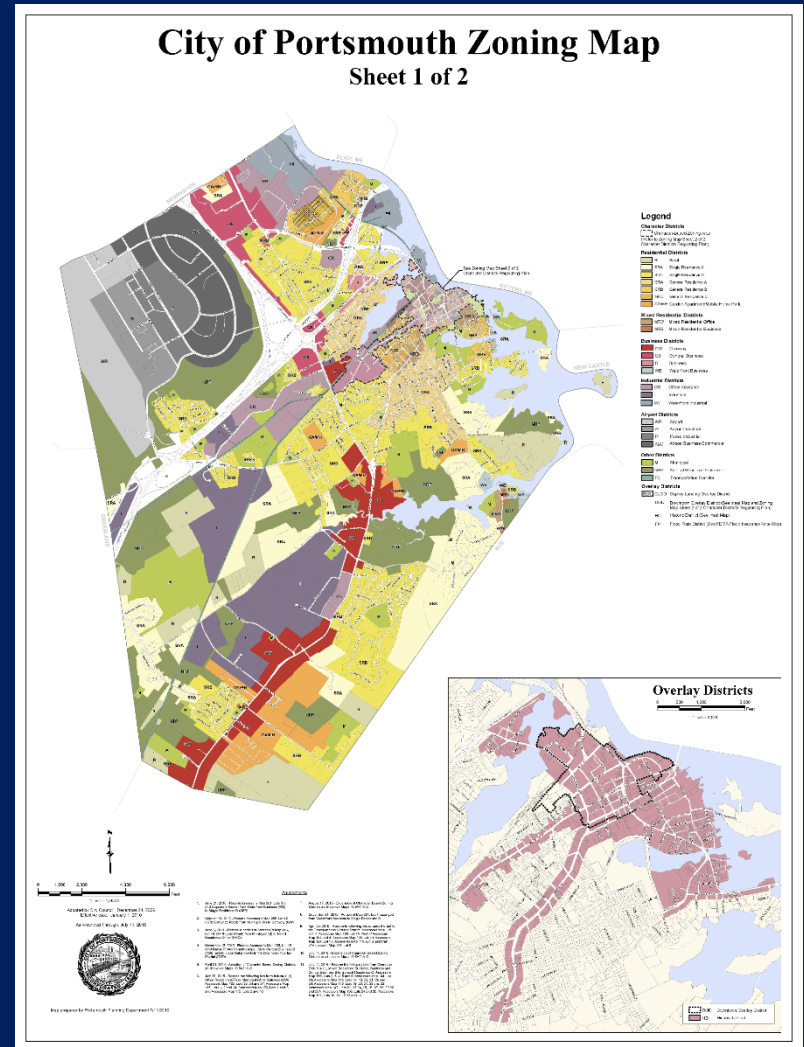


GATEWAY Mixed Use DISTRICTS

PLANNING BOARD
Public Hearing
September 12, 2017



ARTICLE 5B -- DESIGN AND DENSITY STANDARDS

ARTICLE 5B – GATEWAY MIXED USE DISTRICTS

Sec 10.5B10	General (Purpose, etc.)
Sec 10.5B20	General Standards
Sec 10.5B30	Building Types and Standards
Sec 10.5B40	Development TypesSite Standards
Sec 10.5B50	Pre-Existing Buildings and Lots
Sec 10.5B60	Building Façade Types
Sec 10.5B70	Density Thresholds and Bonuses
Sec 10.5B80	Parking and Loading 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”

ARTICLE 5A-- UPDATES TO BUILDING, FAÇADE TYPES, and COMMUNITY SPACE TYPES

ARTICLE 5A – Character Based Zoning

Sec 10.5A43.10 Façade Types

Sec 10.5A43.60 Building Types

Sect 10.5A45 Community Spaces

Sec 10.5A60 Definitions



COTTAGE



MIXED USE BUILDING

COMMON OR GREEN



ARTICLE 4 -- AMEND DISTRICTS AND USE REGULATIONS

ARTICLE 4 – ZONING DISTRICTS AND USE REGULATIONS

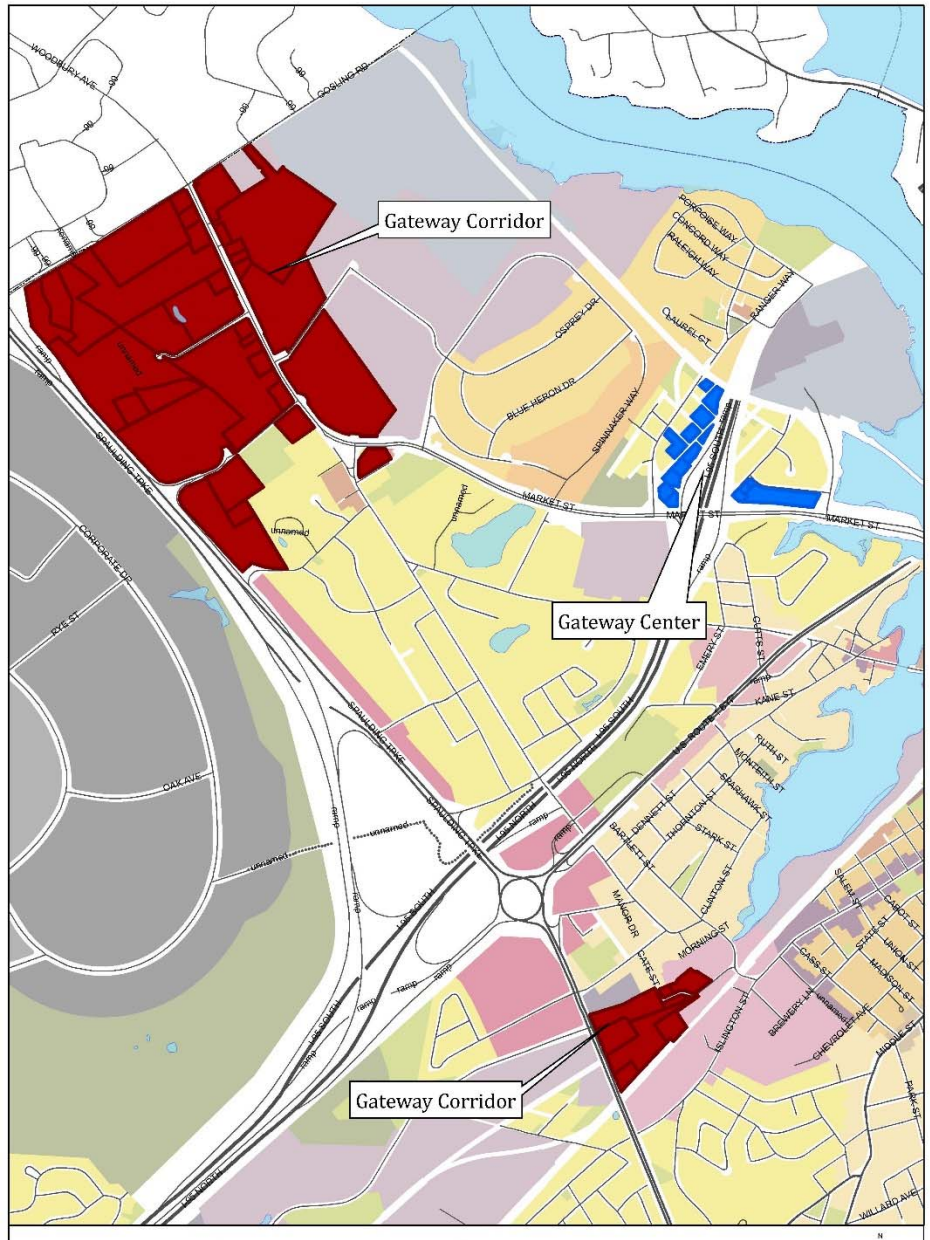
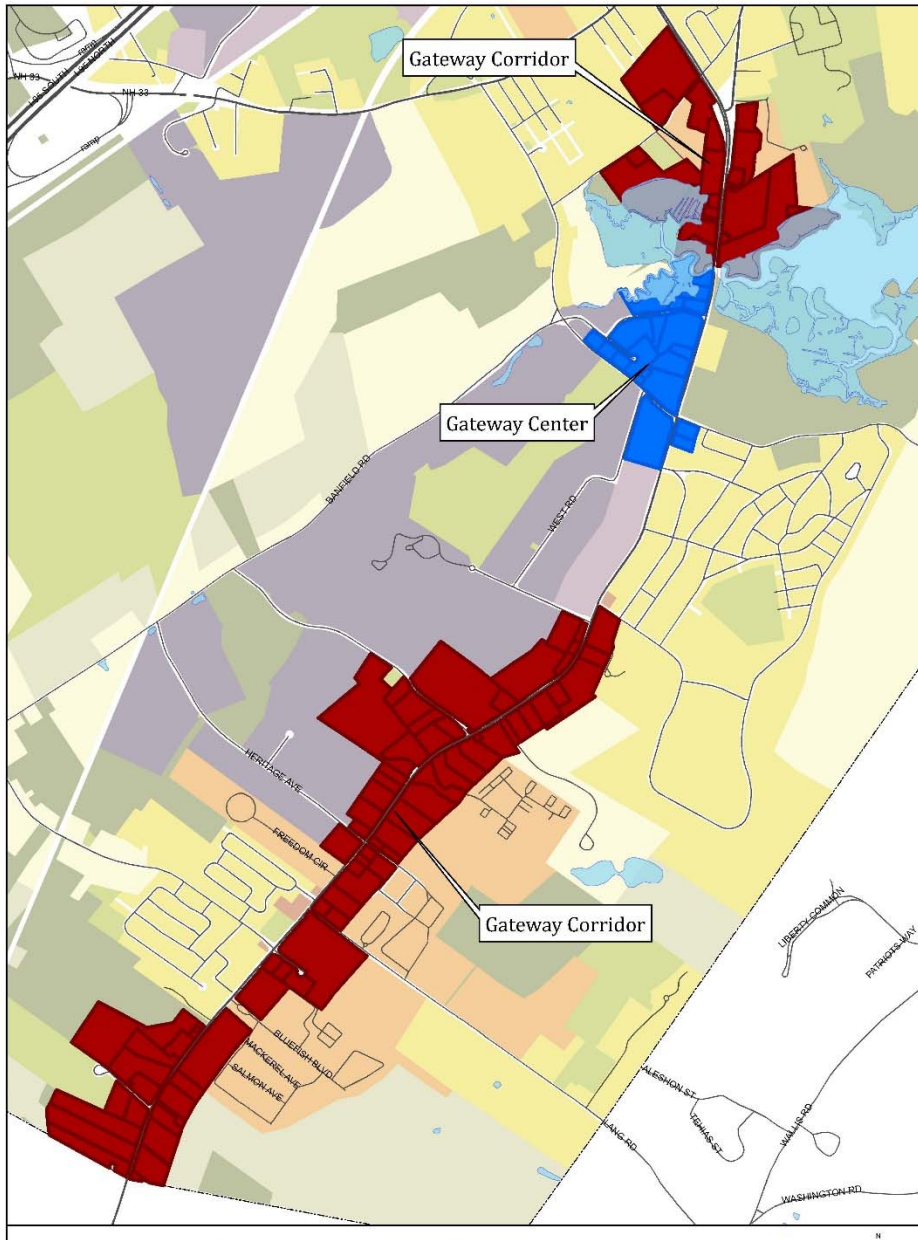
Sec 10.410 Establishment and Purpose of Districts

Sec 10.420 District Location and Boundaries

Sec 10.440 Table of Uses

Use	G1	G2
1. Residential Uses 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

- P = permitted
- N = not permitted
- S = special exception
- CU = conditional use permit



Proposed Gateway Mixed Use Districts

G1 = Gateway Corridor, G2 = Gateway Center

ARTICLE 5B -- DESIGN AND DENSITY STANDARDS

KEY REVISIONS SINCE AUGUST 24, 2017 PUBLIC HEARING

General

- Removed work force housing requirement (kept for bonus incentives)

Building Type Standards

- Matched with Chapter 5A (Character Zoning) Building Types
- Removed ground story height requirement
- Clarified building setback vs yards
- Removed parking setback (already addressed elsewhere in the Ordinance)
- Removed façade glazing requirement for upper stories

ARTICLE 5B -- DESIGN AND DENSITY STANDARDS

KEY REVISIONS SINCE AUGUST 24, 2017 PUBLIC HEARING

Development Sites and Standards

- Required CUP for all Development Sites
- Clarified standards

Pre-Existing Buildings and Lots

- All new content

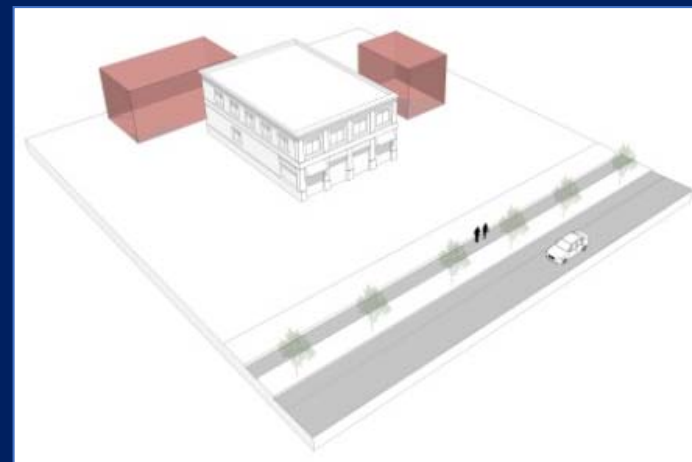
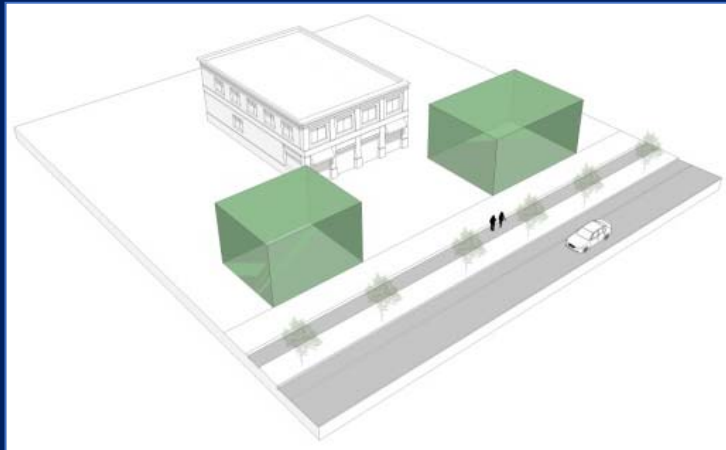
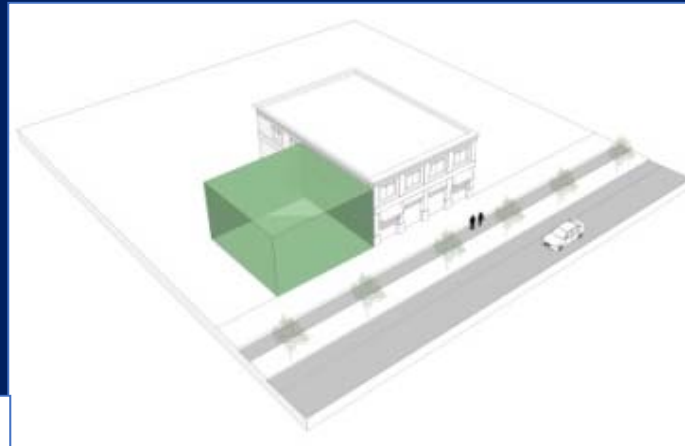
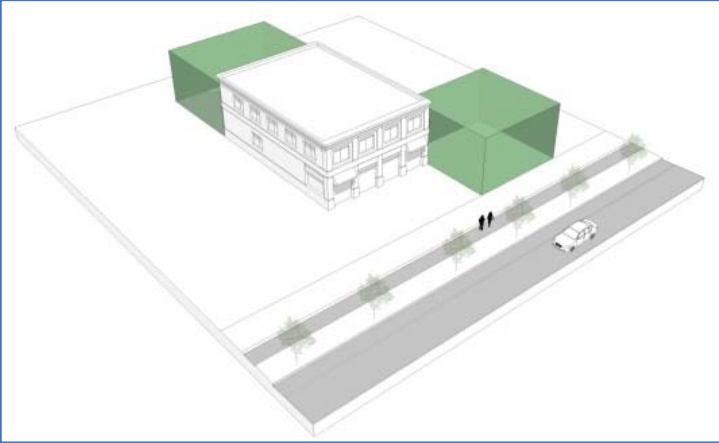
Building Façade Types

- Integrated with Chapter 5A (Character Zoning)

ARTICLE 5B -- DESIGN AND DENSITY STANDARDS

Pre-Existing Buildings and Lots

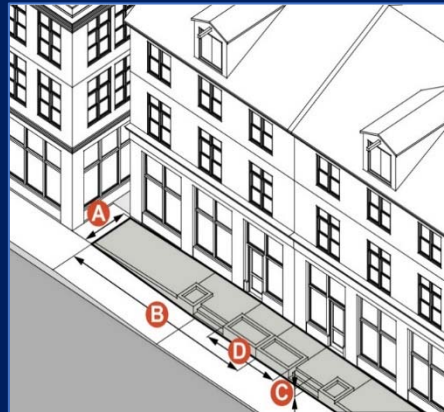
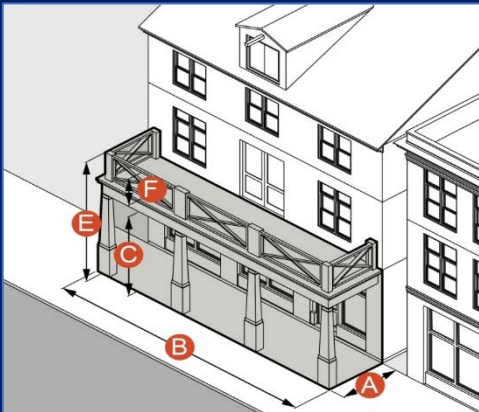
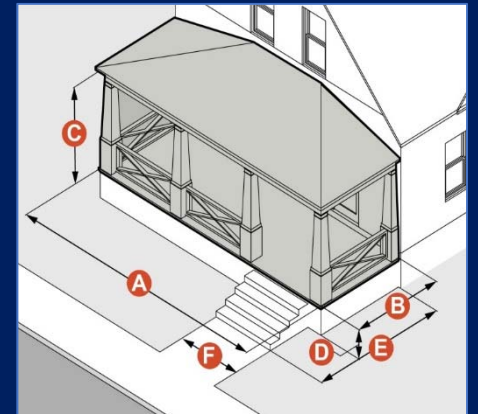
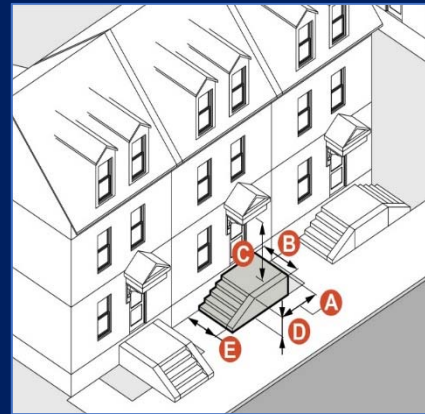
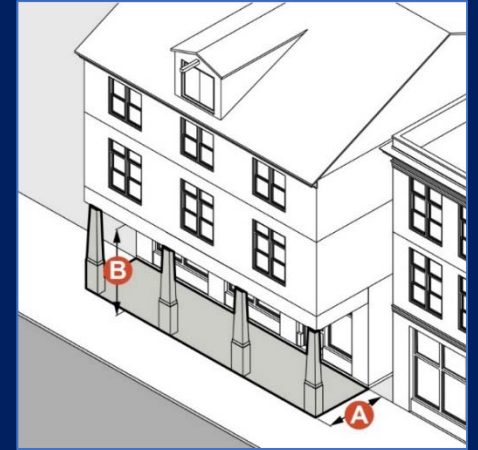
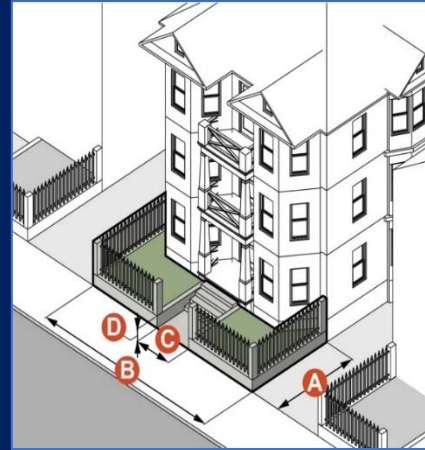
Maintain opportunity for repurposing, expansion, and reinvestment in existing properties



DESIGN AND DENSITY STANDARDS

BUILDING FAÇADE TYPES

Dooryard
Terrace
Gallery
Arcade



ARTICLE 5B -- DESIGN AND DENSITY STANDARDS

KEY REVISIONS SINCE AUGUST 24, 2017 PUBLIC HEARING

Density Thresholds and Bonuses

- Added rental and owner options for Work Force Housing criteria
- Clarified submission requirements
- Added PB ability to modify density threshold
- Provided guidance for cost factor considerations

Pre-Existing Buildings and Lots

- All new content

Building Façade Types

- Integrated with Chapter 5A (Character Zoning)

DESIGN AND DENSITY STANDARDS

RESIDENTIAL DENSITY (Dwelling Units per Acre)

Building Type	Gateway Mixed Use Corridor (G1)		Gateway Mixed Use 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

DESIGN AND DENSITY STANDARDS

RESIDENTIAL DENSITY (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	16
Mixed Use Development	20	30	20	30	20	30
General Residential Development	20	30	20	30	20	30

DESIGN AND DENSITY STANDARDS

DENSITY BONUS INCENTIVES

Incentives

- Dwelling units per building
- Dwelling units per acre
- Height and Building Footprint

Requirements

- Public Realm Improvements
- Workforce Housing

ARTICLE 5B -- DESIGN AND DENSITY STANDARDS

KEY REVISIONS SINCE AUGUST 24, 2017 PUBLIC HEARING

Parking and Loading

- Added standards from existing Gateway Planned Development

Community Space

- Added outdoor amenity spaces
- Integrating with 5A (Character Zoning)

SCHEDULE

- Planning Board Work Session (June 22)
- Planning Board Work Session (July 27)
- Survey (August)
- Planning Board Work Session with Development Scenarios (August 17)
- Planning Board Public Hearing (August 24)
- Planning Board Public Hearing (September 12)
- OPTIONAL Planning Board Public Hearing (September 21)
- City Council 1st Reading (October)
- City Council 2nd Reading and Public Hearing (October/November)
- City Council 3rd Reading (November/December)