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

<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>
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**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

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17,500 SF
Existing Building Footprints in the Downtown Area

Underlined building footprints represent less successful buildings

CD4 = 10,000 SF
CD5 = 15,000 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

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<td>NA</td>
<td>20,000 SF</td>
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<tr>
<td>Proposed Maximum Footprint</td>
<td>15,000 SF</td>
<td>15,000 SF</td>
<td>20,000 SF</td>
</tr>
<tr>
<td>With Ground Floor Parking</td>
<td>30,000 SF(^1)</td>
<td>30,000 SF(^1)</td>
<td>40,000 SF(^2)</td>
</tr>
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</table>

\(^1\) 20,000 SF maximum footprint above the first floor

\(^2\) 30,000 SF maximum footprint above the first floor

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**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.)

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**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.)