

# **West End Character-Based Zoning**

## **Part 3: Building Footprints**

**Portsmouth Planning Board**

March 17, 2016

Developed by the Portsmouth  
Planning Department

### **3 Key Issues with Existing Building Footprint Requirements:**

- 1. Definition of Buildings Separated by Fire Walls**
- 2. Inconsistency with Vision Plans**
- 3. Inconsistency with Existing Building Footprints**

# Maximum Building Footprints

	CD4-W	CD4	CD5
Existing Maximum Footprint	NA	10,000 SF	15,000 SF
With Ground Floor Parking	NA	NA	20,000 SF

## Existing Definition of Building Footprint:

**Building footprint**

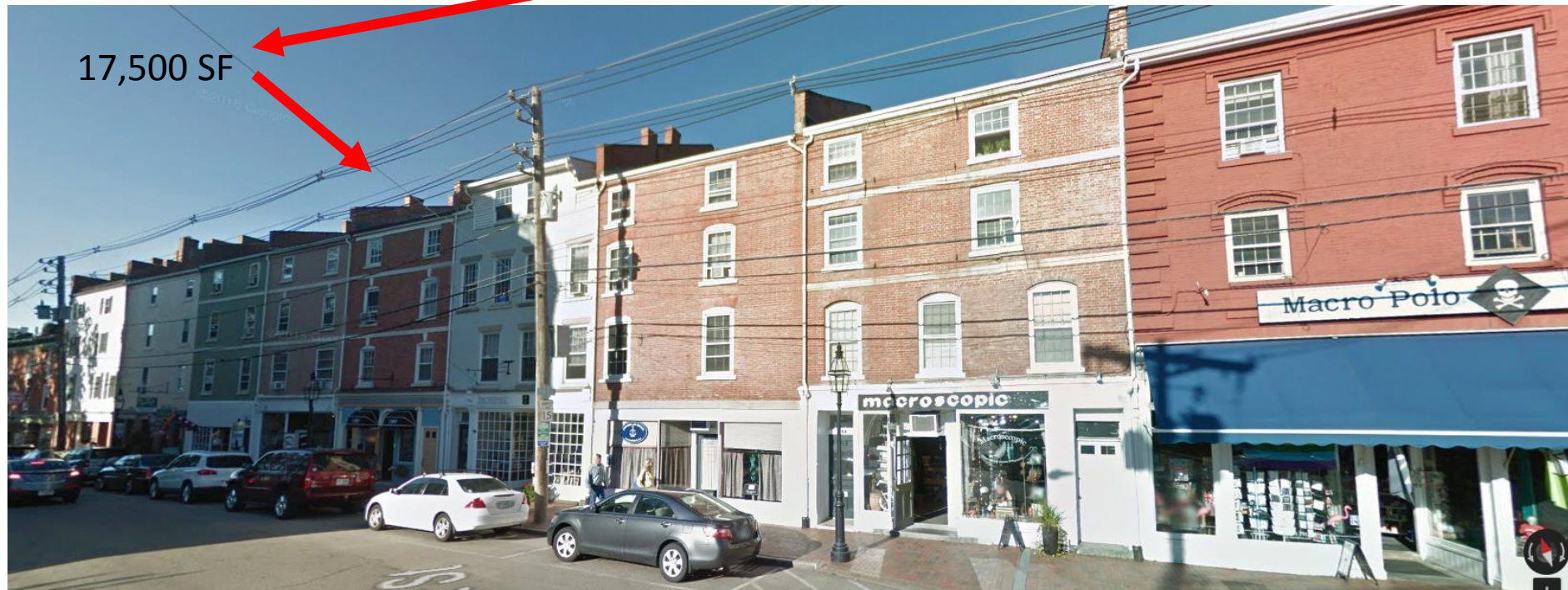
The total area of a **building** at or above 18 inches in elevation as measured from the outside walls at the **grade plane**.

**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**.)

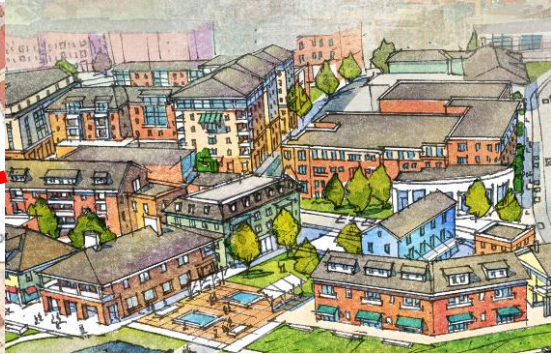
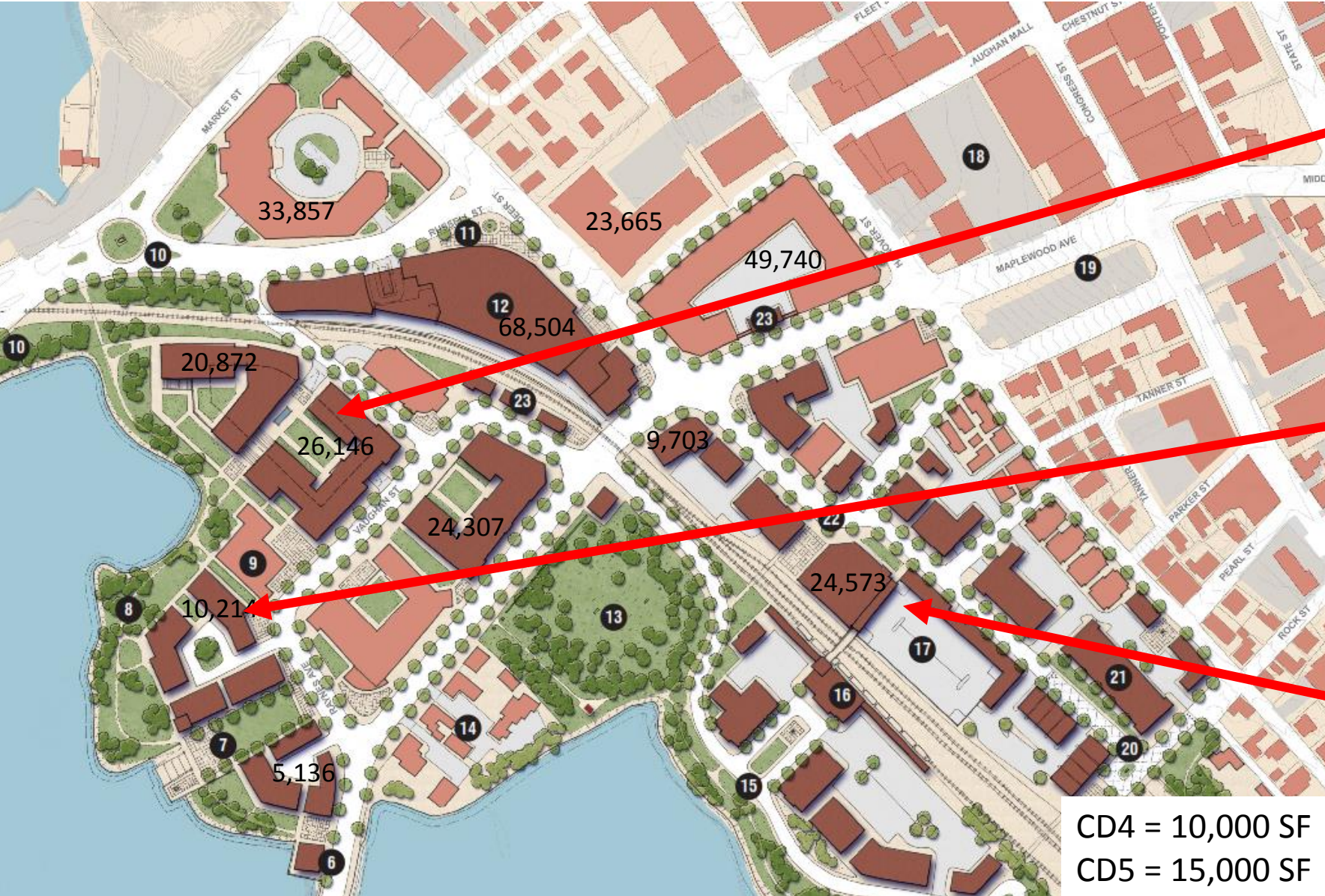
# Maximum Building Footprints

	CD4-W	CD4	CD5
Existing Maximum Footprint	NA	10,000 SF	15,000 SF
With Ground Floor Parking	NA	NA	20,000 SF





# Building Footprints Shown on the North End Vision Plan



CD4 = 10,000 SF  
CD5 = 15,000 SF

# Building Footprints Shown on the West End Vision Plan



Figures represent estimated building footprints

# Maximum Building Footprints

	CD4-W	CD4	CD5
Existing Maximum Footprint	NA	10,000 SF	15,000 SF
With Ground Floor Parking	NA	NA	20,000 SF
Proposed Maximum Footprint	<b>15,000 SF</b>	<b>15,000 SF</b>	<b>20,000 SF</b>
With Ground Floor Parking	<b>30,000 SF<sup>1</sup></b>	<b>30,000 SF<sup>1</sup></b>	<b>40,000 SF<sup>2</sup></b>
	<sup>1</sup> 20,000 SF maximum footprint above the first floor	<sup>1</sup> 20,000 SF maximum footprint above the first floor	<sup>2</sup> 30,000 SF maximum footprint above the first floor

## 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**.)



## Proposed Definition of Building Footprint:

**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.

**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**.)