

ORDINANCE #

THE CITY OF PORTSMOUTH ORDAINS

That the Ordinances of the City of Portsmouth, Chapter 10 – Zoning Ordinance, be amended as follows:

- A. Amend the Table in Section 10.5A46.10 Incentives to Development Standards as follows (deletions to existing language ~~stricken~~; additions to existing language **bolded**; remaining language unchanged from existing):

DEVELOPMENT STANDARDS	INCENTIVES	
	North End Incentive Overlay District	West End Incentive Overlay District
Maximum building coverage	No Change	80%
Maximum building footprint	30,000 sf	30,000 sf <sup>1</sup>
<b>Maximum building block length</b>	<b>No Change</b>	<b>No Change<sup>2</sup></b>
Minimum lot area	No Change	2,000 sf
Minimum lot area per dwelling unit	No Change	No minimum
Maximum building height	Plus 1 story up to 10 ft <sup>3,4</sup>	Plus 1 story up to 10 ft <sup>3,4,1,2</sup>
Minimum ground story height	No Change	9 feet
Minimum off-street parking	No Change	Non-residential: 25% reduction from underlying standard

<sup>1</sup> **Except for CD4-L2 where the maximum building footprint shall be 3,500 SF.**

<sup>2</sup> **Except for CD4-L2 where the maximum building block length shall be 100 feet.**

<sup>3,4</sup> In order to receive the building height incentive, the sidewalk width in front of any façade shall be at least 10 feet plus two feet for each story of building height above three stories. Any property area needed to comply with this requirement shall count as open space as required in Figures 10.5A41.10A-D (Development Standards) and as community space; even if less than 15 feet in width.

<sup>2,4</sup> For parcels over 80,000 sq. ft. in area that are located south of Islington Street, up to two stories or 20 feet may be added to the maximum building height provided both requirements listed under Section 10.5A46.22 (1) and (2) are met.

- B. Amend Map 10.5A21A Character Districts and Civic Districts as set forth in document titled “Proposed Amendment for 105 Bartlett St Part 1B Zoning Map 10.5A21A Character Districts and Civic Districts” revised 6-26-18.
- C. Amend Map 10.5A21B Building Height Standards as set forth in document titled “Proposed Amendment for 105 Bartlett St Part 1B Zoning Map 10.5A21B Building Height Standards” revised 6-26-18

The City Clerk shall properly alphabetize and/or re-number the ordinances as necessary in accordance with this amendment.

All ordinances or parts of ordinances inconsistent herewith are hereby deleted.

This ordinance shall take effect upon its passage.

APPROVED:

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Jack Blalock, Mayor

ADOPTED BY COUNCIL:

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Kelli L. Barnaby, City Clerk

## 10.5A46 Incentive Overlay Districts

The Incentive Overlay Districts are designated on Map 10.5A21B. In such areas, certain specified development standards may be modified as set forth in Section 10.5A46.10 below, if the development provides community space or workforce housing in accordance with Section 10.5A46.20, as applicable:

### 10.5A46.10 Incentives to Development Standards

DEVELOPMENT STANDARDS	INCENTIVES	
	North End Incentive Overlay District	West End Incentive Overlay District
Maximum building coverage	No Change	80%
Maximum building footprint	30,000 sf	30,000 sf <sup>1</sup>
<u>Maximum building block length</u>	<u>No Change</u>	<u>No Change</u> <sup>2</sup>
Minimum lot area	No Change	2,000 sf
Minimum lot area per dwelling unit	No Change	No minimum
Maximum building height	Plus 1 story up to 10 ft <sup>43</sup>	Plus 1 story up to 10 ft <sup>3,41,2</sup>
Minimum ground story height	No Change	9 feet
Minimum off-street parking	No Change	Non-residential: 25% reduction from underlying standard

<sup>1</sup> Except for CD4-L2 where the maximum building footprint shall be 3,500 SF.

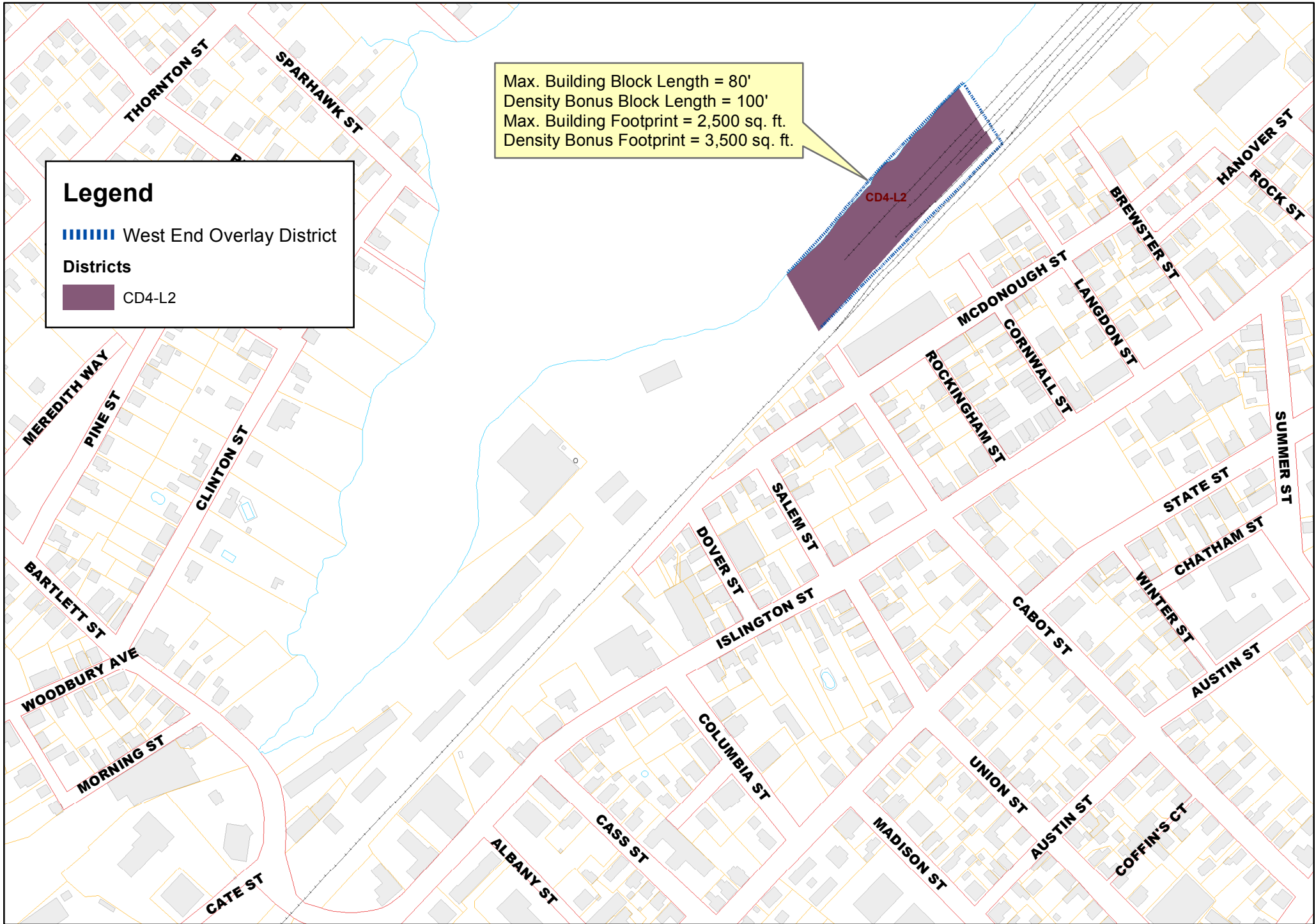
<sup>2</sup> Except for CD4-L2 where the maximum building block length shall be 100 feet.

<sup>43</sup> In order to receive the building height incentive, the sidewalk width in front of any façade shall be at least 10 feet plus two feet for each story of building height above three stories. Any property area needed to comply with this requirement shall count as open space as required in Figures 10.5A41.10A-D (Development Standards) and as community space; even if less than 15 feet in width.

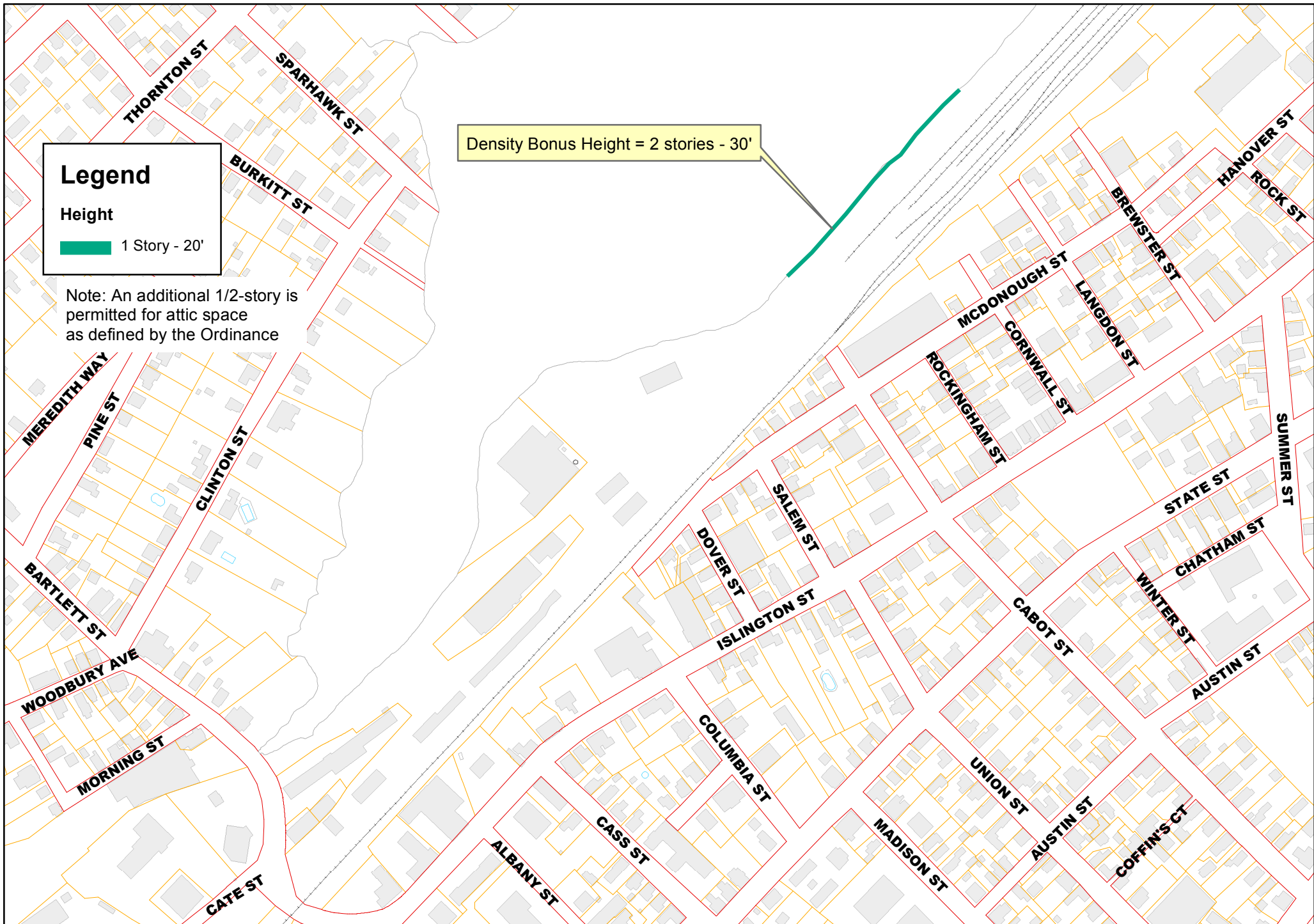
<sup>42</sup> For parcels over 80,000 sq. ft. in area that are located south of Islington Street, up to two stories or 20 feet may be added to the maximum building height provided both requirements listed under Section 10.5A46.22 (1) and (2) are met.

### 10.5A46.20 Requirements to Receive Incentives to the Development Standards

10.5A46.21 For a lot located adjacent to, or within 100 feet of, North Mill Pond, Hodgson Brook or the Piscataqua River, the development shall provide community space equal to 20% of the lot area that includes a continuous public greenway at least 20 feet in width with a multi-use path and that is parallel and located within 50 feet of the waterfront. Trail connections to



**Proposed Amendment for 105 Bartlett Street Part 1B**  
**Zoning Map 10.5A21A Character Districts and Civic Districts**



**Proposed Amendment for 105 Bartlett Street Part 1B  
Zoning Map 10.5A21B Building Height Standards**