ft.
E. Front Lot Line Buildout (Min.)	70%
E F. Side Building s Setback from Lot Line (Min.)	15 ft.
F G. Rear Building S setback from Lot Line (Min.)	20 ft.
G H. Open Space Coverage (Min.)	20%

1.2 BUILDING AND LOT USE

A. Dwelling Units Per Building (Min./Max.)	4/24
B. Dwelling Units Size (Max.)	NR

1.3 DESIGN STANDARDS

A. Building Height (Min./Max.)	4 stories/50 ft.
B. Street Facing Façade Height (Min.)	24 ft.
C. Finished Floor Surface of Ground Floor Above Sidewalk Grade (Max.)	36"
D. Building Coverage (Max.)	50%
E. Building Footprint (Max.)	NR
F. Façade Modulation Length (Max.)	50 ft. (see Section 10.5A43.20)
G. Street Facing Façade Glazing (Min.)	20% Ground Floor
H. Street Facing Entrance	Required
I. Street Facing Entrance Spacing (Max.)	NR
J. Roof Type	All
K. Façade Types	Forecourt, Recessed Entry, Dooryard, Step, Porch

1010.5B34.50 Live/Work Building

1.1 LOT STANDARDS

A. Lot Area (Min.)	NR
B. Lot Depth (Min.)	NR
C. Street Frontage (Min.)	20 ft.
D. Front Building S setback from Lot Line (Min./Max.)	0 ft./15 ft.
E. Front Lot Line Buildout (Min.)	80%
E F. Side Building s Setback from Lot Line (Min.)	0-ft-10 ft.
F G. Rear Building s Setback from Lot Line (Min.)	20 ft.
G H. Open Space Coverage (Min.)	15%

1.2 BUILDING AND LOT USE

A. Dwelling Units Per Building (Max.)	1
B. Dwelling Units Size (Max.)	NR

1.3 DESIGN STANDARDS

A. Building Height (Max.)	2.5 Stories/ 35 ft.
B. Street Facing Façade Height (Min.)	18 ft.
C. Finished Floor Surface of Ground Floor Above Sidewalk Grade (Min./Max.)	0”/24”
D. Building Coverage (Max.)	50%
E. Building Footprint (Max.)	NR
F. Façade Modulation Length (Max.)	18 ft. (see Section 10.5A43.20)
G. Street Facing Façade Glazing (Min.)	50% Ground Floor
H. Street Facing Entrance	Required
I. Street Facing Entrance Spacing (Max.)	NR
J. Roof Type	All
K. Façade Types	Door Yard, Recessed Entry, Porch, Shopfront, Terrace

10.5B34.60 Small Commercial Building

1.1 LOT STANDARDS

A. Lot Area (Min.)	NR
B. Lot Depth (Min.)	NR
C. Street Frontage (Min.)	50 ft.
D. Front Building s Setback <u>from Lot Line</u> (Min./Max.)	0 ft./2 ft.
E. Front Lot Line Buildout (Min).	70%
E F. Side Building s Setback <u>from Lot Line</u> (Min.)	0 /10 ft.
F G. Rear Building s Setback <u>from Lot Line</u> (Min.)	15 ft.
G H. Open Space Coverage (Min.)	10%

1.2 BUILDING AND LOT USE

A. Dwelling Units Per Building (Max.)	NR
B. Dwelling Units Size (Max.)	NR

1.3 DESIGN STANDARDS

A. Building Height (Max.)	3 Stories/ 40 ft.
B. Street Facing Façade Height (Min.)	18 ft.
C. Finished Floor Surface of Ground Floor Above Sidewalk Grade (Max.)	24"
D. Building Coverage (Max.)	70%
E. Building Footprint (Max.)	10,000 SF
F. Façade Modulation Length (Max.)	50 ft. (see Section 10.5A43.20)
G. Street Facing Façade Glazing (Min.)	50% Ground Floor
H. Street Facing Entrance	Required
I. Street Facing Entrance Spacing (Max.)	NR
J. Roof Type	All
K. Façade Types	Forecourt, Recessed Entry, Porch, Officefront, Shopfront, Terrace, Gallery, Arcade

~~1.4 ADDITIONAL STANDARDS~~

A. Side Building Setback is not required when there is a common wall; a minimum 10-foot side building setback is required when there is not a common wall to accommodate pedestrian and/vehicle access to the side and rear of the property.

10.5B34.70 Large Commercial Building

1.1 LOT STANDARDS

A. Lot Area (Min.)	NR
B. Lot Depth (Min.)	NR
C. Street Frontage (Min.)	100 ft.
D. Front Building S setback from Lot Line (Min./Max.)	0 ft./50 ft.
E. Front Lot Line Buildout (Min.)	50%
E F. Side Building S setback from Lot Line (Min.)	0/150 ft.
F G. Rear Building S setback from Lot Line (Min.)	15 ft.
G H. Open Space Coverage (Min.)	10%

1.2 BUILDING AND LOT USE

A. Dwelling Units Per Building (Max.)	NR
B. Dwelling Units Size (Max.)	NR

1.3 DESIGN STANDARDS

A. Building Height (Max.)	4 Stories/ 50 ft.
B. Street Facing Façade Height (Min.)	18 ft.
C. Finished Floor Surface of Ground Floor Above Sidewalk Grade (Max.)	24"
D. Building Coverage (Max.)	70%
E. Building Footprint (Max.)	40,000 SF
F. Façade Modulation Length (Max.)	100 ft. (see Section 10.5A43.20)
G. Street Facing Façade Glazing (Min.)	50% Ground Floor
H. Street Facing Entrance	Required
I. Street Facing Entrance Spacing (Max.)	NR
J. Roof Type	All
K. Façade Types	Forecourt, Recessed Entry, Porch, Officefront, Shopfront, Terrace, Gallery, Arcade

1.4 ADDITIONAL STANDARDS

A. Side Building Setback is not required when there is a common wall; a minimum 10-foot side building separationback is required when there is not a common wall to accommodate pedestrian and/vehicle access to the side and rear of the property.
--

10.5B34.80 Mixed Use Building

1.1 LOT STANDARDS

A. Lot Area (Min.)	NR
B. Lot Depth (Min.)	NR
C. Street Frontage (Min.)	50 ft.
D. Front Building s Setback from Lot Line (Min./Max.)	0 ft./50 ft.
E. Front Lot Line Buildout (Min.)	50%
E F. Side Building s Setback from Lot Line (Min./ Max.)	0 ft./15 ft.
F G. Rear Building s Setback from Lot Line (Min.)	20 ft.
G H. Open Space Coverage (Min.)	20%

1.2 BUILDING AND LOT USE

A. Dwelling Units Per Building (Max.)	24
B. Dwelling Units Size (Max.)	NR

1.3 DESIGN STANDARDS

A. Building Height (Min./Max.)	4 stories /50 ft
B. Street Facing Façade Height (Min.)	18 ft.
C. Finished Floor Surface of Ground Floor Above Sidewalk Grade (Max.)	24"
D. Building Coverage (Max.)	60%
E. Building Footprint (Max.)	20,000 SF
F. Façade Modulation Length (Max.)	100 ft. (see Section 10.5A43.20)
G. Street Facing Façade Glazing (Min.)	50% Ground Floor
H. Street Facing Entrance	Required
I. Street Facing Entrance Spacing (Max.)	NR
J. Roof Type	All
K. Façade Types	Forecourt, Recessed Entry, Porch, Officefront, Shopfront, Terrace, Gallery, Arcade

1.4 ADDITIONAL STANDARDS

~~A. Side Building Setback is not required when there is a common wall; a minimum 10-foot side building separation setback is required when there is not a common wall to accommodate pedestrian and/vehicle access to the side and rear of the property~~

10.5B34.90 Flex Space/Fabrication Building

1.1 LOT STANDARDS

A. Lot Area (Min.)	NR
B. Lot Depth (Min.)	NR
C. Street Frontage (Min.)	50 ft.
D. Front Building S Setback from Lot Line (Min./Max.)	0 ft./30 ft.
E. Front Lot Line Buildout (Min.):	50%
E F. Side Building s Setback from Lot Line (Min./Max.)	0 ft if common wall; 20 ft. no common wall
F G. Rear Building s Setback from Lot Line (Min.)	20 ft.
G H. Open Space Coverage (Min.)	10%

1.2 BUILDING AND LOT USE

A. Dwelling Units Per Building (Max.)	NR
B. Dwelling Units Size (Max.)	NR

1.3 DESIGN STANDARDS

A. Building Height (Min./Max.)	2.5 Stories/40 ft.
B. Street Facing Façade Height (Min.)	12 ft.
C. Finished Floor Surface of Ground Floor Above Sidewalk Grade (Max.)	24"
D. Building Coverage (Max.)	70%
E. Building Footprint (Max.)	20,000 SF
F. Façade Modulation Length (Max.)	100 ft. (see Section 10.5A43.20)
G. Street Facing Façade Glazing (Min.)	20% Ground Floor
H. Street Facing Entrance	Required
I. Street Facing Entrance Spacing (Max.)	NR
J. Roof Type	All
K. Façade Types	Door Yard, Recessed Entry, Officefront, Shopfront, Terrace

10.5B34.100 Community Building

1.1 LOT STANDARDS

A. Lot Area (Min.)	NR
B. Lot Depth (Min.)	NR
C. Street Frontage (Min.)	50 ft.
D. Front Building s Setback <u>from Lot Line</u> (Min./Max.)	10 ft./40 ft.
E. Front Lot Line Buildout (Min.)	50%
EF. Side Building s Setback <u>from Lot Line</u> (Min.)	15 ft.
FG. Rear Building s Setback <u>from Lot Line</u> (Min.)	20 ft.
GH. Open Space Coverage (Min.)	20%

1.2 BUILDING AND LOT USE

A. Dwelling Units Per Building (Max.)	NR
B. Dwelling Units Size (Max.)	NR

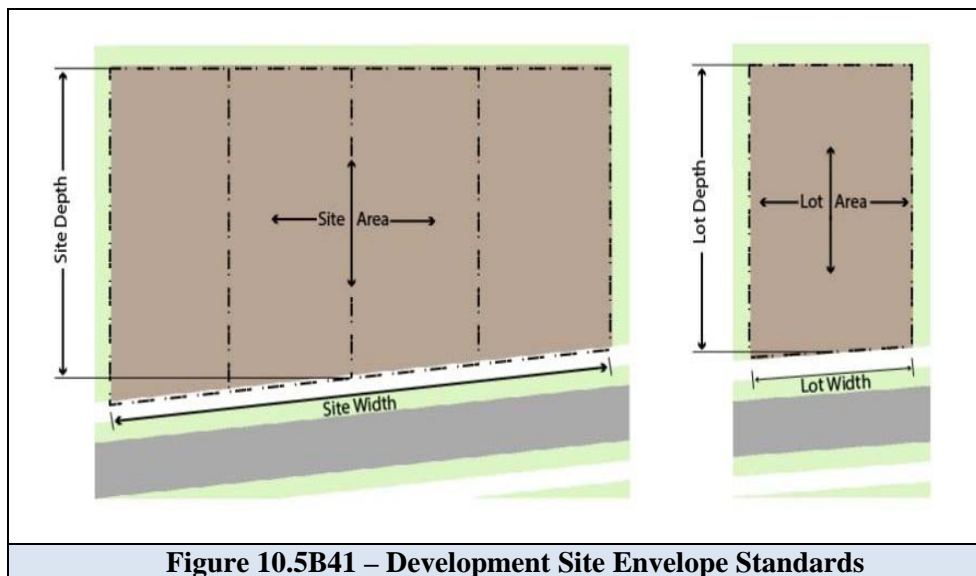
1.3 DESIGN STANDARDS

A. Building Height (Max.)	3 Stories/45 ft.
B. Street Facing Façade Height (Min.)	18 ft.
C. Finished Floor Surface of Ground Floor Above Sidewalk Grade (Min./Max.)	2 ft/6 ft.
D. Building Coverage (Max.)	NR
E. Building Footprint (Max.)	NR
F. Façade Modulation Length (Max.)	100 ft. (see Section 10.5A43.20)
G. Street Facing Façade Glazing (Min.)	30% Ground Floor
H. Street Facing Entrance	Required
I. Street Facing Entrance Spacing (Max.)	NR
J. Roof Type	All
K. Façade Types	Door Yard, Forecourt, Stoop, Recessed Entry, Step, Porch, Terrace, Gallery, Arcade

Section 10.5B40 Development Site Standards

10.5B41 General

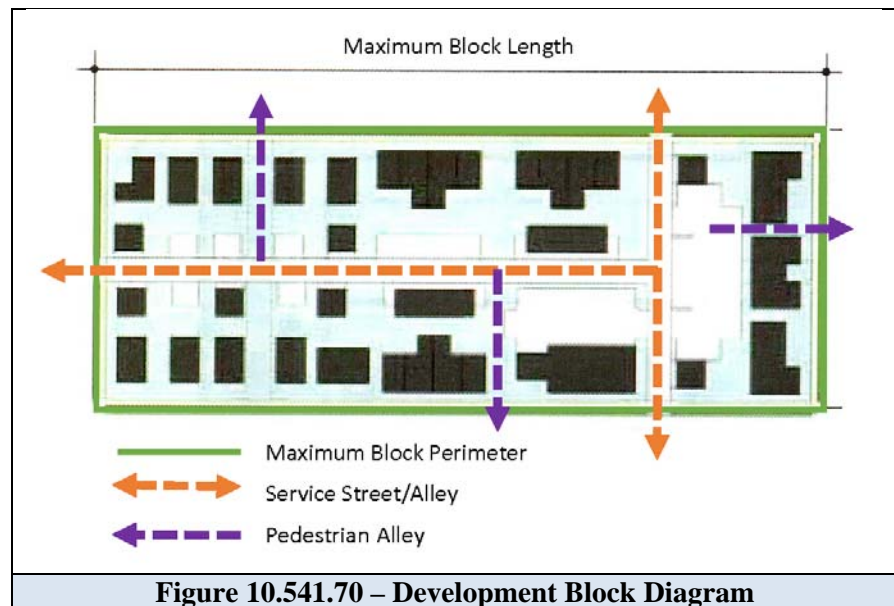
- 10.5B41.10 Allowed by Conditional Use Permit approval from the Planning Board, a Development Site is any lot or group of contiguous lots owned or controlled by the same person or entity, assembled for the purpose of a single development and including more than one principal building or Building Type. A development that includes individual principal building on a single lot is subject to the requirements of Section 10.5B34.
- 10.5B41.20 Site Area: Development Site area is the cumulative area of all contiguous lots that the site is composed of. Development Site area does not include existing or proposed right-of-way, whether dedicated or not dedicated to public use.
- 10.5B41.30 Site Width: Development Site width is the cumulative width of all contiguous lots that the site is composed of.
- 10.5B41.40 Site Depth: Development Site depth is the distance between the front and rear property lines measured along a line midway between the outside edge of all contiguous lots.



- 10.5B41.50 Permitted Building Types: A Development Site may include a combination of Building Types as permitted in Section 10.5B43 that are assembled on an individual lot or group of contiguous lots for the purpose of a single development.
- 10.5B41.60 Perimeter Buffer: The perimeter buffer requirements apply to the outside boundary of the Development Site where the site abuts adjoining properties

that are not part of the Development Site, but not along the primary street frontage. In addition to the minimum perimeter buffer required, the Planning Board may require landscaping, fencing, or an increase in the building setback from lot lines where adjacent land uses may be incompatible. Perimeter buffer requirements supersede parking setback requirements and -building setbacks from lot lines requirements for individual Building Types.

- 10.5B41.70 **Development Block Standards:** These standards establish maximum block length along public or private streets within a Development Site as a method to ensure that access and walkability are integrated into the placement of buildings, community spaces, and site utility areas. Generally, blocks are laid out in order to orient buildings to the street and public realm while concentrating utility elements such as electrical service, parking, and refuse collection to the center of blocks, at the rear of the buildings.



- 1). **Size and Dimension:** Each Development Site has a standard for the maximum Block Length and Block Perimeter under Section 10.5B42 and illustrated in Figure 10.5B41.70 above.
- 2). **Access and Service:** Where shared parking areas or community spaces are located within the interior of the block, a vehicular and/or pedestrian accessway shall be provided every 200 linear feet along a block face. Access to the interior utility area of a block will be made by a paved service street of 20 feet with a 4-foot sidewalk on one side. A service road/alley shall be located no less than 50 feet from any intersecting street at the corner of a block. A pedestrian alley is required every 100 linear feet along a block face between intersecting

~~streets where shared parking areas or community space is located within the interior of the block.~~

10.5B41.80 Community Space Coverage: The minimum Community Space Coverage shall be equal to 10% of the total area of the Development Site and shall be counted toward the minimum Open Space Coverage for the site.

10.5B41.90 Public Street Frontage: All Development Sites must have a minimum of 50 feet of frontage on a Public Street providing access to internal streets located within the Development Sites. All Development Sites with direct access to Lafayette Road must have a minimum of 100 feet of frontage along the corridor.

10.5B41.100 Building Setbacks for Interior Lot Lines: Where a Development Site includes a more than one Building Type, the minimum building setback to interior lot lines shall be 0 feet.

~~10.5B41.100 Conditional Use Permit Criteria: Prior to granting a conditional use permit for Development Sites in the Gateway Mixed Use Districts according to the requirements of this Article, the Planning Board shall make the following findings.~~

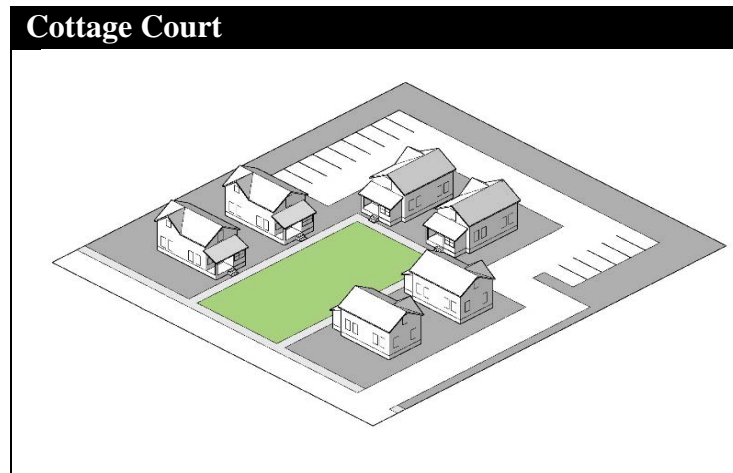
- ~~1) The development project is consistent with the Portsmouth Master Plan.~~
- ~~2) The development project has been designed to allow uses that are appropriate for its context and consistent with City's planning goals and objectives for the area.~~
- ~~3) The project includes measures to mitigate or eliminate anticipated impacts on traffic safety and circulation, demand on municipal services, stormwater runoff, natural resources, and adjacent neighborhood character.~~
- ~~4) The project is consistent with the purpose and intent set forth in Section 10.5B11.~~

10.5B42 Development Site Standards

10.5B42.10 Pocket Neighborhood Development

A Pocket Neighborhood is a cohesive cluster of homes gathered around a variety of common open space amenities. In the Gateway Mixed Use Districts, the following Pocket Neighborhood Development Sites are permitted:

- (a) Cottage Court: This Pocket Neighborhood consists of multiple small, detached single family dwellings, arranged around a courtyard. The shared courtyard takes the place of private yard space and becomes an important community-enhancing element of this Development Site. The Cottage Court is appropriately scaled to fit within or nearby medium-density neighborhoods. The Pocket Neighborhood enables appropriately scaled, well-designed, higher density developments important for providing a broad choice of housing types in a walkable environment. Cottage Courts consist of Cottages, Paired Houses, and Community Building Types meeting the design standards in Table 10.5B34 and the density thresholds in Section 10.5B70.



- (b) Cohousing/Housing Cooperative: Cohousing is a community of private dwellings clustered around shared building and community spaces. Each attached or single family dwelling has traditional residential amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces. Other shared spaces include community garden plots, recreational fields, and shared work spaces. Cohousing Developments consists of Cottages, Paired Houses, and Community Building Types meeting the design standards in Table 10.5B33 and the density thresholds in Section 10.5B70.

1.1 DEVELOPMENT STANDARDS

A. Site Area (Minimum)	10,000 S.F.
B. Site Width (Minimum)	75 ft.
C. Site Depth (Minimum)	100 ft.
D. Perimeter Buffer (Min.)	NR
E. Development Block Dimensions (Max.)	Block Length 300 ft.; Block Perimeter 1,200 linear ft.
F. Open Space Coverage (Min.)	20%
G. Community Space Types	Greenway, Courtyard, Park, Pocket Park, Playground, Recreation Field or Court, Community Garden, Common or Green

1.2 PERMITTED BUILDING TYPES

A. Cottages, Paired Houses, Community Buildings

1.3 ADDITIONAL STANDARDS

A. Maximum Cottage Unit Size	1,400 GFA and 2 bedrooms
B. Maximum Cohousing Unit Size	1,800 GFA and 3 bedrooms
C. Courtyard Design (Minimum)	3,000 GFA 40 ft. Width
D. Courtyard Area Per DU (Minimum)	600 SF
E. Buildings shall be centered on a common courtyard in groups of 16 or less	
F. Cottage Courts and Cohousing Developments may include a community garden, common house, co-work space, and other common access site amenities.	
G. For Cottage Court Development Blocks, the cottages will face a central courtyard in the interior areas of the block, and a service street will provide access to parking areas and building lots along the perimeter of the block.	

10.5B42.20 Mixed Use Development



A development project containing multiple residential, nonresidential, and mixed-use Building Types. Mixed Use Developments may include a combination of horizontally and vertically mixed buildings and uses on site subject to all applicable Building Type standards in Section 10.5B30.

1.1 DEVELOPMENT STANDARDS

A. Site Area (Minimum)	20,000 S.F.
B. Site Width (Min.)	100 ft.
C. Site Depth (Min.)	100 ft.
D. Perimeter Buffer (Min.)	75 ft. from a Residential District, Mixed Residential District, or Character District 4-L1
E. Development Block Dimensions (Max.)	Block Length 800 ft.; Block Perimeter 2,200 linear ft.
F. Open Space Coverage (Min.)	20%
G. Community Space Types	All

1.2 PERMITTED BUILDING TYPES

A. Apartment Building, Gateway Townhouse, Live/Work Building, Small Commercial Building, Large Commercial Building, Mixed-Use Building, Small Flex Space/Fabrication Building, Community Building

10.5B42.30 General Residential Development



A development project containing one or more residential Building Types in accordance with allowed Building Types and design standards in Section 10.5B34.

1.1 DEVELOPMENT STANDARDS

A. Site Area (Minimum)	10,000 S.F.
B. Site Width (Min.)	75 ft.
C. Site Depth (Min.)	100 ft.
D. Perimeter Buffer (Min.)	75 ft. from a Residential District, Mixed Residential District, or Character District 4-L1
E. Development Block Dimensions (Max.)	Block Length 500 ft.; Block Perimeter 1,500 linear ft.
F. Open Space Coverage (Min.)	20%
H. Community Space Types	Greenway, Park, Pocket Park, Playground, Recreation Field or Court, Common or Green, Community Garden, Common Yard, Square, Plaza

1.2 PERMITTED BUILDING TYPES

A. Apartment Building, Gateway Townhouse, Live/Work Building, Community Building
--

10.5B42.40 General Commercial Development



A development project containing one or more commercial Building Types in accordance with allowed Building Types and design standards in Section 10.5B34.

1.1 DEVELOPMENT STANDARDS

A. Site Area (Minimum)	10,000 S.F.
B. Site Width (Min.)	75 ft.
C. Site Depth (Min.)	100 ft.
D. Perimeter Buffer (Min.)	100 ft. from a Residential District, Mixed Residential District, or Character District 4-L1
E. Open Space Coverage (Min.)	10%
F. Community Space Types	Park, Pedestrian Alley, Wide Pedestrian Sidewalk, Common or Green, Outdoor Dining Café, Greenway, Square, Plaza, Courtyard

1.2 PERMITTED BUILDING TYPES

A. Small Commercial Building, Large Commercial Building, Small Flex Space/Fabrication Building
--

10.5B43 Review and Approval Process

10.5B443.109 Conditional Use Permit Criteria: Prior to granting a conditional use permit for Development Sites in the Gateway Mixed Use Districts according to the requirements of this Article, the Planning Board shall make the following findings.

- 1) The development project is consistent with the Portsmouth Master Plan.

- 2) The development project has been designed to allow uses that are appropriate for its context and consistent with City's planning goals and objectives for the area.
- 3) The project includes measures to mitigate or eliminate anticipated impacts on traffic safety and circulation, demand on municipal services, stormwater runoff, natural resources, and adjacent neighborhood character.
- 4) The project is consistent with the purpose and intent set forth in Section 10.5B11.

Section 10.5B50 Pre-Existing Buildings and Lots

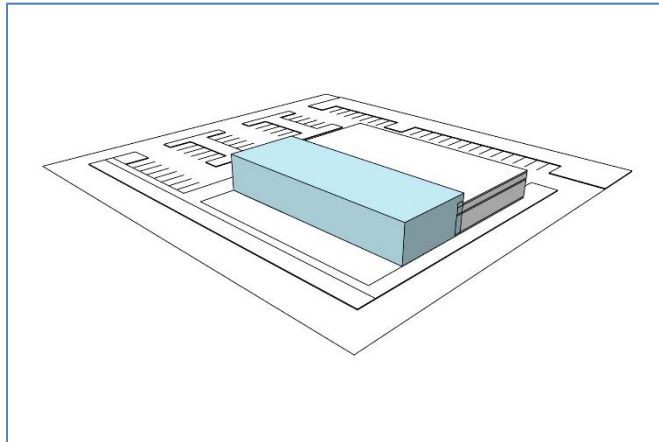
10.5B51 Purpose

The purpose of this section is to establish standards for the continued utilization of existing buildings in Gateway Mixed Use Districts constructed prior to the effective date of Article 10.5B. Where the provisions of this section conflict with Article 3 - Non-Conforming Lots, Buildings, Uses and Structures, this section shall apply.

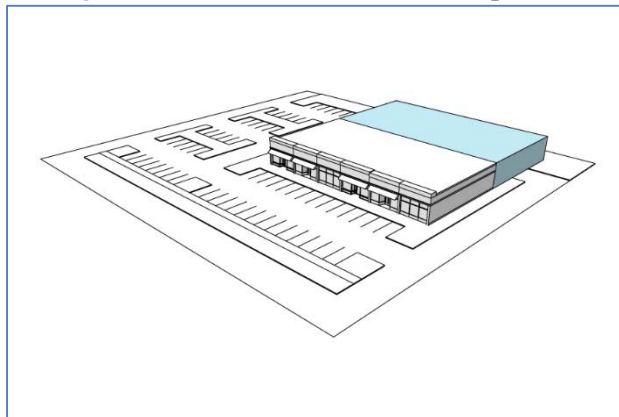
10.5B52 Non-Conforming Building Additions and Retrofits

A building in the Gateway Mixed Use Districts that existed prior to the effective date of Article 5B may be expanded or altered without complying with all of the standards of Section 10.5B34, but shall comply with the following minimum standards for the allowed Building Type as defined in 10.5A36.60 that is most similar to the existing building:

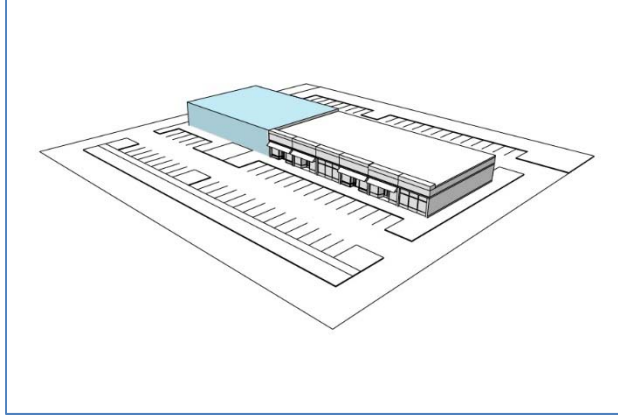
10.5B52.10 **Front Addition:** Any addition to the front of the building is allowed up to the shall comply with the minimum ~~and maximum~~ front building setback from the lot line for the specified Building Type.



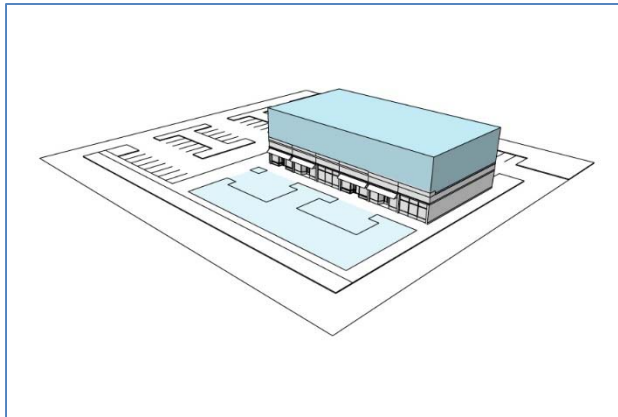
10.5B52.20 **Rear Addition:** Rear additions are allowed up to the minimum rear building setback from the lot line for the specified Building Type.



- 10.5B52.30 Side Addition: Side additions are allowed up to the minimum side building setback from the lot line and to a maximum length of 200 feet for residential and mixed use Building Types and consistent with the not exceeding the maximum façade modulation length for the specified Building Type.



- 10.5B52.40 Story Addition: Story additions are allowed up to the maximum story and building height for the specified Building Type.

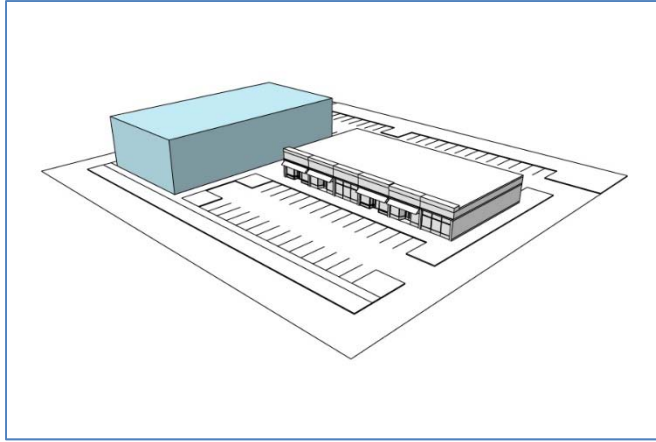


- 10.5B54.10 Residential Density: Maximum Density is 1 Dwelling Unit Per 2,000 Gross Floor Area of the existing building being converted or expanded for residential use.

10.5B53 New Buildings

New building(s) that are constructed on a lot or Development Site that includes one or more non-conforming buildings that existed prior to the effective date of Article 5B, shall comply with the standards for Development Sites as required by Section 10.5B40 except as follows:

- 10.5B52.10 If the minimum Front Lot Line Buildout has not been met, new buildings must be placed within the minimum and maximum front building setback setback from the lot line.



Section 10.5B60 Building Façade Types

10.5B61 General

At least one (1) façade type as defined in Section 105A43.10 is required for each principal Building Type.

10.5B62 Permitted Building Façade Types by Building Type

10.5B62.10 Building Façade Types

FAÇADE TYPES	BUILDING TYPES							
	A. Cottage	B. Paired House	C. Apartment Building	D. Gateway Townhouse	E. Live/Work Building	F. Large and Small Commercial Building	G. Mixed-Use Building	H. Flex Space/ Fabrication Building
A. Door Yard	P	P	P	P	P			P
B. Forecourt			P			P	P	
C. Stoop	P	P		P				
D. Recessed Entry			P	P	P	P	P	P
E. Step	P	P	P	P				
F. Porch	P	P	P	P	P	P	P	
G. Officefront						P	P	P
H. Shopfront					P	P	P	P
I. Terrace					P	P	P	P
J. Gallery						P	P	
K. Arcade						P	P	

P Permitted

Section 10.5B70 Density Thresholds and Bonuses

10.5B71 Residential Density

10.5B71.10 New development or redevelopment that consists of one principal residential or mixed residential building according to the standards for Building Type in Section 10.5B34 on a single lot shall comply with the following density requirements for the maximum number of dwelling units per acre.

Dwelling Units Per Acre

Building Type	Gateway Corridor (G1)		Gateway Center (G2)	
	P	CU	P	CU
Cottage	NR	NR	NR	NR
Paired House	NR	NR	NR	NR
Apartment Building	16	24	16	24
Gateway Townhouse	16	24	16	24
Live-Work/Building	16	24	16	24
Mixed-Use Building	16	24	16	24

P = Permitted

CU = Conditional Use Permit under the provisions for Density Bonuses in Section 10.5B72

10.5B71.10 New development or redevelopment that is constructed according to the standards for a Development Site in Section 10.5B43 shall comply with the density requirement for the maximum number of dwelling units per acre for all of the buildings in the development.

Dwelling Units Per Acre

Development Sites	Gateway Corridor (G1)		Gateway Center (G2)	
	P	CU	P	CU
Pocket Neighborhood*	16	20	12	16
Mixed Use Development	20	30	20	30
General Residential Development	20	30	20	30

P = Permitted

CU = Conditional Use Permit under the provisions for Density Bonuses in Section 10.5B72

10.5B72 Density Bonus Incentives

A conditional use permit may be granted by the Planning Board for increased housing density or for increased building height and footprint as described in this section. Such conditional use permit shall be contingent upon satisfying the requirements of Section 10.5B73.

10.5B72.10 Dwelling Units Per Building: The Planning Board may, by conditional use permit, allow up to a maximum of 36 dwelling units per building.

10.5B72.20 Dwelling Units per Acre: The Planning Board may, by conditional use permit, allow higher density up to the maximum established in Section 10.5B71.

10.5B72.40 Height and Building Footprint: The Planning Board may, by conditional use permit, allow an increase in the maximum building height by one (1) story or 10' and an increase in the maximum building footprint and square footage by 20 percent.

10.5B73 Bonus Incentive Requirements

In order to be eligible one of the bonus incentives outlined in section 10.5B72, a development shall include Workforce Housing according to the requirements of 10.5B73.10. In order to be eligible for multiple bonus incentives outlined in Section 10.5B72a development shall also provide Public Realm Improvements according to the requirements of 10.5B73.20. Required documentation for these improvements must be submitted with the application as outlined in Section 10.5B74.

10.5B73.10 Workforce Housing Requirement: One or more of the following criteria shall be met:

- 1) At least 30% of the dwelling units within a building, but no less than three units, shall be workforce housing units for sale. Such units shall be at least the average gross floor area of the proposed units in the building or 1,000 sq. ft., whichever is greater. The workforce housing units shall be distributed throughout the building wherever dwelling units are located; or
- 2) At least 10% of the dwelling units within a building, or at least two units, shall be workforce housing units for rent (affordable to a household with an income of no more than 60 percent of the area median income for a 3-person household). Such units shall be at least the average gross floor area of the proposed units in the building or 800 sq. ft., whichever is greater. The workforce housing units shall be distributed throughout the building wherever dwelling units are located.

10.5B73.20 Public Realm Improvements: All public realm improvements used for a density bonus shall be recommended in plans adopted by the City of

Portsmouth including but not limited to the Master Plan, Bicycle and Pedestrian Plan, and Capital Improvement Program. Eligible improvements include the following:

- (a) Design and construction of an off-road trail or path that is at least equal to the linear public street frontage of the site and expands the Portsmouth Bicycle and Pedestrian Network consistent with the Portsmouth Bicycle and Pedestrian Plan. The trail or path shall be located on or adjacent to the project's building lot or Development Site, except as provided in (c) below.
- (b) Design and construction of a public park or athletic facility that is designed for active or passive recreation equal to at least 20% of the project's gross floor area that is located on or adjacent to the project's building lot or Development Site, except as provided in (c) below.
- (c) The Planning Board may allow a proposed public realm improvement to be located on a different lot than the development it if finds that all of the following criteria will be met:
 - (i) An appropriate public realm improvement cannot feasibly be provided on the same lot as the development.
 - (ii) The proposed public realm improvement is within the same Zoning District as the development.

10.5B74 Approval of Density Bonus Incentives

10.5B.74.10 Required Information: In order to be eligible for bonus incentives as described in 10.5B72, the following submissions must be included with an application for a Conditional Use Permit:

- (1) Workforce Housing:
 - a) A description of the workforce housing units, identifying quantity, location, and type;
 - b) Documentation that the proposed units qualify as workforce housing units as defined by this Ordinance;
 - c) Proposed covenant or other legally binding documents that provide enforceable restrictions as to price and occupancy to ensure long-term availability and affordability of the units.
- (2) Public Realm Improvements:
 - a) A written description of the intended site development or District improvements, the relevant City plan, the public benefit provided, provision for design, construction, management and maintenance if required, and plans showing the location and type, size and extent of each of the eligible improvements.
 - b) A specific time frame for the completion of all required on-site and off-site improvements shall be incorporated as a condition of approval of the Planning Board.
 - c) A list of all permits and approvals required in connection with any proposed public realm improvements with the application. These

approvals shall be obtained prior to approval of the development, unless authorized by the Planning Board.

- (3) Any requests by the applicant for the Planning Board to modify specific standards and requirements set forth in this Section 10.5B70 as allowed under Section 10.5B74.30 and a detailed justification for the requested modification.

10.5B74.20 Planning Board Findings: Prior to granting a conditional use permit for density bonus incentives under this section, the Board shall make the following findings:

10.5B74.21 The proposed project (and any conditions of approval) satisfies the requirements in Section 10.5B73;

10.5B74.22 The proposed project is consistent with the purpose and intent set forth in Section 10.5B11.

10.5B74.30 Modification of Standards: In granting a conditional use permit, the Planning Board may modify specific standards and requirements set forth in Section [10.5B20](#), [10.5B30](#), [10.5B40](#) and 10.5B70 provided that the Planning Board finds such modification will promote design flexibility and overall project quality, or that such modification is required for the development to provide a proposed workforce housing component, and that such modification is consistent with the purpose and intent set forth in Section 10.5B11.

10.5B74.31 In considering a request for a modification of the standards and requirements, the Planning Board may request that the applicant provide additional documentation and information from the applicant demonstrating that the requirements of this Ordinance are prohibitive to the successful completion of the project as proposed. Such information shall include, but not be limited to, project cost factors related to land acquisition, improvements for roads, utilities & drainage, insurance, labor, building materials, and profit to identify a total gross cost of the project and per unit gross costs.

Section 10.5B80 Parking and Loading Requirements and Standards

10.5B81 General

10.5B81.10 Except as otherwise provided in this Section, all buildings, structures, uses, and development sites in the Gateway Mixed Use Districts shall comply with the off-street parking and loading requirements set forth in Section 10.1110 and Section 10.1120.

10.5B82 Number of Required Spaces

10.5B82.10 Uses in the Gateway Mixed Use Districts shall provide off-street parking in accordance with Section 10.1112, except as follows:

- a) For developments located on a public transit route with year-round, 5-days-per-week, fixed-route service and where at least 50% of the building(s) are within ¼ mile of a transit stop, the minimum off-street parking required for motor vehicles shall be reduced by 20% of the total required for all uses.

10.5B83 Location of Motor Vehicle Parking Facilities

10.5B83.10 Required off-street parking spaces shall not be located between a principal building and a street or within any required perimeter buffer area.

10.5B83.20 Development Sites that include multiple lots shall not be subject to the requirements of 10.1113.10 requiring off-street parking spaces to be located on the same lot as the principal use. Off-street parking spaces shall be located within the same Development Site for the principal use they are intended to serve.

Section 10.5B90 Pedestrian Access and Circulation

10.5B81 Pedestrian walkways shall provide connections through the lot/site to the public street right-of-way, and between the lot/site and adjacent land uses.

10.5B82 At least one 8-foot wide pedestrian walkway shall be provided throughout the lot/site, connecting adjacent streets, accessways, sidewalks and off-street parking areas to the entrances of all principal buildings.

10.5B83 Pedestrian areas shall be clearly distinguished from vehicular and bicycle traffic areas through the use of paving materials, landscaping, or other means.

10.5B84 A lot/site with more than one principal building or off-street parking area shall include an internal pedestrian network that provides logical and direct routes for pedestrians throughout site.

10.5B85 Parking lots shall include internal walkways spaced not more than 150 feet apart. Where possible, these walkways shall be aligned to connect with major building entries or other destinations.

Section 10.5B100 Community Space

10.5B101 General Requirements

10.5B101.10 Community Spaces meeting one or more of the types described in Figure 10.5A45.10 must be provided according to the standards for Development Sites as described in Section 10.5B40.

10.5B101.20 A community space that is provided on site and otherwise qualifies as open space as defined by this Ordinance shall count towards the open space requirement for the development.

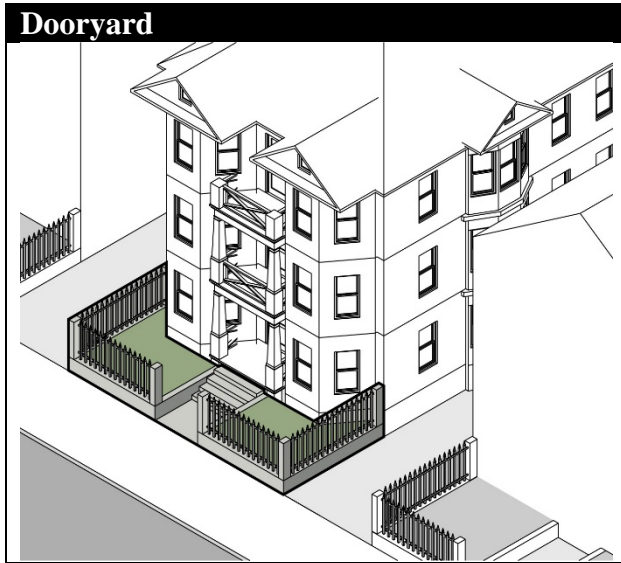
10.5B103 Permitted Community Spaces by Development Site Type

Only Community Space Types that are listed as *permitted* shall count toward the required community space coverage requirement specified for the Development Site.

COMMUNITY SPACE TYPES	DEVELOPMENT SITES			
	Mixed Use Development	Pocket Neighborhood	General Residential Development	General Commercial Development
Park	P	P	P	P
Greenway	P	P	P	P
Pedestrian Alley	P		P	P
Wide Pedestrian Sidewalk	P		P	P
Pocket Park	P	P	P	P
Playground	P	P	P	
Recreation Field	P	P	P	
Common or Green	P	P	P	P
Community Garden	P	P	P	
Outdoor Dining Cafe	P			P
Square	P		P	P
Plaza	P		P	P
Courtyard	P	P	P	P

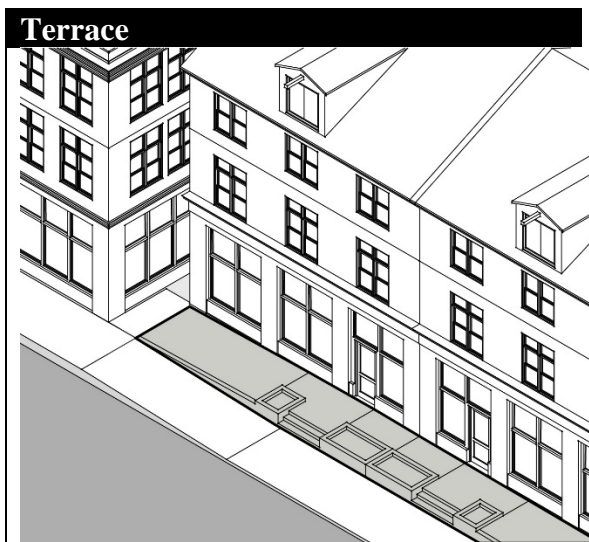
P = Permitted

Proposed Amendments to Zoning Ordinance
Figure 10.5A43.10
September 19, 2017



Private Frontage where the Building Facade is aligned close to the Street Line, and the Frontage Line is defined by a low wall, decorative fence or hedge providing a strong spatial definition from the public sidewalk. The result is a small semi-private dooryard containing the principal entrance in the front yard. The dooryard may be slightly raised, sunken, or at-grade, and may be planted or landscaped. A paved walkway from the sidewalk to the front door is required. This type is commonly associated with ground-floor residential use.

Permitted districts: G1, G2



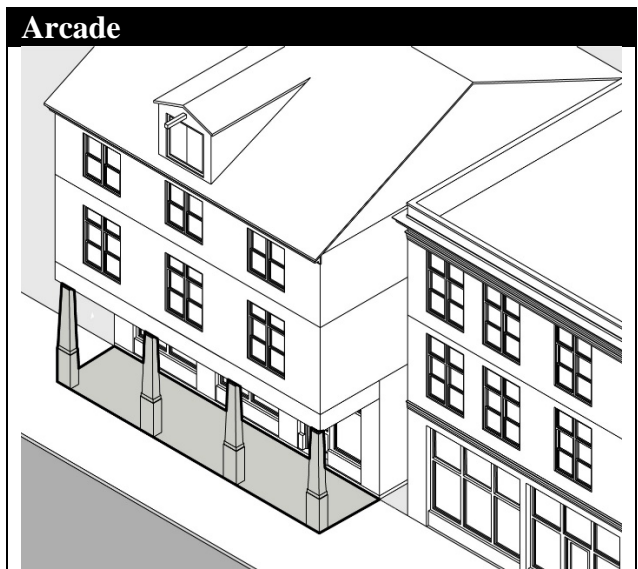
A Private Frontage where the Building Facade is at or near the Street Line with an elevated terrace that may encroach into the front yard setback providing level or terraced public circulation along the façade. This type can be used to provide at-grade access while accommodating a grade change along a Street Line. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This type is required to be used in conjunction with other Frontage types to define individual or shared entries facing the street.

Permitted districts: G1, G2



A Private Frontage where the building facade is set back from the Street Line with an attached one or two story cantilevered shed or a lightweight colonnade that is built to the Street Line. This type is intended for buildings with ground floor commercial, hospitality or retail uses. This frontage type is required to be used in conjunction with other types to define individual or shared first floor entries facing the street.

Permitted districts: G1, G2



A Private Frontage where only the ground floor level of the building facade is set back from the Street Line. The Building facade for the upper floors is at the Street Line and is supported by a colonnade with habitable space above. This frontage type is intended for buildings with ground floor commercial, hospitality or retail uses. This type is required to be used in conjunction with other frontage types to define individual or shared first floor entries facing the street.

Permitted districts: G1, G2

Proposed Amendments to Zoning Ordinance
Figure 10.5A43.60
September 19, 2017

Cottage



A small detached single family dwelling with narrow massing.

Permitted districts: G1, G2

Paired House



A residential building type with narrow massing and horizontally attached or semi-attached dwelling units generally perpendicular to the front lot line. These buildings contain up to 3 dwelling units and are often designed to resemble large farmhouses with attached carriage houses.

Permitted districts: G1, G2

Gateway Townhouse



These small footprint attached single family residential buildings have narrow massing and may be located on individual or common lots. Each unit is separated horizontally by a common wall and groups of buildings may be separated by a common driveway or community space.

Permitted districts: G1, G2

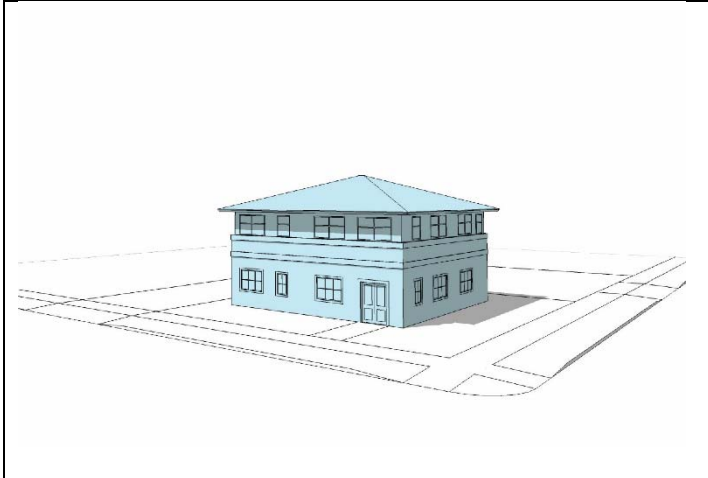
Mixed Use Building



A variable footprint building type that typically accommodates a variety of ground floor commercial uses and upper residential and office uses at the scale that compliments the historic character of the neighborhood.

Permitted districts: G1, G2

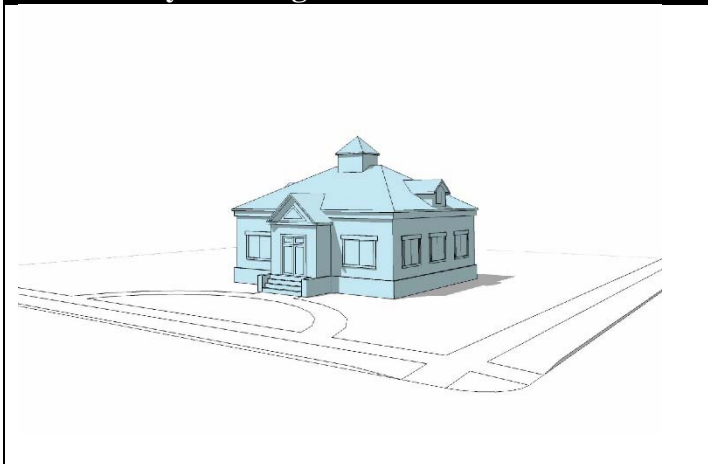
Flex Space/Fabrication Building



A building located and designed to accommodate a small footprint for fabrication and light industrial uses. Flex buildings are also used to provide affordable space to small and creative business enterprises.

Permitted districts: G1, G2

Community Building



A building located and designed to accommodate public or civic uses such as a neighborhood center and similar public gathering facilities and spaces.

Community Buildings may be privately owned and operated as an accessory building and amenity for a residential and mixed use developments.

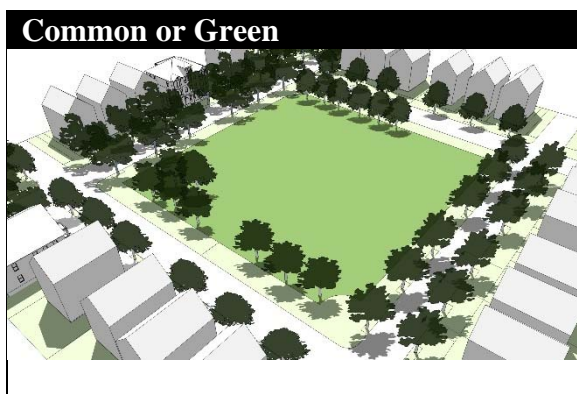
Permitted districts: G1, G2

Proposed Amendments to Zoning Ordinance
Figure 10.5A45.10
September 19, 2017



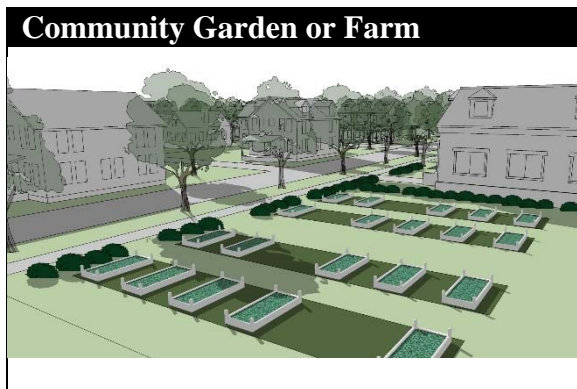
A publicly accessible open space designed and equipped for active recreation and organized sports. Playing fields and courts may include grass, artificial turf, clay, dirt, stone dust, concrete, asphalt, ice or other pervious or impervious materials to support various sporting events.

Permitted districts: G1, G2



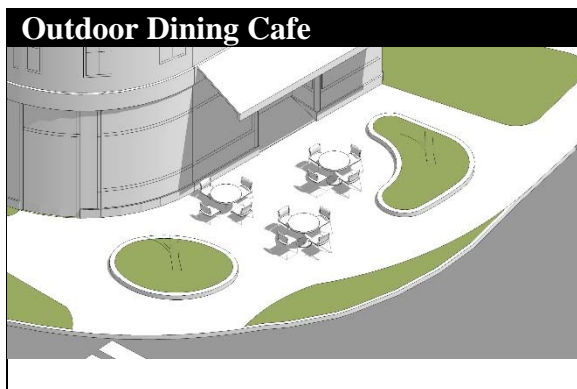
A civic space type for active and passive recreation and gathering purposes. A common or green is a free-standing site with thoroughfares on all sides and landscape consisting of naturally disposed lawns, paths, and trees.

Permitted districts: G1, G2



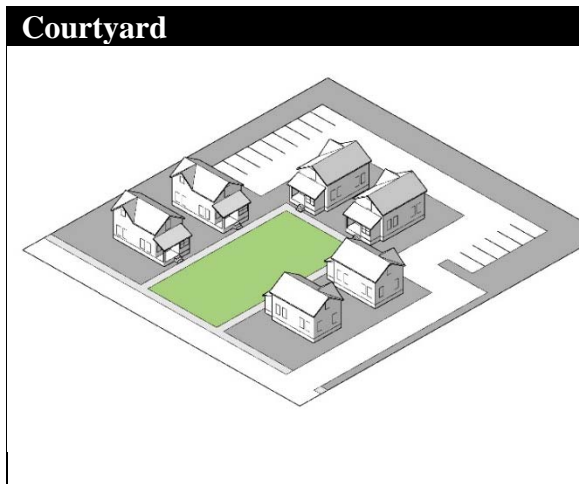
A civic space type designed as individual garden plots available to residents for urban agriculture purposes, including storage facilities for necessary equipment. Community gardens may be freestanding or incorporated as a subordinate feature of a community park, neighborhood park, or pocket park.

Permitted districts: G1, G2



Outdoor dining cafes are permitted as an ancillary activity of any restaurant, pub, or other food and drink establishment. The operator of the outdoor dining cafe may be granted a permission from the City for locations on side and on the public sidewalk.

Permitted districts: G1, G2



A courtyard or court is an enclosed area, often surrounded by a building or complex, that is open to the sky.

Permitted districts: G1, G2

Proposed Amendments to Zoning Ordinance
Section 10.5A60
November 13, 2017

Section 10.5A60 Definitions

This Section provides definitions for certain terms in Article 5A and Article 5B that are not otherwise defined in Article 5A, Article 5B, or Article 15:

Block

The aggregate of private lots, service streets/rear alleys and rear lanes, circumscribed by streets, paths or pedestrian alleys.

Building Stepback

The step-like recession in the profile of a building from the street right-of-way line to control the enclosure of the street and allow light to reach the Public Realm. Where height limitation require, buildings must be setback or setbacked from the street right-of-way line a specified distance for every added height interval.

Community space

As applicable to Article 5B, Aan area that is privately-owned and oriented and accessible to the public, or as applicable to Article 5A, an area dedicated for public use with permanent deeded access to the City of Portsmouth. Such areas must~~and conforming~~ to the types shown in Figure 10.5A45.10.

Development Site

Any lot or group of contiguous lots owned or controlled by the same person or entity, assembled for the purpose of a single development.

Development Site Area

The cumulative area of all contiguous lots that the site is composed of. Site area does not include existing or proposed right-of-way, whether dedicated or not dedicated to public use.

Front lot line buildout

The portion of the width of the required **front yard** or front building setback that is occupied by a **building**.

Public realm

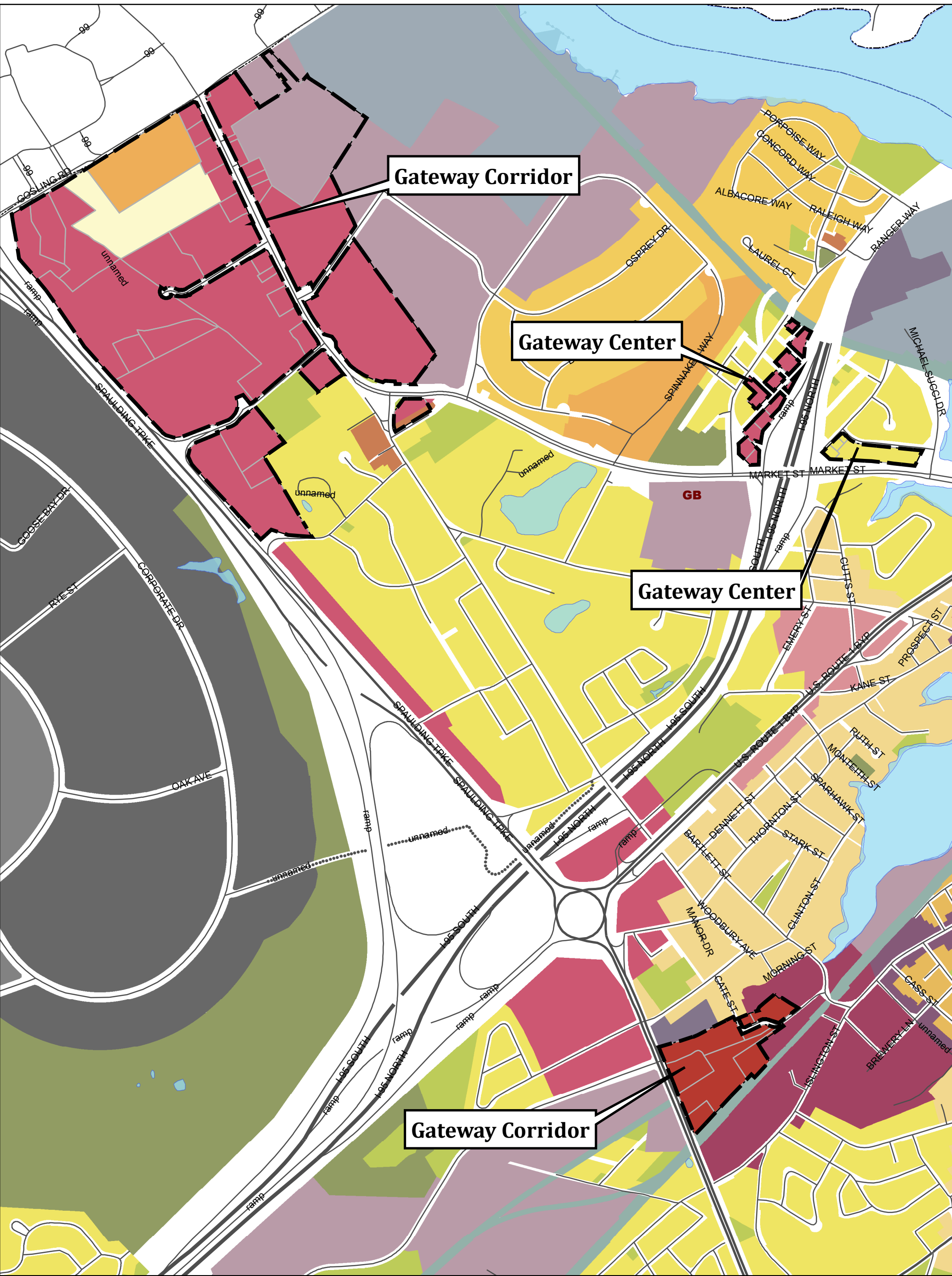
Includes exterior open spaces and linkages that are physically and/or visually accessible to the general public, during all business hours, or the majority of the day for residential buildings, regardless of ownership.

Use	G1	G2
1. Residential and Mixed Uses		
1.10 Single family dwelling	P	P
1.20 Accessory dwelling unit		
1.21 Attached	CU	CU
1.22 Detached	N	N
1.25 Garden Cottage	N	N
1.30 Two-family dwelling	P	P
1.40 Townhouse	P	P
1.50 Multifamily dwelling		
1.51 3 or 4 dwelling units	P	P
1.52 5 to 8 dwelling units	P	P
1.53 More than 8 dwelling units	P	P
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		
1.61 To 2 dwelling units	N	N
1.62 To 3 or 4 dwelling units	N	N
1.63 To 5 to 8 dwelling units	N	N
1.64 To more than 8 dwelling units	N	N
1.70 Live/work unit	P	P
1.80 Manufactured housing park	N	N
1.90 Planned unit development (PUD)		
1.91 Open space PUD	N	N
1.92 Residential density incentive PUD	N	N
2. Institutional Residence or Care Facilities		
2.10 Assisted living facility		
2.11 Assisted living center	S	S
2.12 Assisted living home	S	S
2.20 Residential care facility		
2.21 5 or fewer residents	S	S
2.22 More than 5 residents	S	S
3. Educational, Religious, Charitable, Cultural and Public Uses		
3.10 Place of assembly		
3.11 Religious	S	S
3.12 Other nonprofit	S	S
3.20 School		
3.21 Primary or secondary	S	S
3.30 Post-secondary	S	S
3.30 Historic preservation building	P	P
3.40 Museum	S	S
3.50 Performance facility		
3.51 Indoor performance facility		
3.511 Occupancy up to 500 persons	S	S
3.512 Occupancy more than 500	N	N
3.52 Outdoor performance facility		
3.521 Occupancy up to 500 persons	S	S
3.522 Occupancy more than 500	N	N
3.60 Cemetery	N	N
3.70 Club, fraternal or service organization	S	S
3.80 Municipally operated park and related activities	P	P
4. Recreational Uses		
4.10 Religious, sectarian or private non-profit recreational use	S	S
4.20 Cinema or similar indoor amusement use with no live performance	S	S
4.30 Indoor recreation use, such as bowling alley or arcade	S	S
4.40 Health club, yoga studio, martial arts school, or similar use		
4.41 Up to 2,000 sq. ft. GFA	P	P
4.42 More than 2,000 sq. ft. GFA	S	S
4.50 Outdoor recreation use	P	P
4.60 Amusement park, water park or theme park	N	N
5. Office Uses, Non-Medical		
5.10 Professional office	P	P
5.20 Business office (incl. real estate office)	P	P
5.30 Financial institution		
5.31 Financial services office	P	P
5.32 Retail bank	P	P
5.40 Social service campus		
5.41 Nonresidential	N	N
5.42 Residential	N	N

Use	G1	G2
5.50 Media studio		
5.51 Excluding any transmitting antenna tower	S	S
5.52 Including accessory transmitting antenna tower	N	N
5.60 Publishing facility or similar electronic production operation	P	P
5.70 Call Center	N	N
6. Medical Services and Health Care		
6.10 Hospital	N	N
6.20 Medical offices and clinics (outpatient only)	P	P
6.30 Clinics with inpatient care	S	N
6.40 Ambulatory surgical center	S	N
6.50 Substance abuse treatment facility	N	N
6.60 Psychiatric hospital for the criminally insane	N	N
7. Services, Other Than Health Care		
7.10 Day Care		
7.11 Family day care facility	P	P
7.12 Group day care facility including private preschool and kindergarten	S	S
7.20 Personal services	P	S
7.30 Consumer services such as copy shop, bicycle repair, and pet grooming	P	S
7.40 Trade, craft and general service establishments, such as shops for plumbers, electricians, painters, paper hangers, upholsterers, sign painters and printers	P	S
7.50 Veterinary Care	S	S
7.60 Laundry and dry cleaning establishments		
7.61 Drop-off/pick-up only for items to be dry cleaned or laundered off site	P	P
7.62 Self-service laundry for use by the general public	P	S
7.63 Dry cleaning establishment with on-site cleaning facilities.	N	N
7.70 Undertaking establishment, funeral parlor or mortuary chapel, excluding crematorium	S	S
8. Retail Trade		
8.10 Convenience goods		
8.11 Convenience goods 1		
8.111 Hours of operation between 6:00 AM and 11:00 PM	P	P
8.112 24 hours per day operation	S	N
8.12 Convenience goods 2		
8.121 Hours of operation between 6:00 AM and 11:00 PM	P	P
8.122 24 hours per day operation	S	N
8.30 Retail sales conducted within a building		
8.31 Not marine-related	P	P
8.32 Marine-related	P	P
8.40 Shopping center	P	P
8.50 Retail sales, large format	N	N
8.60 Fish market	P	P
8.70 Manufacture of goods sold at retail on the premises, such as crafts, coffee roasting and bakery goods	P	P
8.90 Sexually oriented business	N	N
9. Eating and Drinking Places		
9.10 Nightclub or bar		
9.11 Occupant load less than 250	P	S
9.12 Occupant load from 250 to 500	S	S
9.13 Occupant load greater than 500	N	N
9.20 Restaurant, take-out only	P	P
9.30 Restaurant, fast food	P	P
9.40 Restaurant, place of public assembly or function room		
9.41 Occupant load less than 50	P	P
9.42 Occupant load from 50 to 250	P	S
9.43 Occupant load from 250 to 500	S	S
9.44 Occupant load greater than 500	N	N
9.50 Permanently moored vessel used as restaurant or bar , with occupant load less than 250	N	N
10. Lodging Establishments		
10.10 Boarding house	S	N
10.20 Bed and breakfast		
10.21 Bed and Breakfast 1	S	S
10.22 Bed and Breakfast 2	S	S
10.30 Inn	S	S
10.40 Hotel or motel		
10.41 Up to 125 rooms	S	S
10.42 126 to 250 rooms	S	S
10.42 251 to 500 rooms	S	N
10.43 More than 500 rooms	S	N
10.50 Conference hotel	S	N
10.60 Conference center	S	N

Use	G1	G2
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	S	N
11.20 Motor vehicle service station, motor vehicle repair or washing facility for passenger cars and light trucks	S	N
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	S	N
11.40 Impound lot (principal or accessory use)	N	N
11.50 Truck fueling facility	N	N
11.60 Truck terminal	N	N
12. Marine Craft Related Uses		
12.10 Boat landings, boat docks, boathouses and associated marine uses		
12.11 Non-commercial	P	P
12.12 Fishing boat landing 1	N	N
12.13 Fishing boat landing 2	N	N
12.20 Marina		
12.21 With no repair, servicing or fueling facilities	N	N
12.22 With repair, servicing or fueling facilities	N	N
12.30 Repair of commercial marine craft and marine-related structures	N	N
12.40 Landside support facility for commercial passenger vessel	N	N
13. Wholesale Trade, Warehousing and Distribution		
13.10 Wholesale use		
13.11 Not marine-dependent	N	N
13.12 Marine-dependent	N	N
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	S	N
13.22 Occupying 21% to 40% of gross floor area of establishment	N	N
13.30 Wholesale lumber yards, lumber and contractor sales		
13.31 Not marine-dependent	N	N
13.32 Marine-dependent	N	N
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
13.42 Marine-dependent	N	N
14. Industrial Uses		
14.10 Light industry		
14.11 Not marine-dependent	S	S
14.12 Marine-dependent	N	N
14.20 Research and development		
14.21 Not marine-dependent	S	N
14.22 Marine-dependent	N	N
14.30 Food processing		
14.31 Not including seafood processing	S	N
14.32 Including seafood processing	N	N
14.40 Electronics manufacturing	S	N
14.50 General manufacturing		
14.51 Not marine-dependent	S	S
14.52 Marine-dependent	N	N
14.60 Biological or chemical laboratory		
14.61 Not marine-dependent	N	N
14.62 Marine-dependent	N	N
14.70 Recycling facility or recycling plant	N	N
14.80 High hazard use, including other uses listed in this section but not including uses described in 14.90	N	N
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
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

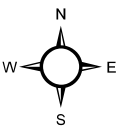
Use	G1	G2
15.12 Providing community-wide or regional service	N	N
15.20 Heliport or helipad		
15.21 Helipad, as an accessory use to a permitted hospital use	N	N
15.22 Heliport	N	N
16. Wireless Telecommunications Facilities		
16.10 Satellite dish receiver 42 inches or less in diameter:		
16.11 Building-mounted, maximum height less than or equal to 4 feet from the roof surface	P	P
16.12 Ground-mounted, complying with all yard requirements for the district	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
16.22 Ground-mounted, complying with all yard requirements for the district	S	S
16.30 Whip antenna not more than 30 feet in height	S	S
16.40 Other wireless telecommunications facility not included above	N	N
17. Agricultural Uses		
17.10 Farm, not including the keeping of farm animals	N	N
17.20 Keeping of farm animals	N	N
18. Temporary Uses		
18.10 Construction trailer	P	P
18.20 Temporary structure		
18.21 Up to 30 days	P	P
18.22 31 to 90 days	S	S
18.23 91 to 180 days	N	N
18.24 More than 180 days	N	N
18.30 Manufactured housing not on a foundation, as temporary replacement housing for a dwelling on the same lot destroyed by natural causes, provided that there is an active building permit for rebuilding the destroyed dwelling		
18.31 Up to 180 days	P	P
18.32 More than 180 days	S	S
18.40 Carts or trailers, including outdoor display area, used for the seasonal sale of dry goods, Christmas trees, flowers, fruits, vegetables, seasonal products and prepared food	S	N
19. Accessory Uses		
19.10 Accessory use to a permitted principal use, but not including any outdoor storage	P	P
19.20 Home occupation		
19.21 Home occupation 1	P	P
19.22 Home occupation 2	P	P
19.30 Concessions and services located within the principal building	P	P
19.40 Drive-through facility, as accessory use to a permitted principal use	CU	N
20. Accessory Storage		
20.10 Indoor storage of motor vehicles or boats as an accessory use	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
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
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
20.40 Outdoor storage of lobster traps, lobster buoys and associated rope	P	P
20.50 Outdoor storage of raw or partially finished material		
20.51 Not marine-dependent	N	N
20.52 Marine-dependent	N	N
20.60 Outdoor storage of machinery, equipment and vehicles		
20.61 Not marine-dependent	N	N
20.62 Marine-dependent (other than allowed by 20.30 or 20.40 above)	N	N



Gateway Mixed Use Zoning Districts

Legend

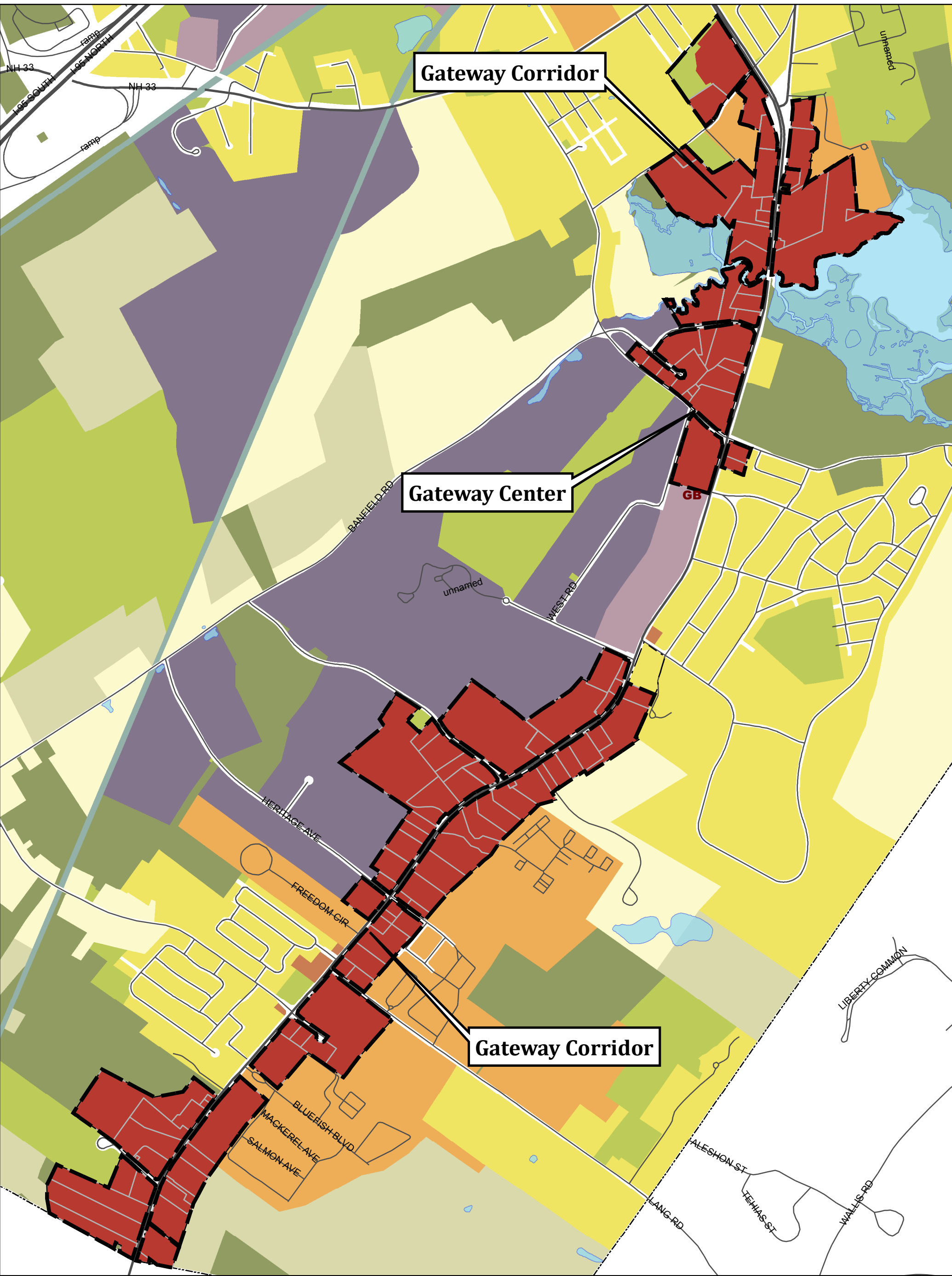
- ▭ Proposed Gateway Districts
- ▭ Current Districts
- ▭ GW - Gateway
- ▭ GB - General Business
- ▭ SRA - Single Residence A
- ▭ SRB - Single Residence B
- ▭ GA/MH - Garden Apt./Mobile Home Park
- ▭ OR - Office Research
- ▭ M - Municipal



0 500 1,000 2,000 Feet

1 inch = 833.3 feet

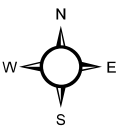
Map created by Portsmouth Planning Department
November 13, 2017



Gateway Mixed Use Zoning Districts

Legend

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0 650 1,300 2,600 Feet

1 inch = 1,125 feet

Map created by Portsmouth Planning Department
November 13, 2017