

Planning Department
Proposed Zoning and Land Use Regulation Amendments
DRAFT Priorities for 2021

- 1) Hanover St/Foundry Place/CD4-L Map Amendments and Revisions to Character District Incentive Requirements (Section 10.5A46)
 - Draft amendments have already been started on these and have gone through an initial public review (see www.cityofportsmouth.com/planportsmouth/current-zoning-amendments):
 - Down-zoning the property fronting on Hanover Street from Character District 5 to Character District 4-L1 and the properties on the southeast side of Foundry Place from Character District 5 to Character District 4;
 - Establishing a new building height maximum for Foundry Place of 3 stories (40') and reducing the maximum building height along Hill Street from 4 stories (50') to 3 stories (40'); and
 - Requiring that any additional height and building coverage allowed in the Incentive Overlay Districts be subject to a conditional use permit by the Planning Board.
 - In addition, staff is recommending changing the requirements for the Character District Incentive Overlay Districts to require workforce housing in order to receive incentives (remove option to do EITHER community space OR workforce housing)
- 2) Building Height and Grade Plane Definitions (Article 15)
 - Specify that building height shall be calculated using existing grade not finished grade
- 3) Wetlands Protection (10.1010) – should be done in consultation with Conservation Commission
 - Revise Permitted Uses and Uses requiring a CUP
 - Consider revise wetland buffer areas
 - Clarify criteria for approval of a CUP
 - Make wetland boundary marker requirement optional, to be determined by the Planning Board in granting of a Wetland CUP
- 4) Murals (Article 12 Signs)
 - Exempt public art murals from sign requirements
- 5) Density (various sections) – should be done in consultation with Conservation Commission

- Revise lot area used to calculate allowed density to include only developable area (exclude wetlands and water bodies, conservation land, floodplains, and steep slopes)

6) Open Space Planned Unit Development

- Revise calculation of base density
- Clarify permitted uses
- Require completion of a conventional subdivision plan