

ORDINANCE #

THE CITY OF PORTSMOUTH ORDAINS

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

- A. Amend the Table in Section 10.5A46.10 Incentives to Development Standards as follows (deletions to existing language ~~stricken~~; additions to existing language **bolded**; remaining language unchanged from existing):

DEVELOPMENT STANDARDS	INCENTIVES	
	North End Incentive Overlay District	West End Incentive Overlay District
Maximum building coverage	No Change	80%
Maximum building footprint	30,000 sf	30,000 sf <sup>1,2</sup>
<b>Maximum building block length</b>	<b>No Change</b>	<b>No Change<sup>3</sup></b>
Minimum lot area	No Change	2,000 sf
Minimum lot area per dwelling unit	No Change	No minimum
Maximum building height	Plus 1 story up to 10 ft <sup>4,2</sup>	Plus 1 story up to 10 ft <sup>4,5-2,3</sup>
Minimum ground story height	No Change	9 feet
Minimum off-street parking	No Change	Non-residential: 25% reduction from underlying standard
Ground story parking	Permitted with a liner building <sup>4,6</sup>	Permitted with a liner building <sup>4,6</sup>

<sup>1</sup> In CD4-L1 and CD4-L2 the maximum building footprint shall be 3,500 SF. Where the building footprint exceeds 2,500 SF, individual building blocks shall be separated by open space, community space, or surface parking areas of at least 30 feet in width. Parking areas located between buildings are not required to be set back from the building façade.

<sup>2</sup>For properties located within 200 feet of the North Mill Pond in the CD4-W District, the maximum building footprint shall be 20,000 sq. ft.

<sup>3</sup> In CD4-L1 and CD4-L2 the maximum building block length shall be 100 feet.

<sup>4, 5</sup> In order to receive the building height incentive, the sidewalk width in front of any façade shall be at least 10 feet plus two feet for each story of building height

above three stories. Any property area needed to comply with this requirement shall count as open space as required in Figures 10.5A41.10A-D (Development Standards) and as community space; even if less than 15 feet in width.

<sup>25</sup> For parcels over 80,000 sq. ft. in area that are located south of Islington Street, up to two stories or 20 feet may be added to the maximum building height provided both requirements listed under Section 10.5A46.22 (1) and (2) are met.

<sup>46</sup> If ground floor parking is proposed, at least 50% of the ground story facing a street shall include a liner building.

- B. Amend Article 5A Character Based Zoning – 10.5A42.40 North Mill Pond Public View Corridors as follows (deletions to existing language ~~stricken~~; additions to existing language **bolded**; remaining language unchanged from existing):

All new buildings or structures located within 400' of the North Mill Pond shall be located in such a way as to maintain existing public views with a terminal vista of the North Mill Pond from the intersecting streets of Dover Street, **Cabot Street, Cornwall Street and Langdon Street**. Except for existing obstructions, the public view corridor shall be maintained for a minimum width of the existing public right-of-way of the nearest intersecting street as listed above.

- C. Amend Map 10.5A21A Character Districts and Civic Districts as set forth in document titled "Proposed Amendment for 105 Bartlett St Part 1B Zoning Map 10.5A21A Character Districts and Civic Districts" revised 7-27-18.
- D. Amend Map 10.5A21B Building Height Standards as set forth in document titled "Proposed Amendment for 105 Bartlett St Part 1B Zoning Map 10.5A21B Building Height Standards" revised 7-27-18

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.

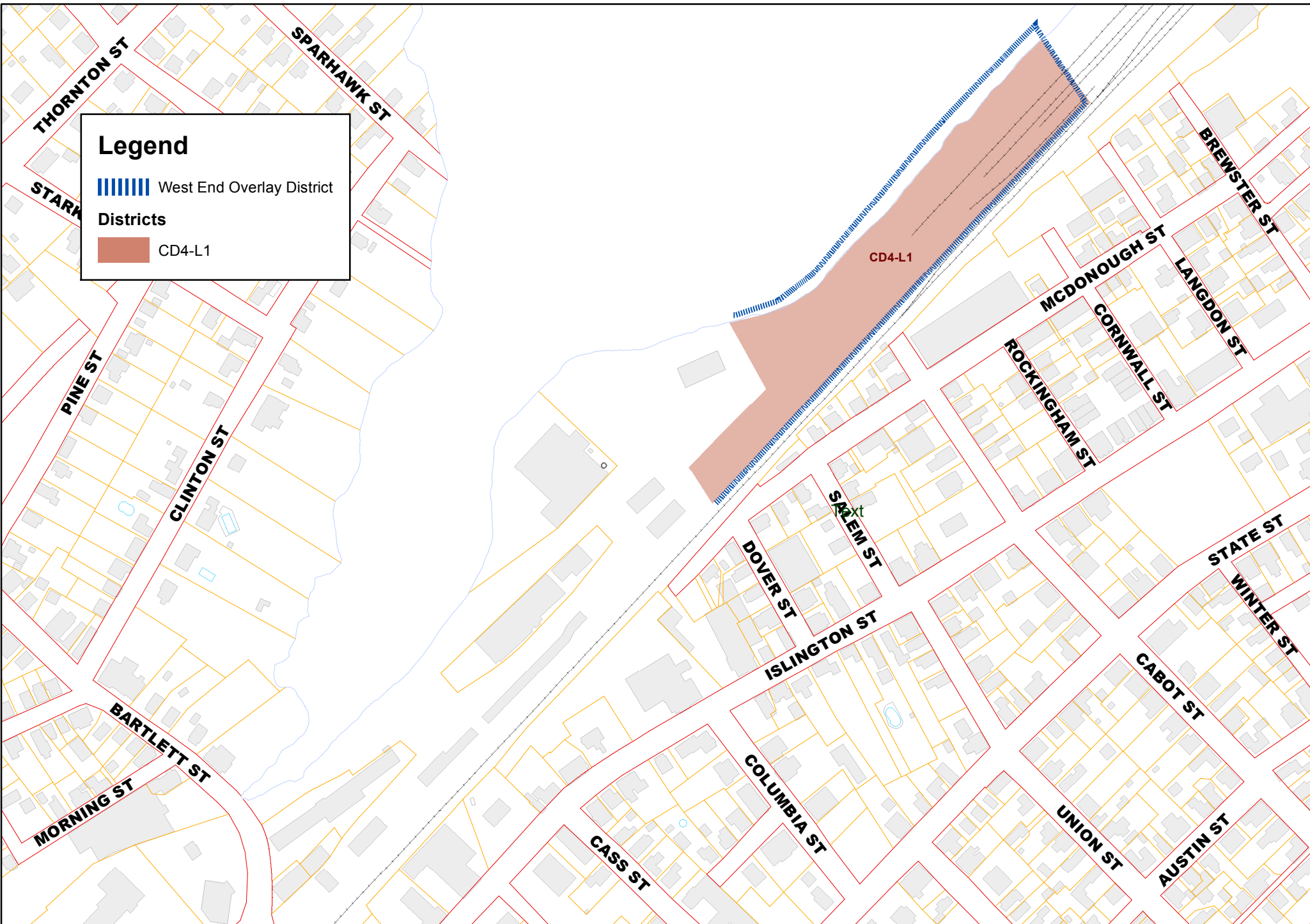
This ordinance shall take effect upon its passage.

APPROVED:



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Jack Blalock, Mayor

ADOPTED BY COUNCIL:

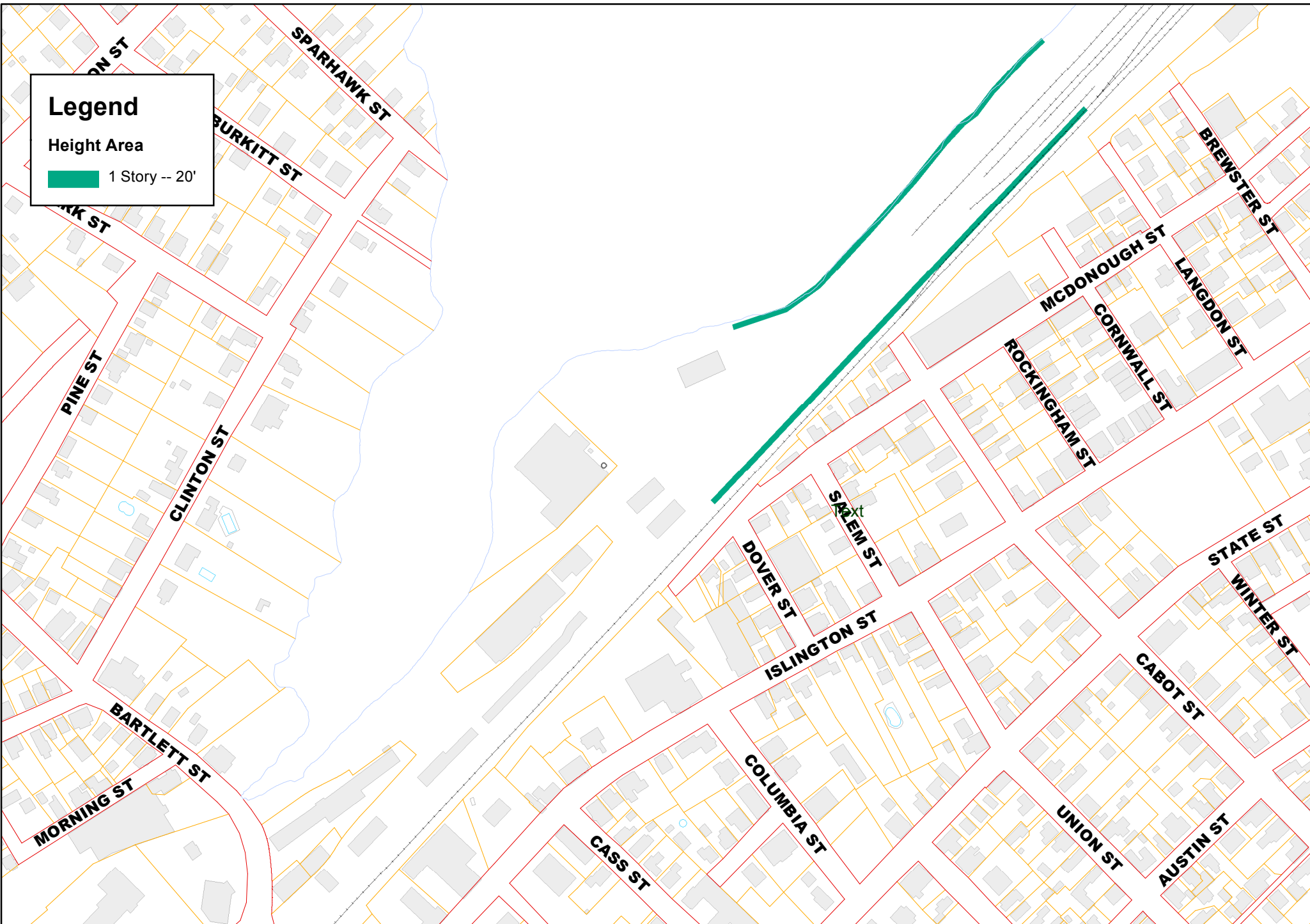
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Kelli L. Barnaby, City Clerk



**Legend**

 West End Overlay District  
**Districts**  
 CD4-L1

**Proposed Amendment for 105 Bartlett Street Part 1B**  
**Zoning Map 10.5A21A Character Districts and Civic Districts**



# Proposed Amendment for 105 Bartlett Street Part 1B Zoning Map 10.5A21B Building Height Standards

## 10.5A42 Building Placement

### 10.5A42.10 Yards

10.5A42.11 Yards shall be as required in Figures 10.5A41.10A-D (Development Standards).

10.5A42.12 Yards may be increased above the maximum permitted for truncated corners or other subtractive massing techniques, alleys, vehicular accessways, increased sidewalk width or community spaces.

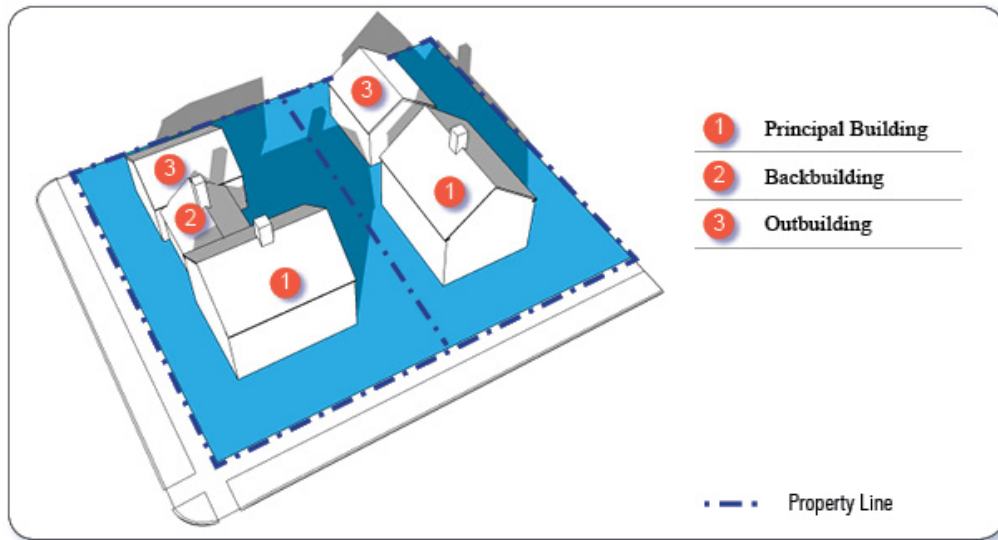
### 10.5A42.20 Façade Alignment

The façade facing the principal front yard shall be parallel to the front lot line. Where the front lot line is curved, the façade shall be parallel to a straight line connecting the points of intersection of the front lot line and the side lot lines.

### 10.5A42.30 Outbuildings and Backbuildings

A detached outbuilding, or an outbuilding attached to a principal building with a backbuilding, may be built on each lot to the rear of the principal building, as illustrated generally in Figure 10.5A42.10 (Principal Building/Backbuilding/Outbuilding).

**FIGURE 10.5A42.10 PRINCIPAL BUILDING/BACKBUILDING/ OUTBUILDING**



### 10.5A42.40 North Mill Pond Public View Corridors

All new buildings or structures located within 400' of the North Mill Pond shall be located in such a way as to maintain existing public views with a terminal vista of the North Mill Pond from the intersecting street of Dover Street, Cabot Street, Cornwall Street, and Langdon Street. Except for existing obstructions, the public view corridor shall be maintained for a minimum width of the existing public right-of-way of the nearest intersecting street as listed above.

## 10.5A46 Incentive Overlay Districts

The Incentive Overlay Districts are designated on Map 10.5A21B. In such areas, certain specified development standards may be modified as set forth in Section 10.5A46.10 below, if the development provides community space or workforce housing in accordance with Section 10.5A46.20, as applicable:

### 10.5A46.10 Incentives to Development Standards

DEVELOPMENT STANDARDS	INCENTIVES	
	North End Incentive Overlay District	West End Incentive Overlay District
Maximum building coverage	No Change	80%
Maximum building footprint	30,000 sf	30,000 sf <sup>1,2</sup>
<u>Maximum building block length</u>	<u>No Change</u>	<u>No Change</u> <sup>3</sup>
Minimum lot area	No Change	2,000 sf
Minimum lot area per dwelling unit	No Change	No minimum
Maximum building height	Plus 1 story up to 10 ft <sup>24</sup>	Plus 1 story up to 10 ft <sup>2,34,5</sup>
Minimum ground story height	No Change	9 feet
Minimum off-street parking	No Change	Non-residential: 25% reduction from underlying standard
Ground story parking	Permitted with a liner building <sup>4,5</sup>	Permitted with a liner building <sup>4,5</sup>

<sup>1</sup> In CD4-L1 and CD4-L2 the maximum building footprint shall be 3,500 SF. Where the building footprint exceeds 2,500 SF, individual building blocks shall be separated by open space, community space, or surface parking areas of at least 30 feet in width. Parking areas located between buildings are not required to be set back from the building façade.

<sup>2</sup> For properties located within 200 feet of the North Mill Pond in the CD4-W District, the maximum building footprint shall be 20,000 sq. ft.

<sup>3</sup> In CD4-L1 and CD4-L2 the maximum building block length shall be 100 feet.

<sup>24</sup> In order to receive the building height incentive, the sidewalk width in front of any façade shall be at least 10 feet plus two feet for each story of building height above three stories. Any property area needed to comply with this requirement shall count as

open space as required in Figures 10.5A41.10A-D (Development Standards) and as community space; even if less than 15 feet in width.

<sup>35</sup> For parcels over 80,000 sq. ft. in area that are located south of Islington Street, up to two stories or 20 feet may be added to the maximum building height provided both requirements listed under Section 10.5A46.22 (1) and (2) are met.

<sup>46</sup> If ground story parking is proposed, at least 50% of the ground story facing a street shall include a liner building.

### **10.5A46.20 Requirements to Receive Incentives to the Development Standards**

10.5A46.21 For a lot located adjacent to, or within 100 feet of, North Mill Pond, Hodgson Brook or the Piscataqua River, the development shall provide community space equal to 20% of the lot area that includes a continuous public greenway at least 20 feet in width with a multi-use path and that is parallel and located within 50 feet of the waterfront. Trail connections to abutting street(s) and sidewalks shall be provided and there shall be no buildings between the waterfront and the greenway unless otherwise approved by the Planning Board. The greenway shall include legal and physical access to abutting lots or public ways. When access is not available due to current conditions on an abutting lot, provisions shall be made for future access in a location determined by the Planning Board.

10.5A46.22 For a lot that is more than 100 feet from North Mill Pond, Hodgson Brook or the Piscataqua River, the development shall include either a community space or workforce housing as specified below:

- (1) Community space option – All of the following criteria shall be met:
  - (a) The community space shall be a community space type that is permitted within the applicable Character district.
  - (b) The community space shall constitute at least 20% of the gross area of the lot and shall not have any dimension less than 15 feet.
  - (c) The community space shall adjoin the public sidewalk and shall be open on one or more sides to the sidewalk.
  - (d) The community space shall include trees and other landscaping to provide shade and reduce noise, and pedestrian amenities such as overlooks, benches, lighting and other street furniture.
  - (e) The community space shall be located on or adjacent to the same lot as the development, except as provided in (f) below.
  - (f) The Planning Board may grant a conditional use permit to allow a proposed community space to be located on a different lot than the development if it finds that all of the following criteria will be met:
    - (i) An appropriate community space cannot feasibly be provided on the same lot as the development.