

# GATEWAY DISTRICTS

## DRAFT ZONING & DEVELOPMENT STANDARDS

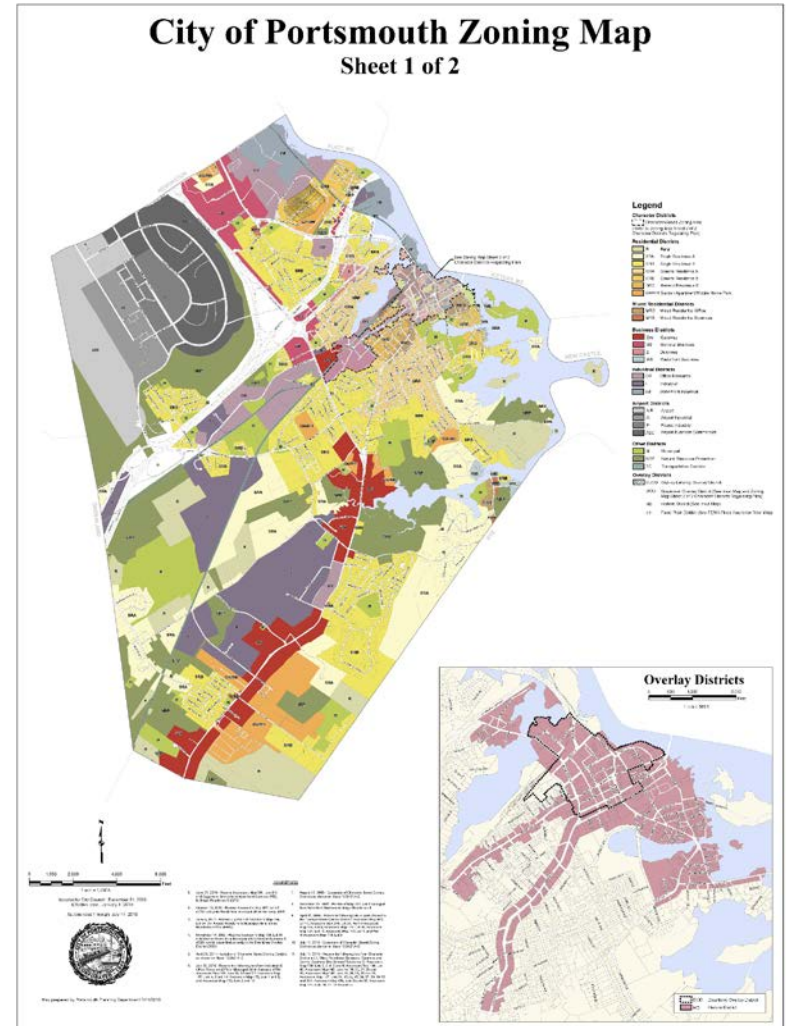
### City of Portsmouth, NH

#### PLANNING BOARD WORKSHOP

June 22, 2017



Brovitz Community Planning & Design





- ❑ **Portsmouth 2025 Master Plan (2017)**
- ❑ City of Portsmouth Housing Policy 2016-1 (2016)
- ❑ Housing Committee Recommendations for Policies and Zoning (2016)



## Planning Board Draft | February 2017 Public Hearing



### PUBLIC COMMENTS

"Make other areas as special as Downtown multiple destinations within the City. Support unique neighborhoods."

"Continue to implement plans related to a more walkable, bikeable city, such as the comprehensive Portsmouth Bicycle and Pedestrian Plan, across the city, especially the Market St. Extension."

"Different areas with stores and venues that are connected and parkable."

"Expanded neighborhood development with meaningful interconnectedness along corridors and gateways. Neighborhoods should include some services, places to gather, to eat, to socialize and places for special events."

**Below** Land use in the Corridor areas tends to be commercial, and in fact encompasses most of the commercial area within municipal jurisdiction.



**Below** Zoning in the Corridor areas is predominantly Gateway, General Business, or Industrial



## Planning Board Draft | February 2017 Public Hearing

### CORRIDOR AREA VISION

By 2025, the Corridor areas have reconnected with their surrounding neighborhoods and serve as lively gateways to the City. Changes in zoning and development incentives have created an environment in which efficient, people-friendly design is the norm, reducing the need for automobile trips and spurring the development of village centers. The addition of pedestrian and bike infrastructure allows nearby neighborhoods easy access to shopping, services and employment. Lower land costs and greater flexibility outside the Urban Core have resulted in more affordable housing options. All of this has occurred sustainably thanks to strong site design standards and dedicated funding for public infrastructure and transit.

# HOUSING INITIATIVES

An example of a Corridor area with several master plan actions applied

**Below.** A redevelopment study of a parcel on Lafayette Road, showing new structures built according to existing zoning regulations for a Gateway Planned Development. An analysis of this site is described in the Future Development Objectives, Land Use section of this chapter.



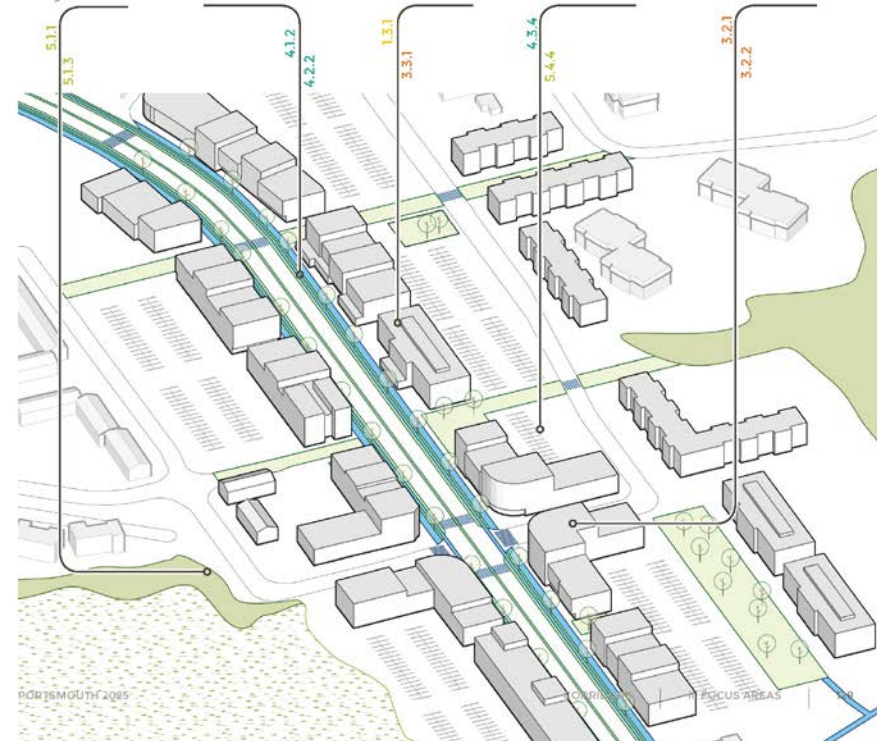
Changes to the City's development standards limit impervious surfaces, improving storm water management and ecological health.

Working with the state to improve major corridors with traffic calming and infrastructure investment creates a more comfortable experience for pedestrians and cyclists while ensuring adequate automobile access.

With the assistance of the City, new development includes arts venues outside of Downtown, expanding the reach of the arts in Portsmouth.

A required parking study leads to shared parking, decreasing overall parking and prioritizing electric vehicles and other modes of transportation.

Zoning incentives make it possible for mixed use development projects to include affordable, mixed-income, multi-family housing.



## □ General Goals

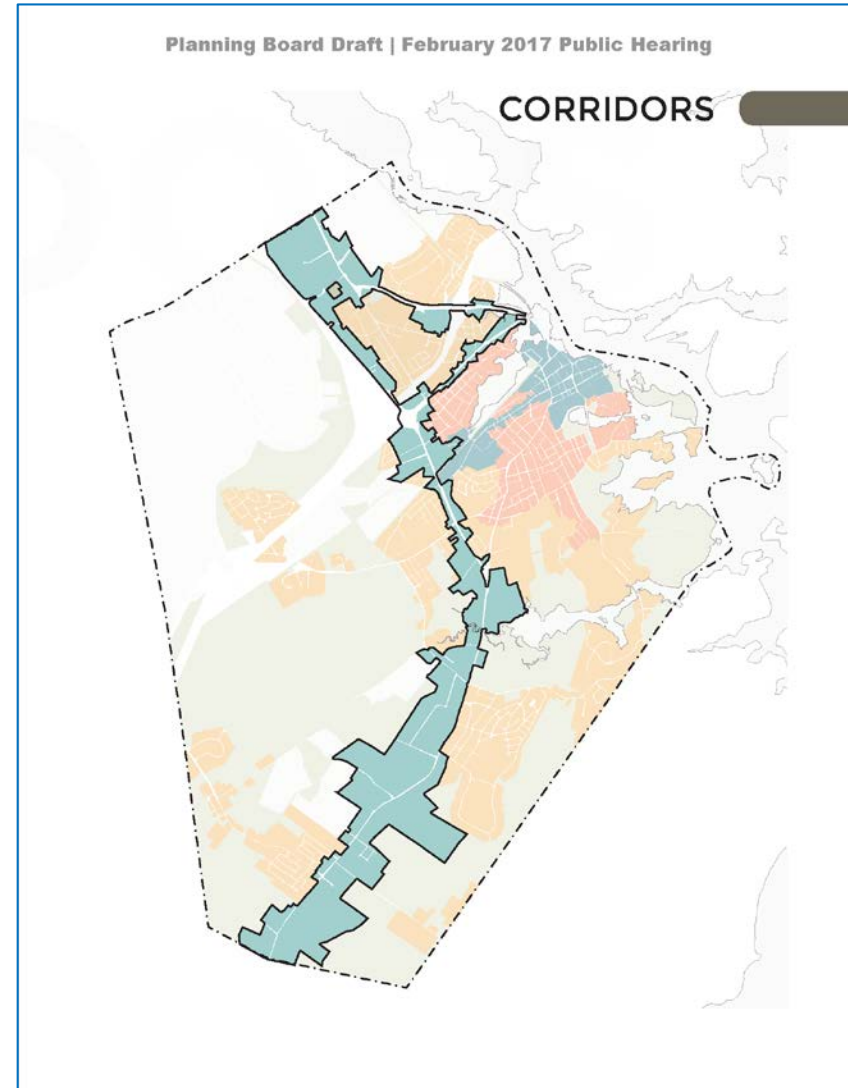
- Walkable Mixed Use Development
- Expand and Diversify Housing Stock
- Meet Market Demand Including Workforce Housing, MF and Smaller DUs

## □ Gateway Zoning Districts/Corridors

- Lafayette Road(Route 1)
- Route 1 Bypass
- Outer Woodbury Avenue. The zoning theme for this location is multifamily housing along major corridors.

## □ Gateway Zoning Districts/Centers

- Mirona Road Area - Lafayette Road (Rt 1) and Peverly Hill Rd.
- Exit 7 Area - North side of Market Street on CCC Church Site and Kearsarge Way.



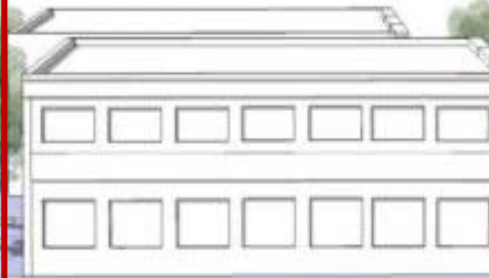
# GATEWAY DISTRICTS ZONING & DESIGN STANDARDS

## Character-Building Zoning & Design Standards



### Site Standards

- Parking Placement
- Ped/Veh. Access
- Landscaping
- Lighting/Screening
- Utilities
- Signage
- LID/Sustainability Stds



### Building Standards

- Bldg. Placement
- Building Types
- Building Uses
- Bldg. Frontage Types
- Building Components
- Bldg. Height/Stepbacks
- Building Design Stds

Building Frontage Type



### Street Standards

- Complete Street Hierarchy
- Streetscape Treatment
- Sidewalk Use/Activation
- On-Street Parking/Parklets
- Intermodal Facilities
- Utilities
- LID/Sustainability Stds

### Open Space & Rec Types

- Parks, Playgrounds, Commons

### Outdoor Amenity Spaces

- Yards
- Dining Terrace
- Green Roofs
- Courtyards
- Comm. Gardens
- Plazas
- Forecourts

PRIVATE REALM

PUBLIC REALM

POPS

# GATEWAY DISTRICTS ZONING & DESIGN STANDARDS

## ARTICLE 4 – ZONING DISTRICTS AND USE REGULATIONS

**10.410 Establishment and Purpose of District**

**10.420 District Location and Boundaries**

### PROPOSED AMENDMENT:

#### Add:

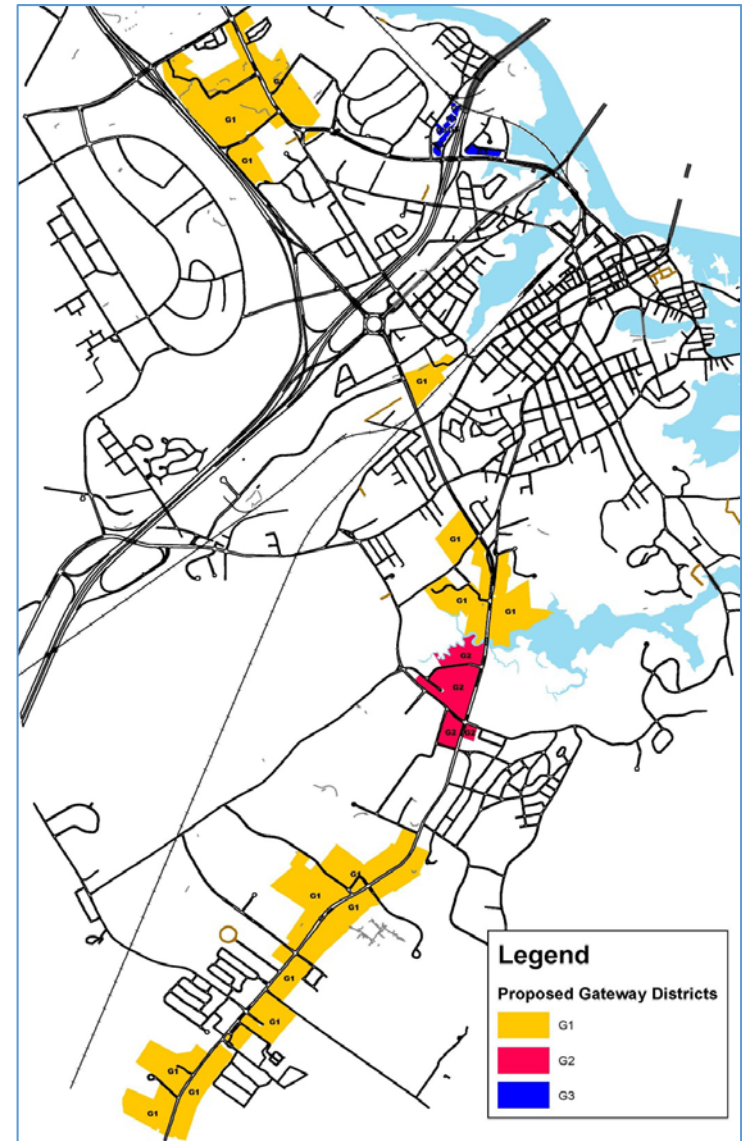
<b>Gateway Corridor Mixed-Use</b>	<b>G1</b>	The purpose of this district is to facilitate a broad range of housing types together with compatible commercial, fabrication, and civic uses in a high-quality pedestrian environment with moderate to high density.
<b>Gateway Corridor Mixed Use Center</b>	<b>G2</b>	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.
<b>Gateway Neighborhood Mixed Use Center</b>	<b>G3</b>	The purpose of this district is to facilitate a limited range of residential and small mixed use development at a pedestrian scale and moderate density providing new housing choices and convenient services that benefit nearby residents. It is further intended that development in this district be predominantly residential at a scale that is compatible with the surrounding neighborhoods.

# GATEWAY DISTRICTS ZONING & DESIGN STANDARDS

## ARTICLE 4 – ZONING DISTRICTS AND USE REGULATIONS

### 10.420 District Location and Boundaries

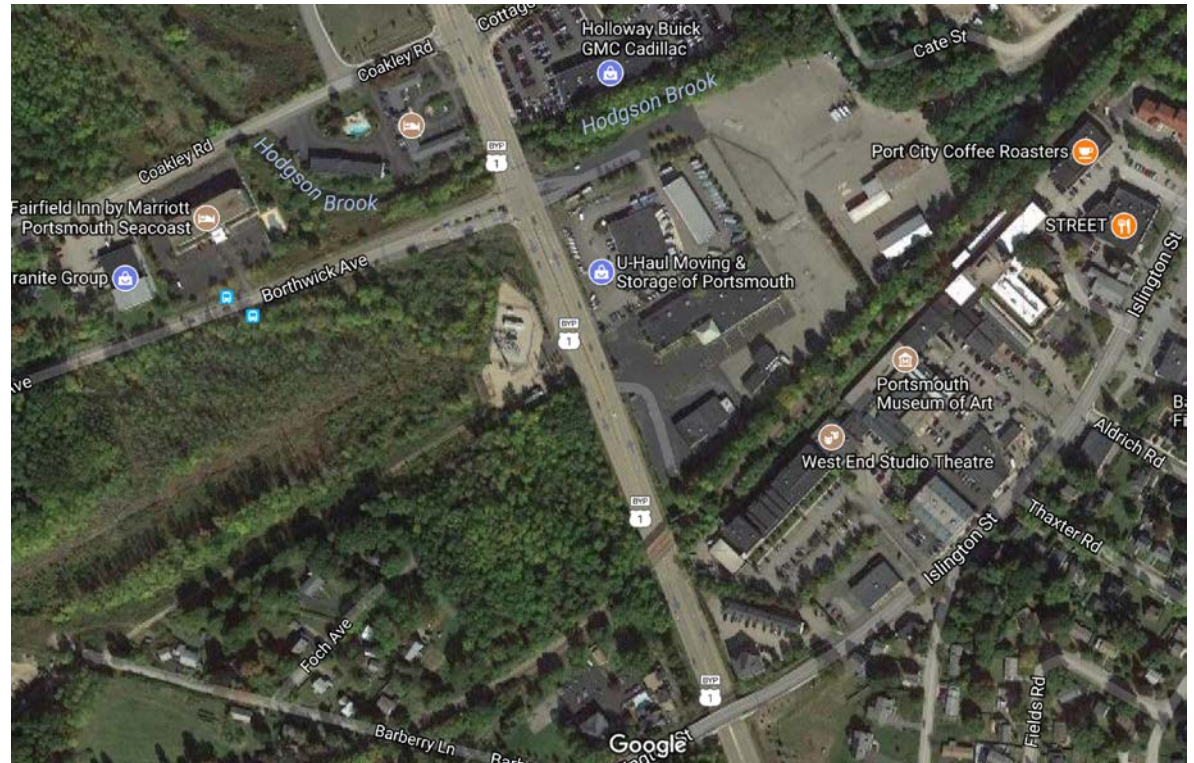
**PROPOSED AMENDMENT:** Replace current GW, GB, I, and MRB where appropriate with new G1, G2, and G3 zoning districts on the City of Portsmouth Zoning Map.





# GATEWAY DISTRICTS ZONING & DESIGN STANDARDS

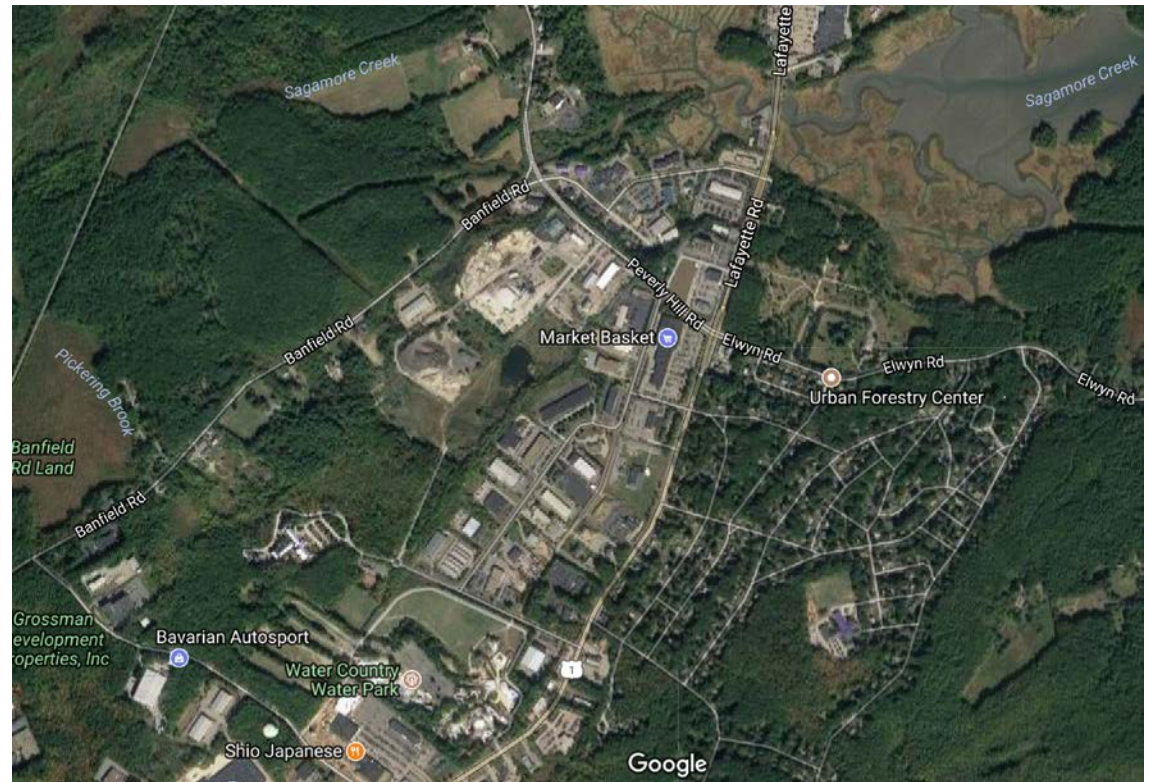
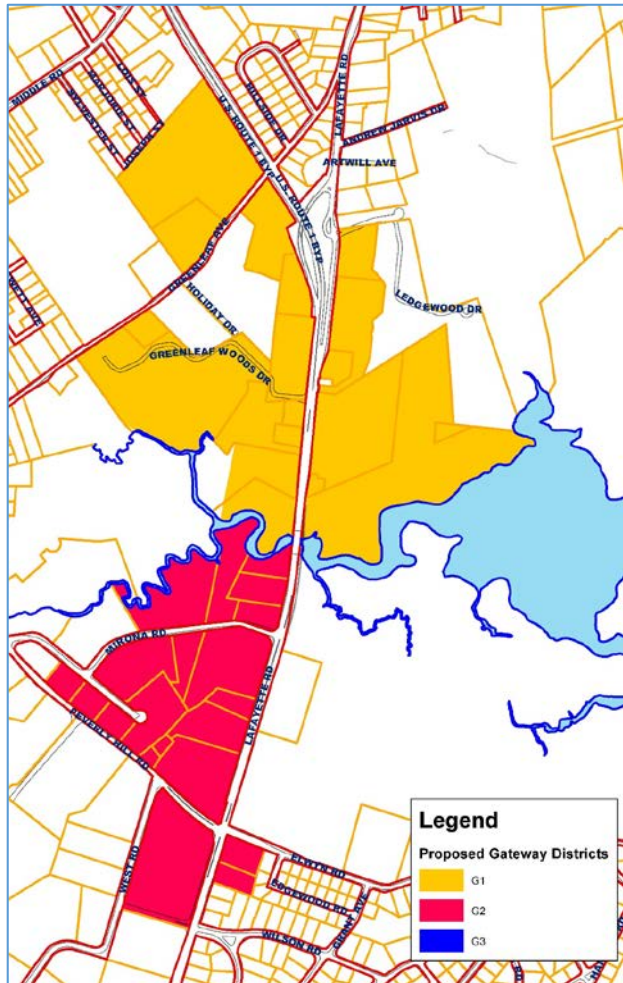
## ARTICLE 4 – ZONING DISTRICTS AND USE REGULATIONS



Lafayette Road (Rt. 1) Gateway Corridor Mixed-Use (G1) District – North Segment

# GATEWAY DISTRICTS ZONING & DESIGN STANDARDS

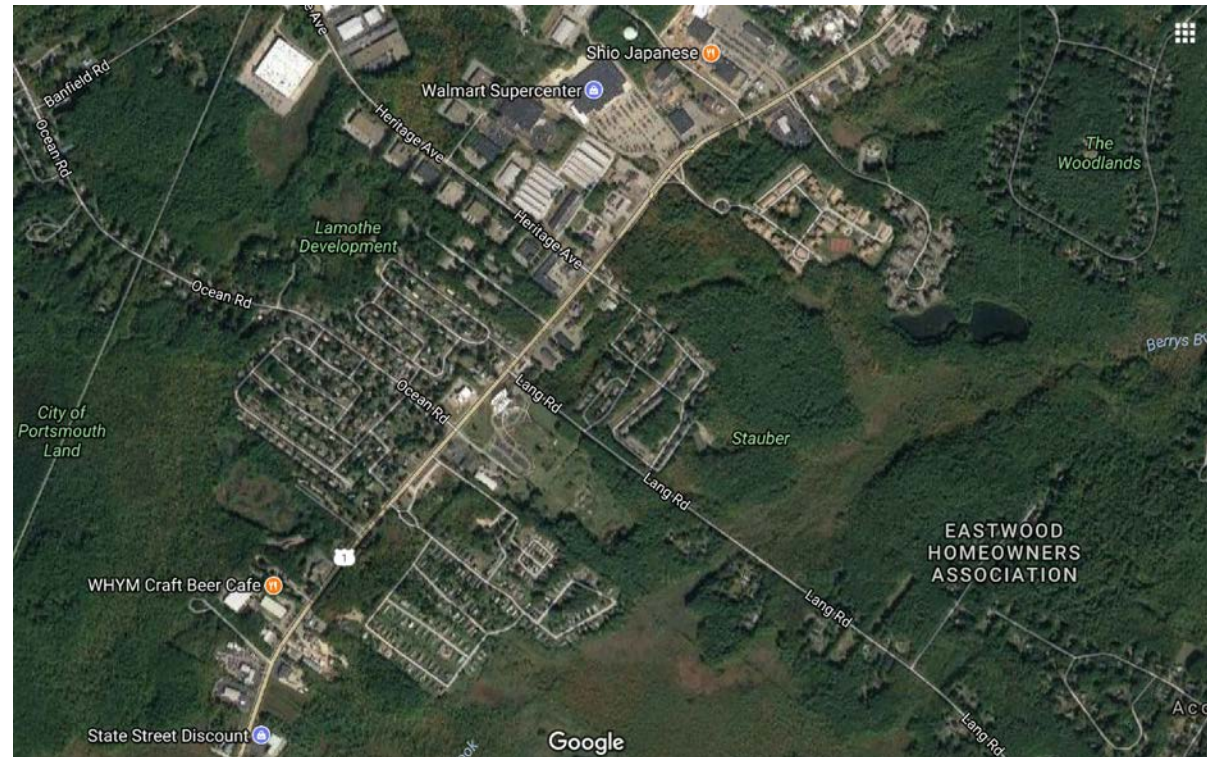
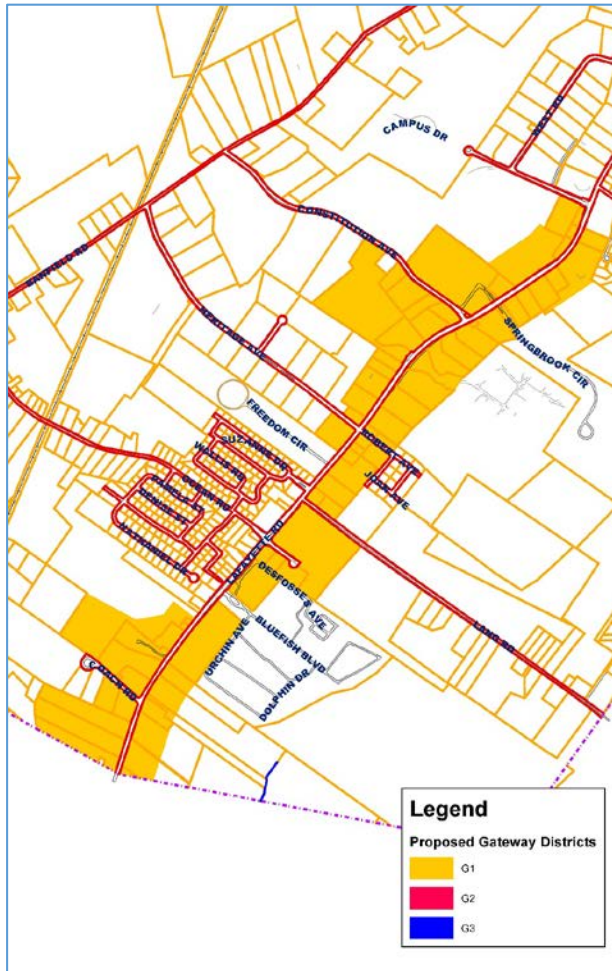
## ARTICLE 4 – ZONING DISTRICTS AND USE REGULATIONS



Lafayette Road (Rt. 1) Gateway Corridor Mixed-Use (G1) District – Central Segment

# GATEWAY DISTRICTS ZONING & DESIGN STANDARDS

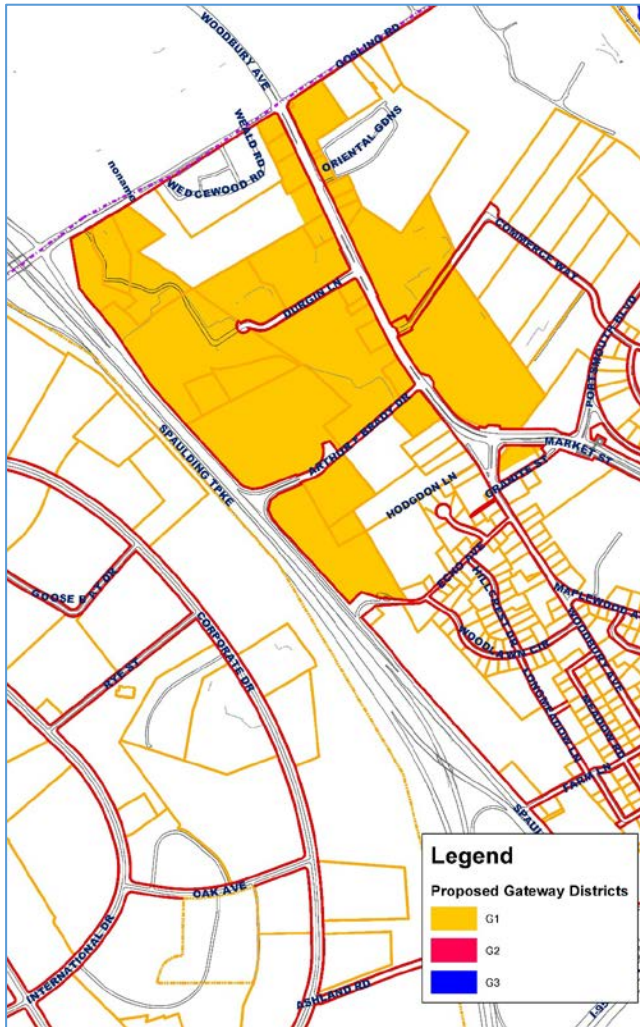
## ARTICLE 4 – ZONING DISTRICTS AND USE REGULATIONS



Lafayette Road (Rt. 1) Gateway Corridor Mixed-Use (G1) District – South Segment

# GATEWAY DISTRICTS ZONING & DESIGN STANDARDS

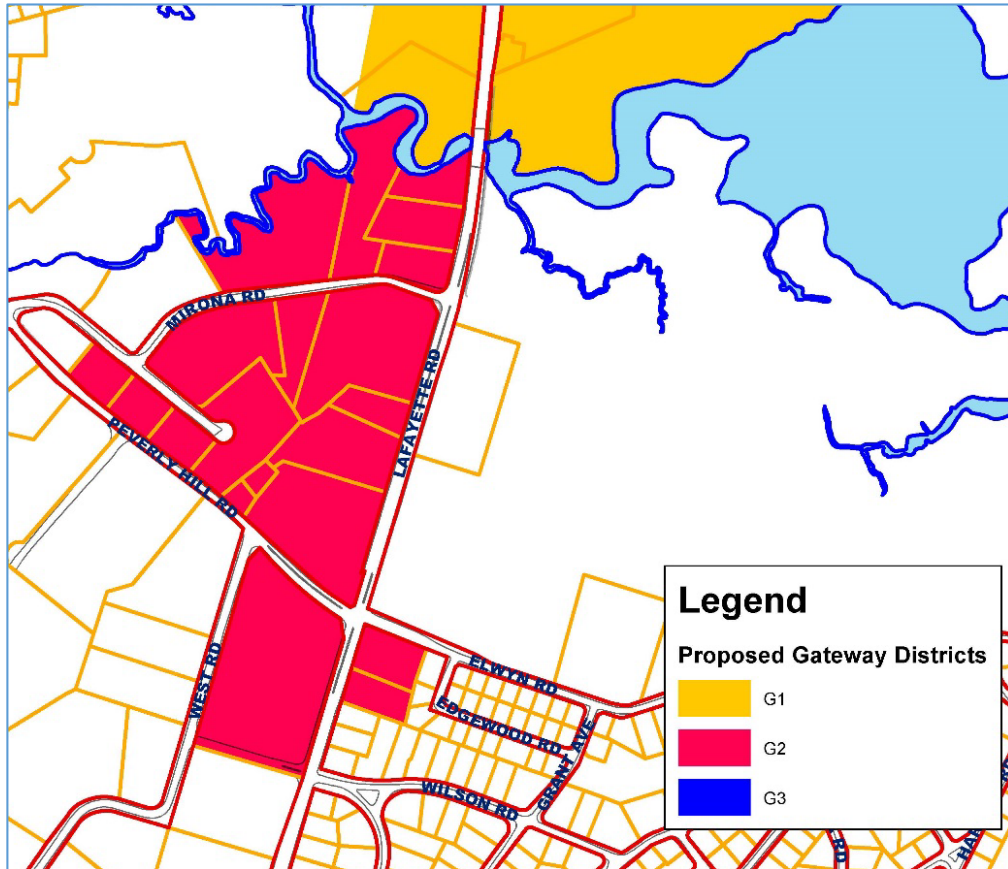
## ARTICLE 4 – ZONING DISTRICTS AND USE REGULATIONS



Outer Woodbury Ave - Gateway Corridor Mixed-Use (G1) District

# GATEWAY DISTRICTS ZONING & DESIGN STANDARDS

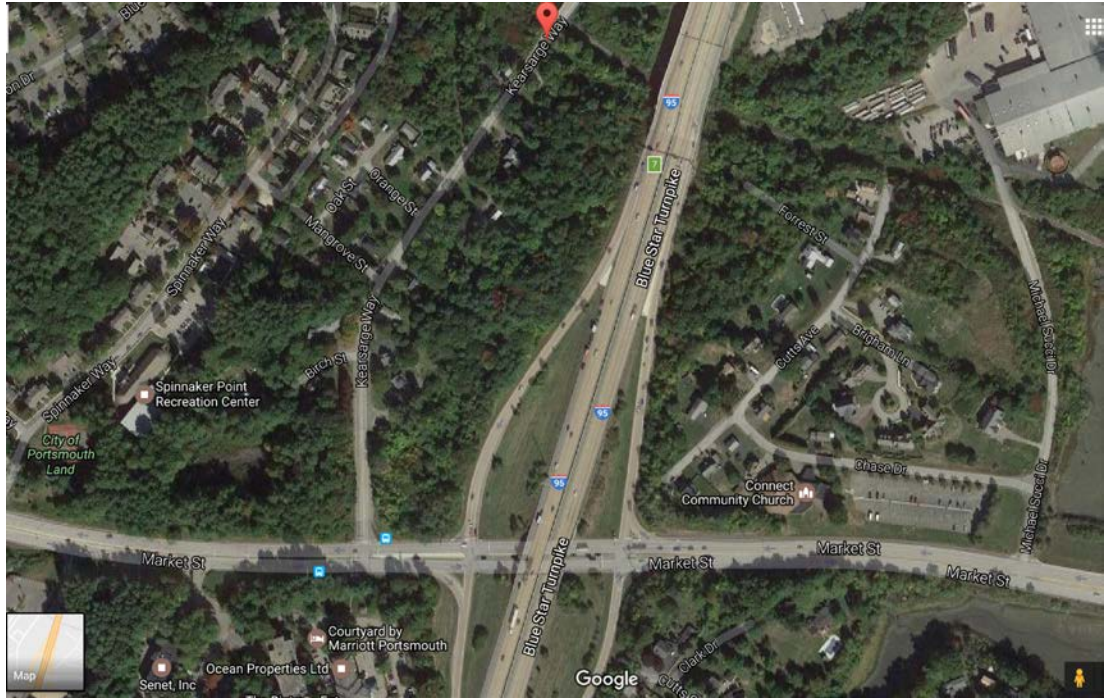
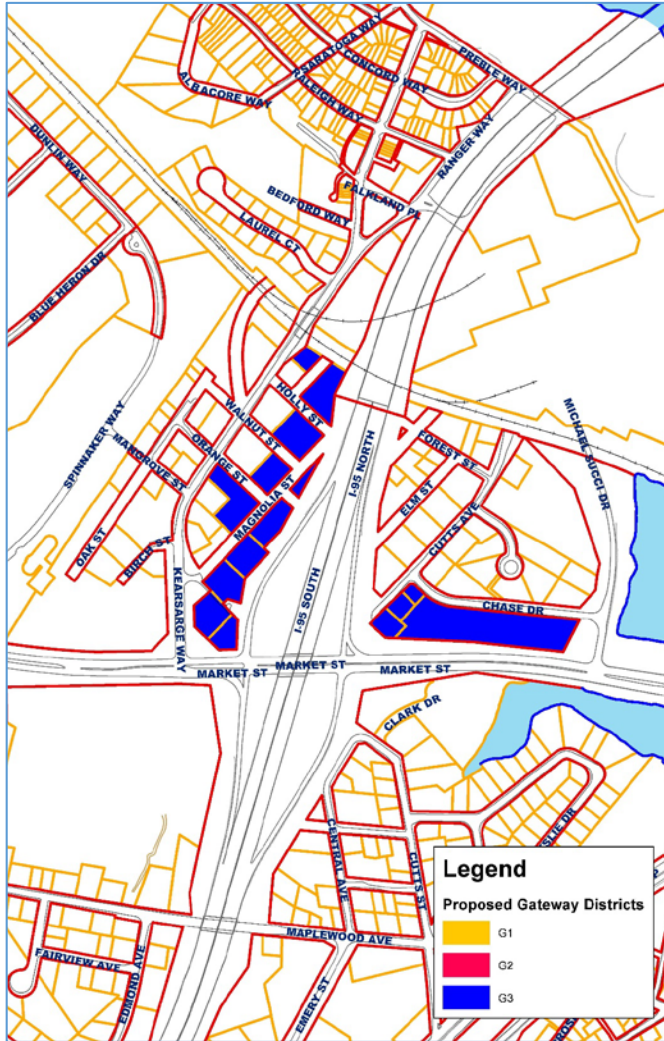
## ARTICLE 4 – ZONING DISTRICTS AND USE REGULATIONS



Mirona Road Area - Gateway Neighborhood Mixed-Use Center (G2) District

# GATEWAY DISTRICTS ZONING & DESIGN STANDARDS

## ARTICLE 4 – ZONING DISTRICTS AND USE REGULATIONS



Exit 7/Market St & Kearsarge St Area – Gateway Corridor Mixed Use Center (G3) District

# GATEWAY DISTRICTS ZONING & DESIGN STANDARDS

## ARTICLE 5B – GATEWAY DISTRICTS

### **Sec 10.5B10**      **General**

### **Sec 10.5B20**      **General Standards for All Buildings and Development**

#### **10.5B11**      **Purpose and Intent**

### **Sec 10.5B30**      **Building Types and Standards**

### **Sec 10.5B40**      **Development Types and Standards**

### **Sec 10.5B50**      **Pre-Existing Buildings and Developments**

### **Sec 10.5B60**      **Building Façade Types**

### **Sec 10.5B70**      **Density Thresholds and Bonuses**

### **Sec 10.5B80**      **Parking Requirements and Standards**

### **Sec 10.5B90**      **Pedestrian Access and Circulation**

### **Sec 10.5B100**      **Community Space**

### **Sec 10.5B101**      **Definitions**

“encourage development that is consistent with the City’s goals for the **production and diversification of high quality housing and a mix of uses** in Portsmouth’s primary gateway areas. This is accomplished by providing a range of standards that define a place and regulate the physical character of buildings and site developments through placement, form, design, and utilization”

# GATEWAY DISTRICTS ZONING & DESIGN STANDARDS

## ARTICLE 5B – GATEWAY DISTRICTS

### Sec 10.5B30 Building Types and Standards

10.5B31 General

10.5B32 Allowed Building Types by District

10.5B33 Building Type Standards



Building Types	Gateway Corridor Mixed Use (G1)	Gateway Corridor Mixed Use Center (G2)	Gateway Neighborhood Mixed Use Center (G3)
<b>A. Cottage</b>	P	P	P
<b>B. Paired House</b>	CU	CU	P
<b>C. Apartment Building</b>	P	P	P
<b>D. Rowhouse</b>	P	P	P
<b>E. Live-Work/Shop House</b>	P	P	P
<b>F. General Commercial Building</b>	P	P	P
<b>G. Mixed-Use Building</b>	P	P	P
<b>H. Small Flex Space/Fabrication Building</b>	P	P	P
<b>I. Community Buildings (Accessory Building)</b>	P	P	P

P = Permitted  
CU = Conditional Use Permit



# GATEWAY DISTRICTS ZONING & DESIGN STANDARDS

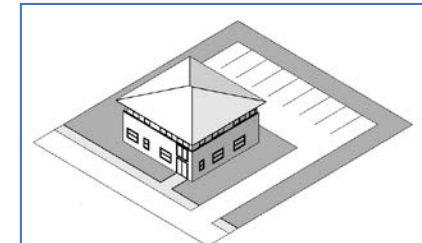
## ARTICLE 5B – GATEWAY DISTRICTS

### Sec 10.5B30 Building Types and Standards

10.5B31 General

10.5B32 Allowed Building Types by District

10.5B33 Building Type Standards



Building Types	Gateway Corridor Mixed Use (G1)	Gateway Corridor Mixed Use Center (G2)	Gateway Neighborhood Mixed Use Center (G3)
A. Cottage	P	P	P
B. Paired House	CU	CU	P
C. Apartment Building	P	P	P
D. Rowhouse	P	P	P
E. Live-Work/Shop House	P	P	P
F. General Commercial Building	P	P	P
G. Mixed-Use Building	P	P	P
H. Small Flex Space/Fabrication Building	P	P	P
I. Community Buildings (Accessory Building)	P	P	P

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# GATEWAY DISTRICTS ZONING & DESIGN STANDARDS

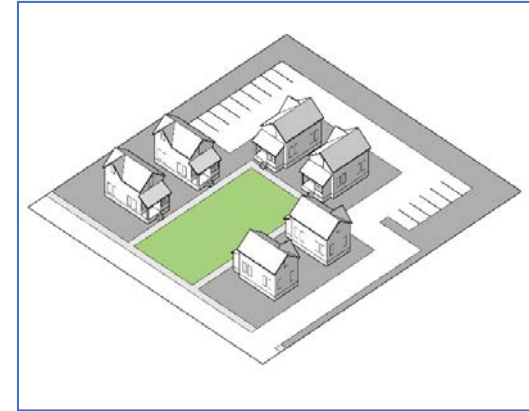
## ARTICLE 5B – GATEWAY DISTRICTS

### Sec 10.5B40 Development Types and Standards

10.5B41 General

10.5B42 Allowed Development Types By District

10.5B43 Development Type Standards



Development Types	Gateway Corridor Mixed Use (G1)	Gateway Corridor Mixed Use Center (G2)	Gateway Neighborhood Mixed Use Center (G3)
<b>A. Pocket Neighborhood (PN)</b>	CU	CU	CU
<b>B. Mixed Use Development (MUD)</b>	P	P	P
<b>C. General Residential Development (GRD)</b>	CU	CU	CU
<b>D. General Commercial Development (GCD)</b>	P	P	P
<b>E. Homestead Retrofit Development (HRD)</b>	CU	CU	CU

P = Permitted  
CU = Conditional

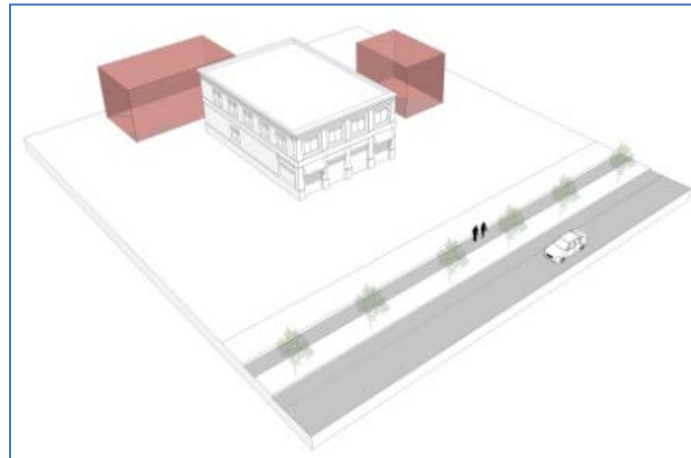
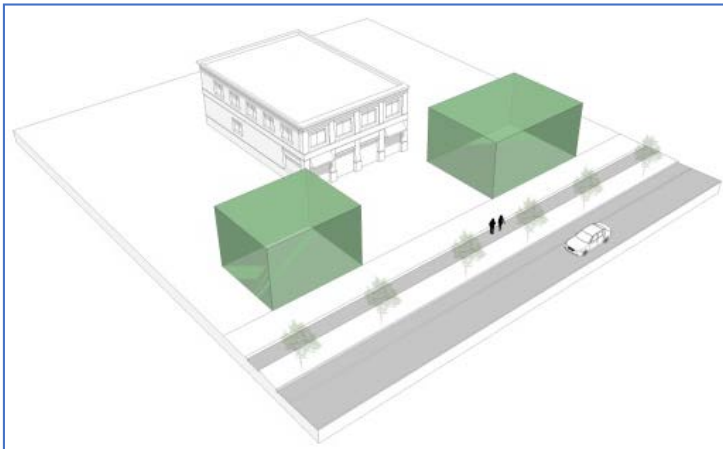
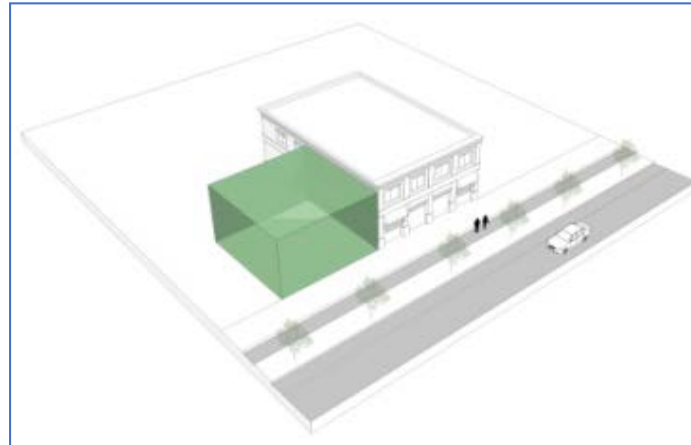
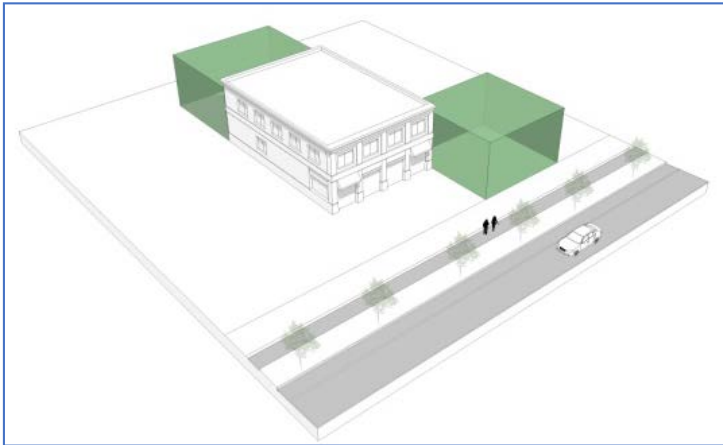


# GATEWAY DISTRICTS ZONING & DESIGN STANDARDS

## ARTICLE 5B – GATEWAY DISTRICTS

### Sec 10.5B50 Pre-Existing Buildings and Developments

Maintain opportunity for repurposing, expansion, and reinvestment in existing properties



# GATEWAY DISTRICTS ZONING & DESIGN STANDARDS

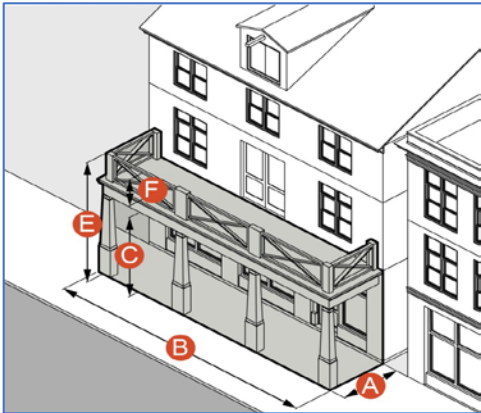
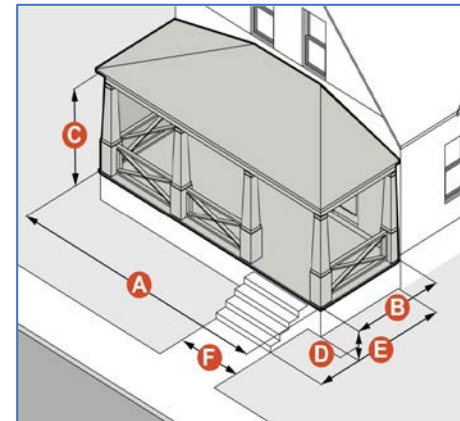
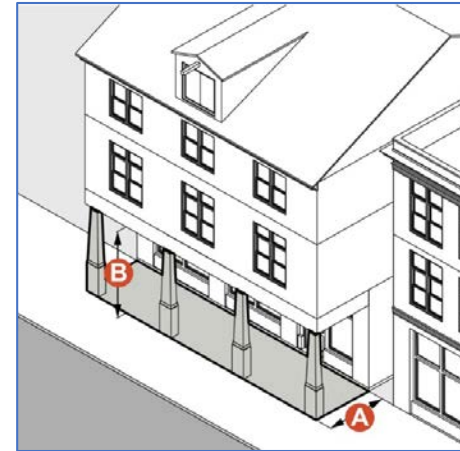
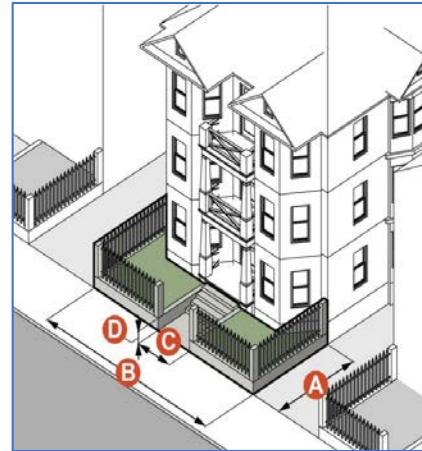
## ARTICLE 5B – GATEWAY DISTRICTS

### Sec 10.5B60 Building Façade Types

10.5B61 General

10.5B62 Permitted Building Facades Types

Dooryard  
Terrace  
Gallery  
Arcade



# GATEWAY DISTRICTS ZONING & DESIGN STANDARDS

## ARTICLE 5B – GATEWAY DISTRICTS

### Sec 10.5B70 Density Thresholds and Bonuses

- 10.5B71 Residential Density
- 10.5B72 Density Bonus Incentives
- 10.5B73 Bonus Incentive Requirements
- 10.5B74 Approval of Density Bonus Incentives
- 10.5B75 Legal Review

Dwelling Units per Acre

Development Types	Gateway Corridor Mixed-Use (G1)		Gateway Corridor Mixed Use Center (G2)		Gateway Neighborhood Mixed Use Center (G3)	
	P	CU	P	CU	P	CU
	Pocket Neighborhood*	16	20	12	16	12
Mixed Use Development	20	30	20	30	20	30
General Residential Development	20	30	20	30	20	30
Homestead Retrofit Development	*	*	*	*	*	*
Affordability Requirement	0%	50%	0%	50%	0%	50%

### Density Bonus Incentives

- Workforce Housing Units
- Eligible Energy Efficiency Building Improvements
- Eligible Public Realm Improvements

Dwelling Units Per Acre

Building Type	Gateway Corridor Mixed-Use (G1)		Gateway Corridor Mixed Use Center (G2)		Gateway Neighborhood Mixed Use Center (G3)	
	P	CU	P	CU	P	CU
	Cottage	NR	NR	NR	NR	NR
Paired House	NR	NR	NR	NR	NR	NR
Apartment Building	16	24	16	24	16	24
Rowhouse	16	24	16	24	16	24
Live-Work/Shop House	16	24	16	24	16	24
Mixed-Use Building	16	24	16	24	16	24
Affordability Requirement	0%	50%	0%	50%	0%	50%

# GATEWAY DISTRICTS ZONING & DESIGN STANDARDS

## ARTICLE 5B – GATEWAY DISTRICTS

### Sec 10.5B80 Parking Requirements and Standards

- 10.5B81 General
- 10.5B82 Off-Street Parking Requirements
- 10.5B83 Additional Parking Design Standards

### Sec 10.5B90 Pedestrian Access and Circulation

### Sec 10.5B100 Community Space

### Sec 10.5B101 Definitions

Off-street parking for motor vehicles shall be provided at the following rates:

Nonresidential uses:

Minimum: 1 space per 350 sq. ft. GFA

Maximum: 1 space per 250 sq. ft. GFA

Residential uses:

Minimum: 1.3 spaces per dwelling unit

Maximum: 1.8 spaces per dwelling unit

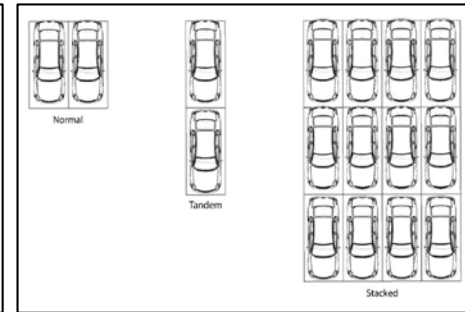
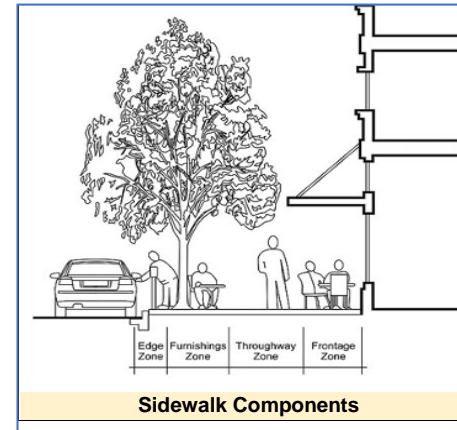
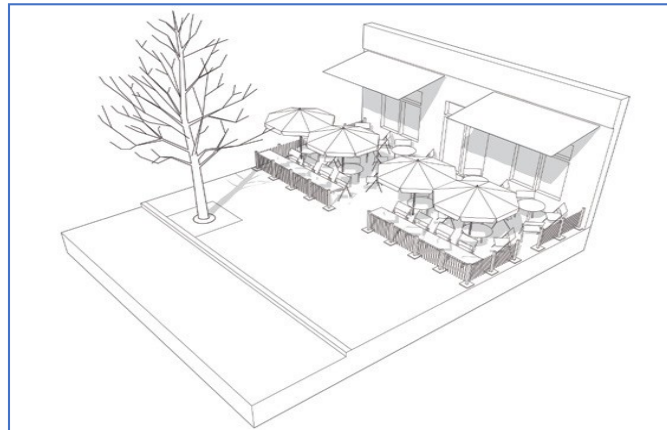


FIGURE 9.5: MID-BLOCK PEDESTRIAN PASSAGE



# GATEWAY DISTRICTS ZONING & DESIGN STANDARDS

## Potential Revisions

- Simplify
  - Consolidate to 2 districts?
  - Differentiate between guidelines (preferred) and standards (required)
- Clarify requirements for retrofitting of existing buildings
- Use LEED standards for energy incentives
- Allow PB to waive dimensional requirements in some cases
- Allow only residential developments by right OR require additional incentives to be met
- Explore flexible bonus incentive for housing production

# GATEWAY DISTRICTS ZONING & DESIGN STANDARDS

## Suggested Zoning Review Schedule

- Public Information Meeting (July)
- Planning Board Work Session with Developers / Property Owners (July 27)
- Online comment form (July / August)
- Planning Board Work Session to Review Revised Draft (August)
- Planning Board Public Hearing (August)
- City Council 1<sup>st</sup> Reading (September)
- City Council 2<sup>nd</sup> Reading and Public Hearing (September)
- City Council 3<sup>rd</sup> Reading (October)



# GATEWAY DISTRICTS

## DRAFT ZONING & DEVELOPMENT STANDARDS

City of Portsmouth, NH

PLANNING BOARD WORKSHOP

June 22, 2017

# DISCUSSION



Brovitz Community Planning & Design

