West End Character-Based Zoning

Portsmouth City Council

May 16, 2016

Developed by the Portsmouth Planning Department
Overview

1. Character-Based Zoning – The West End
   A. Recap of the Original Version:
      A. Study Area
      B. Vision Plan
      C. Main Elements of the Character-Based Zoning
   B. Summary of the Key Public Review Comments:
      A. Planning Board
      B. Public Comment
      C. Portsmouth Listens
   C. Summary of Current Revisions:
      A. Zoning Map
      B. Development Standards
      C. Conforming Amendments
A. The West End & the Islington Street Corridor
The West End – Vision Plan
The West End – Community Goals

Purpose – to promote a walkable, mixed-use, pedestrian friendly neighborhood with a primary focus on building form and placement supported by context-sensitive development standards.
In addition to the uses permitted in the underlying Character districts, lots in the Waterfront Use Overlay shall also permit the following uses as set forth in Section 10.440: 9.60, 12.20, 12.22, and 12.40 (Section 10.5A35).

For waterfront lots on Ceres Street, the maximum front lot line buildout shall be 50%, and buildings shall have a wood-sided appearance (Section 10.5A21.30).

In addition to the uses permitted in Character District 4, waterfront lots on Ceres Street shall also permit the uses permitted in the Waterfront Industrial district as set forth in Section 10.440 (Section 10.5A36).
B. Summary of the Public Review Comments

Planning Board and Public Comments (2-28-16):

1. Regulating Plan – Islington Street Corridor
2. Building Block Length
3. Pedestrian Entrance Spacing
4. Maximum Ground-Floor Area Requirements
5. Ground-Floor Parking Requirements
6. Incentives for Development on Large Parcels
7. Incentives for Overlay Districts
8. Conforming Amendments
Portsmouth Listens (3-17-16):

10 Key Zoning Issues:
1. Land Use
2. Building Heights
3. Building Footprints
4. Ground-Floor Uses
5. Universal Design
6. Large Chain-Stores
7. Liner Buildings and Parking
8. Sidewalk Widths
9. Design Review
10. Decouple the West End from Downtown
C. Summary of Current Revisions (4-21-16)

West End:
1. Apply Modified B-District Uses
2. Decrease the Baseline Maximum Building Height
3. Decrease the Baseline Maximum Building Footprints
4. Add Recessed Entry to allow for Universal Access
5. Modify the Ground-Floor Residential Use Requirements
6. Clarify the Applicability of Architectural Design Review outside the Historic District
7. Increase the Incentives for Workforce Housing & Community Space

All Character Districts:
1. Decrease the Baseline Maximum Building Footprints
2. Adjust the Minimum Ground Floor Parking Requirements
3. Adjust the Maximum Floor Area for Ground-Floor Commercial Uses
4. Adjust the Sidewalk Width Requirements for Taller Buildings
5. Clarify the use of a Half-Story or Penthouse as Attic Space
1. Apply Uses from a Modified Business District

**Modified Business District Uses:**

1. Allow Townhouse and Multifamily Uses
2. Allows Gas Station Uses
3. Allows Veterinary Care Uses
4. Allow Small-Scale Restaurant Uses
5. Require Special Exception for Shopping Centers
6. Exclude Hotel or Conference Center Uses
7. Exclude Nightclub Uses
8. Exclude large Restaurant and Performance Facility Uses
2. Decrease the Baseline Maximum Building Height

Map 10.5A21B Building Height Standards
Second Reading

Legend

<table>
<thead>
<tr>
<th>Height requirement area</th>
<th>Maximum building height*</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Story</td>
<td>20'</td>
</tr>
<tr>
<td>2 Stories</td>
<td>35'</td>
</tr>
<tr>
<td>2 Stories (short 3rd)</td>
<td>35'</td>
</tr>
<tr>
<td>2-3 Stories</td>
<td>40'</td>
</tr>
<tr>
<td>2-3 Stories (short 4th)</td>
<td>45'</td>
</tr>
<tr>
<td>2-4 Stories</td>
<td>50'</td>
</tr>
<tr>
<td>2-4 Stories (short 5th)</td>
<td>60'</td>
</tr>
<tr>
<td>2-5 Stories</td>
<td>60'</td>
</tr>
</tbody>
</table>

*Penthouse levels may exceed the building height by 2 feet.

1. A short story includes either: 1) use of a top story below.

Lower Maximum Building Height to 2-4 Stories or 50 Feet
3. **Allow for At-Grade Recessed Entryway**

Map 10.5A21C Special Requirements for Façade Types, Front Lot Line Buildout, and Uses

Second Reading

Legend

- **Required Façade Types**
  - Shorter façade type
  - Step down or recessed entry façade type
  - Offstreet façade type

- **Waterfront Lots**
  - Waterfront Use Overlay

Special requirements for façade types removed in confused locations

Recessed-Entry

Recessed Entry to Allow for Universal Access
4. Decrease the Baseline Maximum Building Footprint

<table>
<thead>
<tr>
<th></th>
<th>CD4-W</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proposed</strong> Maximum Footprint</td>
<td>20,000 SF</td>
</tr>
<tr>
<td>With Ground Floor Parking</td>
<td>30,000 SF</td>
</tr>
<tr>
<td><strong>Revised</strong> Maximum Footprint</td>
<td>15,000 SF</td>
</tr>
</tbody>
</table>
| With Ground Floor Parking | 30,000 SF

1 20,000 SF maximum footprint above the first floor
5. Allow for Ground Floor Residential Uses

Permit Residential Uses on the Ground-Floor within a Rowhouse Building
6. Clarify the Design Review Process

Character District Areas Outside the Historic District Have No Design Review
7. Increase Incentives for Workforce Housing

Increase Maximum Building Height up to 2 Stories or up to 70 Feet
B. Revisions effecting all Character Districts

North End (2015)

West End (2016)

Downtown (2014)
# 1. Increase the Maximum Building Footprints

<table>
<thead>
<tr>
<th></th>
<th>CD4-W</th>
<th>CD4</th>
<th>CD5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Maximum Footprint</td>
<td>NA</td>
<td>10,000 SF</td>
<td>15,000 SF</td>
</tr>
<tr>
<td>With Ground Floor Parking</td>
<td>NA</td>
<td>NA</td>
<td>20,000 SF</td>
</tr>
<tr>
<td>Proposed Maximum Footprint</td>
<td>NA</td>
<td>20,000 SF</td>
<td>30,000 SF</td>
</tr>
<tr>
<td>With Ground Floor Parking</td>
<td>NA</td>
<td>30,000 SF</td>
<td>40,000 SF</td>
</tr>
<tr>
<td>Revised Maximum Footprint</td>
<td><strong>15,000 SF</strong></td>
<td><strong>15,000 SF</strong></td>
<td><strong>20,000 SF</strong></td>
</tr>
<tr>
<td>With Ground Floor Parking</td>
<td><strong>30,000 SF</strong>¹</td>
<td><strong>30,000 SF</strong>¹</td>
<td><strong>40,000 SF</strong>²</td>
</tr>
</tbody>
</table>

¹ 20,000 SF maximum footprint above the first floor
² 30,000 SF maximum footprint above the first floor
2. Set Ground Floor Parking Requirements

<table>
<thead>
<tr>
<th>Proposed Minimum Parking Requirement</th>
<th>CD4-W / CD4 / CD5</th>
<th>Reduce the parking requirement on the ground-floor to support larger liner buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>50%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
3. Set Floor Area Maximums for Large Commercial Uses

<table>
<thead>
<tr>
<th></th>
<th>CD4-L1/2</th>
<th>CD4-W</th>
<th>CD4</th>
<th>CD5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Maximum</td>
<td>-</td>
<td>10,000 SF</td>
<td>10,000 SF</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>Revised Maximum</td>
<td>NA</td>
<td>15,000 SF</td>
<td>15,000 SF</td>
<td>15,000 SF</td>
</tr>
</tbody>
</table>

Portwalk Place
4. Add a Wider Sidewalk Requirement for Taller Buildings

Require wider sidewalks for taller buildings and allow this area to count towards the required Open Space and/or Community Space requirements.
5. Clarify the Half-Story or Penthouse Exemption

Clarify that habitable space within a Half Story or Penthouse Level does **NOT** count as a Story.
West End Character-Based Zoning

Portsmouth City Council

May 16, 2016

Developed by the Portsmouth Planning Department
West End Character-Based Zoning

Building Footprints

Portsmouth Planning Board

April 14, 2016

Developed by the Portsmouth Planning Department
3 Key Issues with Existing Zoning Requirements:

1. Loophole with the Buildings Separated by Fire Walls
2. Inconsistent with the Vision Plans
3. Incongruent with Some Existing Building Footprints
# Maximum Building Footprints

<table>
<thead>
<tr>
<th></th>
<th>CD4-W</th>
<th>CD4</th>
<th>CD5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Maximum Footprint</strong></td>
<td>NA</td>
<td>10,000 SF</td>
<td>15,000 SF</td>
</tr>
<tr>
<td><strong>With Ground Floor Parking</strong></td>
<td>NA</td>
<td>NA</td>
<td>20,000 SF</td>
</tr>
</tbody>
</table>

## Existing Definition of Building Footprint:

**Building footprint**

The total area of a building at or above 18 inches in elevation as measured from the outside walls at the grade plane.

**Building**

Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of persons, animals or chattel. Each portion of a building separated either horizontally or vertically from other portions by a fire wall shall be considered as a separate structure. (See also: structure.)
# Maximum Building Footprints

<table>
<thead>
<tr>
<th></th>
<th>CD4-W</th>
<th>CD4</th>
<th>CD5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing</strong></td>
<td>NA</td>
<td>10,000 SF</td>
<td>15,000 SF</td>
</tr>
<tr>
<td><strong>Maximum Footprint</strong></td>
<td>NA</td>
<td>NA</td>
<td>20,000 SF</td>
</tr>
<tr>
<td><strong>With Ground Floor Parking</strong></td>
<td>NA</td>
<td>NA</td>
<td></td>
</tr>
</tbody>
</table>

- **Existing Maximum Footprint**
  - CD4-W: NA
  - CD4: 10,000 SF
  - CD5: 15,000 SF

- **With Ground Floor Parking**
  - CD4-W: NA
  - CD4: NA
  - CD5: 20,000 SF
Building Footprints Shown on the North End Vision Plan

CD4 = 10,000 SF
CD5 = 15,000 SF
Figures represent estimated building footprints.
Existing Building Footprints in the Downtown Area

Underlined building footprints represent less successful buildings.

CD4 = 10,000 SF
CD5 = 15,000 SF
# Maximum Building Footprints

<table>
<thead>
<tr>
<th></th>
<th>CD4-W</th>
<th>CD4</th>
<th>CD5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing</strong> Maximum Footprint</td>
<td>NA</td>
<td>10,000 SF</td>
<td>15,000 SF</td>
</tr>
<tr>
<td>With Ground Floor Parking</td>
<td>NA</td>
<td>NA</td>
<td>20,000 SF</td>
</tr>
<tr>
<td><strong>Proposed</strong> Maximum Footprint</td>
<td><strong>15,000 SF</strong></td>
<td><strong>15,000 SF</strong></td>
<td><strong>20,000 SF</strong></td>
</tr>
<tr>
<td>With Ground Floor Parking</td>
<td><strong>30,000 SF</strong></td>
<td><strong>30,000 SF</strong></td>
<td><strong>40,000 SF</strong></td>
</tr>
</tbody>
</table>

1 20,000 SF maximum footprint above the first floor

2 30,000 SF maximum footprint above the first floor

---

**Existing Definition of Building Footprint:**

The total area of a building at or above 18 inches in elevation as measured from the outside walls at the grade plane.

Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of persons, animals or chattel. Each portion of a building separated either horizontally or vertically from other portions by a fire wall shall be considered as a separate structure. (See also: structure.)

**Proposed Definition of Building Footprint:**

The total area, at or above 18 inches in elevation as measured from the outside walls at the grade plane, of a detached building, or of two or more buildings separated by fire walls, common walls or property lines.

Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of persons, animals or chattel. Each portion of a building separated either horizontally or vertically from other portions by a fire wall shall be considered as a separate structure. (See also: structure.)
West End
Character-Based Zoning

Building Footprints

Portsmouth Planning Board
April 14, 2016

Developed by the Portsmouth Planning Department