West End
Character-Based Zoning

Portsmouth Planning Board
April 21, 2016

Developed by the Portsmouth Planning Department
Update on the Zoning Amendments

Part 1: Amendments from 1-14-16 Draft
1. Regulating Plan
2. Special Requirements Map – Façades
3. Building Block Length
4. Pedestrian Entrance Spacing
5. Maximum Ground-Floor Area Requirements
6. Ground-Floor Parking Requirements
7. Incentives for Development on Large Parcels
8. Incentives for Overlay Districts
9. Conforming Amendments

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Part 2: Amendments from 3-17-16 Draft
Portsmouth Listens & Public Input

10 Key Regulatory Issues:

1. Land Use
2. Building Heights
3. Building Footprints
4. Ground-Floor Uses
5. Universal Design
6. Chain-Stores
7. Liner Buildings and Parking
8. Sidewalk Widths
9. Design Review
10. Decouple the West End from Downtown
Part 2: Amendments from 3-17-16 Draft

West End:
1. Apply Modified B-District Uses
2. Special Requirements Map – Decrease the Building Height in the Core of the West End
3. Special Requirements Map – Add Recessed Entry to allow for Universal Access
4. Decrease the Baseline Maximum Building Footprints
5. Modify the Ground-Floor Residential Use Requirements
6. Clarify the Applicability of the Design Guidelines outside the Historic District

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

B – 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. Special Requirements Map – Building Height

Lower Maximum Building Height to 2-4 Stories or 50 Feet,
3. Special Requirements Map – Recessed Entryway

Recessed Entry to Allow for Universal Access,
4. Maximum Building Footprints

<table>
<thead>
<tr>
<th>CD4-W</th>
<th>Proposed Maximum Footprint</th>
<th>20,000 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>With Ground Floor Parking</td>
<td>30,000 SF</td>
</tr>
<tr>
<td></td>
<td>Revised Maximum Footprint</td>
<td>15,000 SF</td>
</tr>
<tr>
<td></td>
<td>With Ground Floor Parking</td>
<td>30,000 SF¹</td>
</tr>
</tbody>
</table>

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

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

Character District Areas Outside the Historic District,
B. All Character Districts

Map 10.5A21A Character Districts and Civic Districts
Second Reading
# 1. 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>
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<tr>
<td>With Ground Floor Parking</td>
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<td>20,000 SF</td>
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<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(^1)</strong></td>
<td><strong>30,000 SF(^1)</strong></td>
<td><strong>40,000 SF(^2)</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
# 2. 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
3. Ground Floor Parking Requirements

<table>
<thead>
<tr>
<th>Proposed Minimum Parking Requirement</th>
<th>CD4-W</th>
<th>Revised Minimum Parking Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>60%</td>
<td>50%</td>
</tr>
</tbody>
</table>

Reduce the parking requirement on the ground-floor to support larger liner buildings.
4. 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. Half-Story or Penthouse Exemption

Clarify that habitable space within a Half Story or Penthouse Level does **NOT** count as a Story
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