

# Re-Zoning Request 15 Middle Street

Second Reading and Public Hearing

City Council

May 6, 2019














# Map 10.5A21A

## Character Districts and Civic Districts

### Legend

-  DOD Downtown Overlay District
-  HD Historic District



#### Character Districts

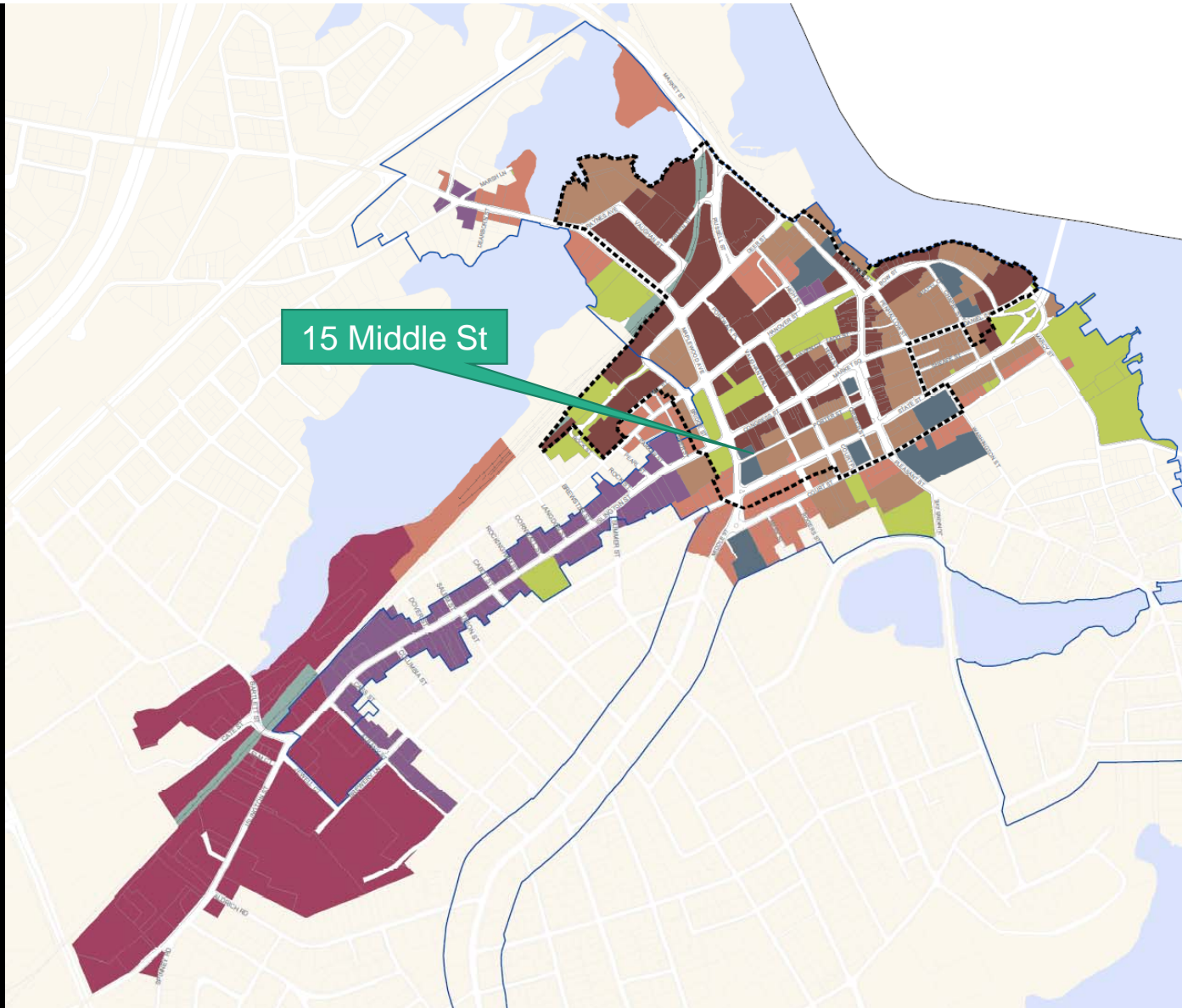
-  CD5 Character District 5
-  CD4 Character District 4
-  CD4-W Character District 4-B
-  CD4-L1 Character District 4-L1
-  CD4-L2 Character District 4-L2

#### Civic District

-  CIVIC Civic District

#### Other Districts

-  M Municipal District
-  TC Transportation Corridor



# Character District Zoning

- Adopted in 2014 for Downtown
- Expanded to North End in 2015 and West End in 2016
- Emphasis on building form, scale, and relationship to the street and historic context
- Primary Character Districts
  - CD4-L, CD4-W, CD4, CD5
- Special Character Districts
  - Municipal, Civic

# Character District Zoning

## Primary Character Districts (CD4-L, CD4-W, CD4, CD5)

- Provide specific dimensional and development standards so that new buildings and re-development will fit in with the surrounding context

## Special Character Districts (Municipal and Civic)

- Recognize that these existing public-oriented properties contribute to the historic character and urban fabric of these neighborhoods
- Municipal District already existed (for existing municipal properties)
- Civic District established for other existing publically-oriented buildings
- Adds layer of review if any of these properties look to change from existing (historic) use

# Current Zoning

## Civic District      Purpose

To preserve existing buildings and uses which are open to the general public and owned and operated by a not-for-profit organization other than the City of Portsmouth\*

*\*Note: If a property is owned by the City, it is zoned Municipal, not Civic.*

# Current Zoning

## Civic District      Permitted Uses

Uses open to the general public and dedicated to arts, culture, education, religion, recreation, government, transit, gardening, horticulture, public gathering, assembly or meeting



# Current Zoning

## Civic District      Development Standards

New construction, alteration or expansion of existing structures are exempt from the development standards (e.g. building placement, lot coverage, building form, lot dimensions, façade types, building height) as long as all uses remain civic uses.

# Current Zoning



## Civic District      Change of Use

In order for a structure to be used for non-civic uses, the zoning district has to be changed from Civic District to another Character District Zoning District that allows such use.






# Map 10.5A21A

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### Legend

-  DOD Downtown Overlay District
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#### Character Districts

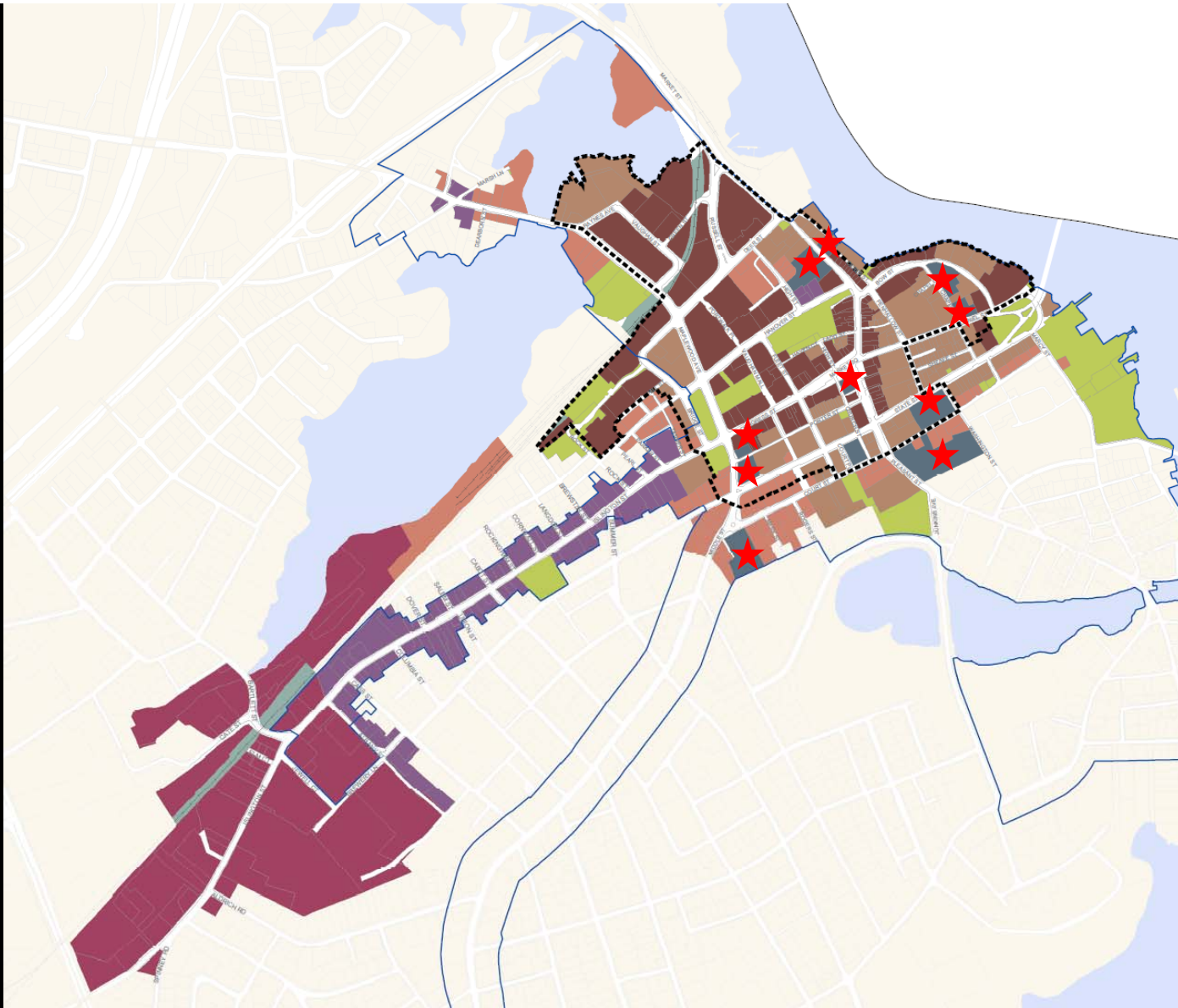
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#### Civic District

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1. & 2. Moffat Ladd House (154 Market St)
3. St. John's Church (100 Chapel St)
4. Warner House (150 Daniel St)
5. North Church (2 Congress St)
6. Temple Israel (200 State St)
7. Gov. John Langdon House (143 Pleasant St)
8. Unitarian Universalist Church (292 State St)
9. Salvation Army (15 Middle St)
10. Portsmouth Historical Society (43 Middle St)
11. Middle Street Baptist Church (16 Court St)

# Proposed Zoning

Character District 4  
(CD4)

Purpose\*

To promote the development of walkable, mixed-use, human-scaled places by providing standards for building form and placement and related elements of development.

\*Note: this is the Purpose statement for all Character Districts.



# Proposed Zoning

## Character District 4 (CD4)

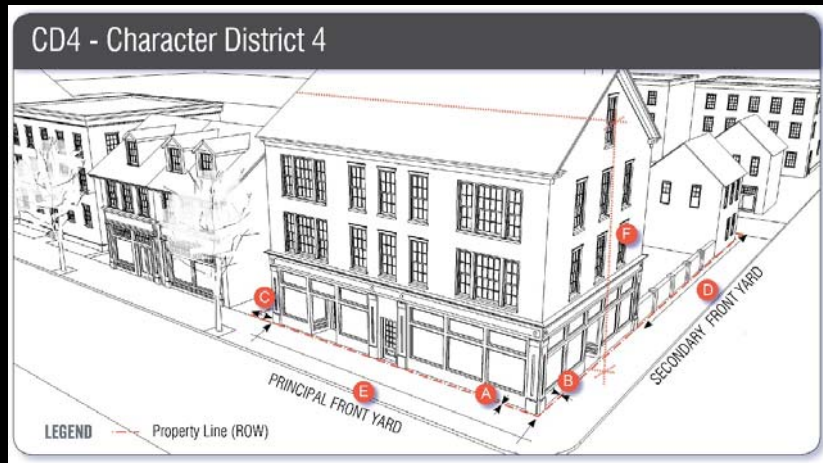


## Description

For medium-to-high-density transitional areas with a mix of building types and residential, retail, and other commercial uses. There are shallow or no front yards and medium to no side yards, with variable private landscaping. Streets have sidewalks and street trees or other pedestrian amenities, and define small to medium blocks.

# Proposed Zoning

## Character District 4 (CD4)

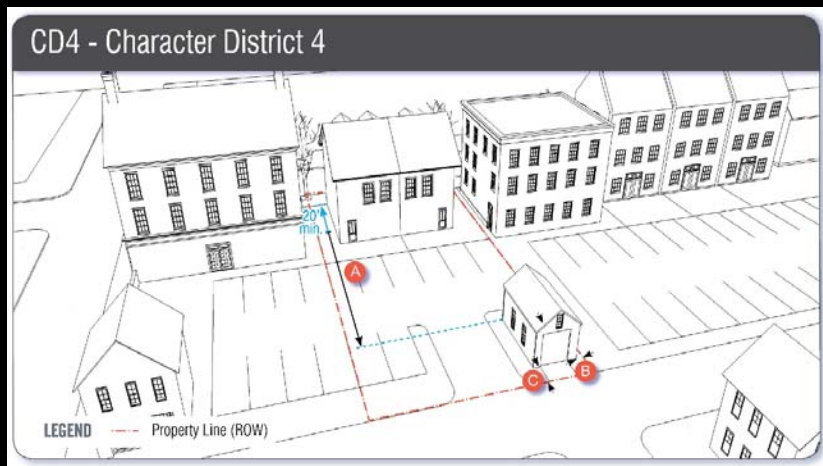


## Building Placement Standards

Principal front yard (max)	10 ft
Secondary front yard (max)	15 ft
Side yard	NR
Rear yard (min)	5 ft
Front lot line buildout (min)	50%

# Proposed Zoning

## Character District 4 (CD4)



## Building / Lot Occupation Standards

Building block length (max)	200 ft
Façade modulation length (max)	80 ft
Entrance spacing (max)	50 ft
Building coverage (max)	90%
Building footprint (max)	15,000 sf
Lot area (min)	NR
Lot area per dwelling unit (min)	NR
Open Space (min)	10%
Ground floor g.f.a. per use (max)	15,000 sf

# Proposed Zoning

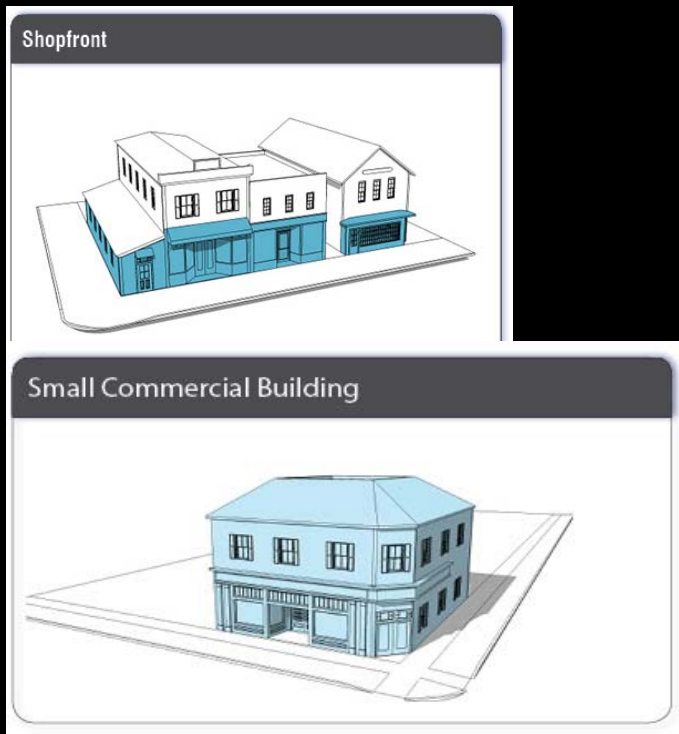
## Character District 4 (CD4)

### Building Form

Building height (max)	see Map 10.5A21B
Finished floor surface of ground floor above sidewalk grade (max)	36"
Ground story height (min)	12 ft
Second story height (min)	10 ft
Façade glazing	70% min for shopfront façade 20%-50% for other façade types

# Proposed Zoning

## Character District 4 (CD4)



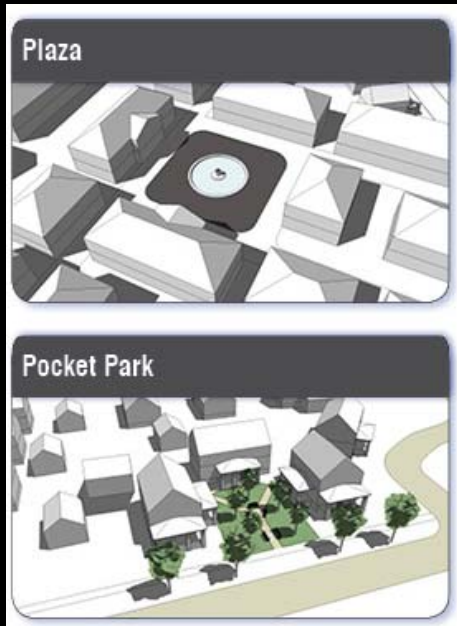
## Building, Roof, Façade Types

Roof Types	flat, gable, hip, gambrel, mansard
Building Types	live/work building, small commercial building, large commercial building, mixed-use building, flex space building, community building
Façade Types	stoop, step, shopfront, officefront, recessed-entry, dooryard, gallery, arcade



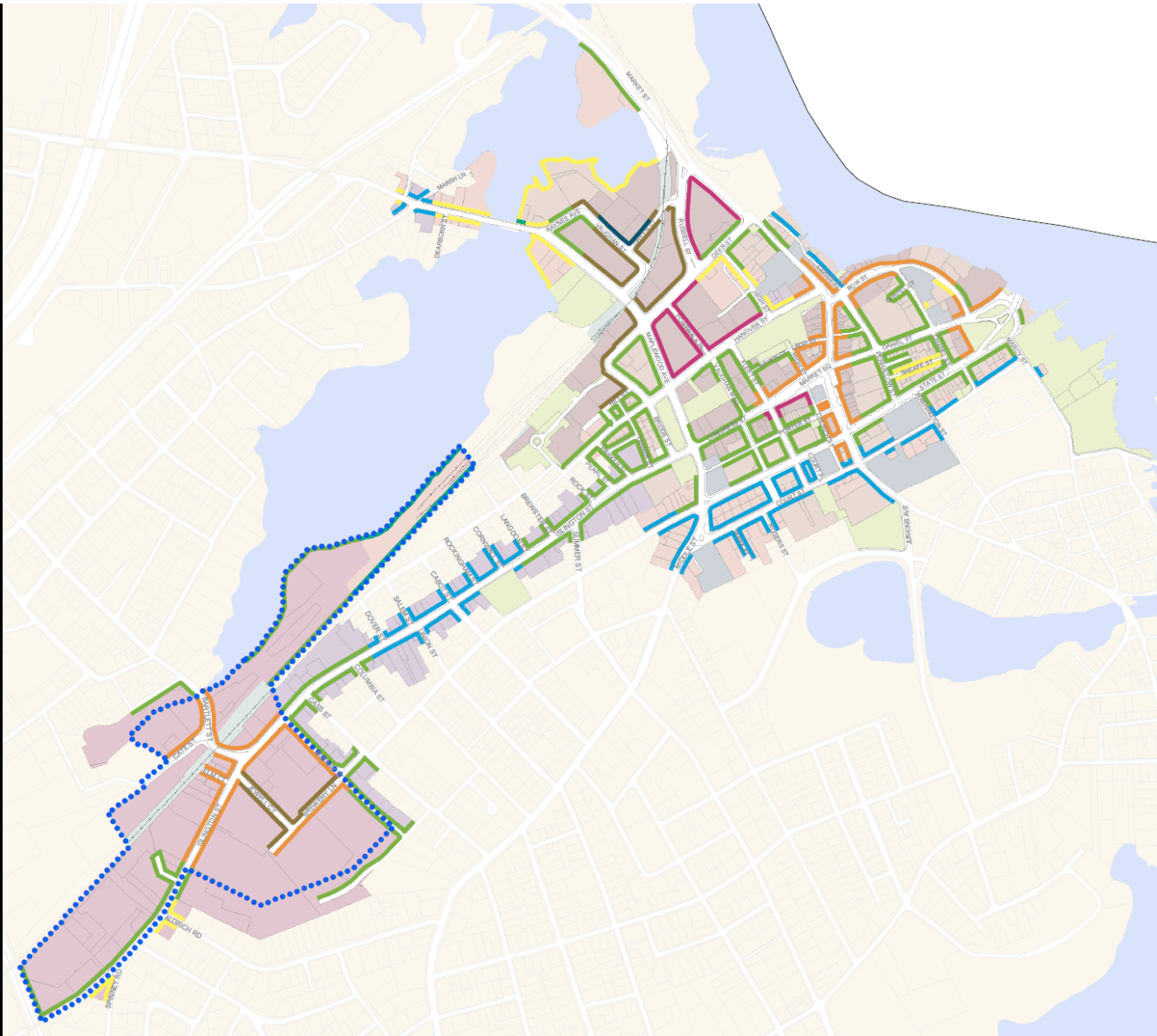
# Proposed Zoning

## Character District 4 (CD4)



## Community Space Types

Community Space Types	park, greenway, pedestrian alley, wide pedestrian sidewalk, square, plaza, pocket park, playground, rec. field or court, common or green, community garden or farm, outdoor dining café, courtyard
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# Map 10.5A21B Building Height Standards

## Legend

Height requirement area	Maximum building height*
1 Story	20'
2 Stories	35'
2 Stories (short 3rd*)	35'
2-3 Stories	40'
2-3 Stories (short 4th*)	45'
2-4 Stories	50'
2-4 Stories (short 5th*)	60'
2-5 Stories	60'

\*Penthouse Levels may exceed the building height by 2 feet.

1. A short story includes either: 1) use of a top story below the cornice line of a sloped roof that is at least 20% shorter in height than the story below; or 2) a story within a mansard roof with a pitch no greater than 30:12.

2. When a lot is assigned to more than one height requirements standard refer to the requirements listed in Section 10.5A21.22.

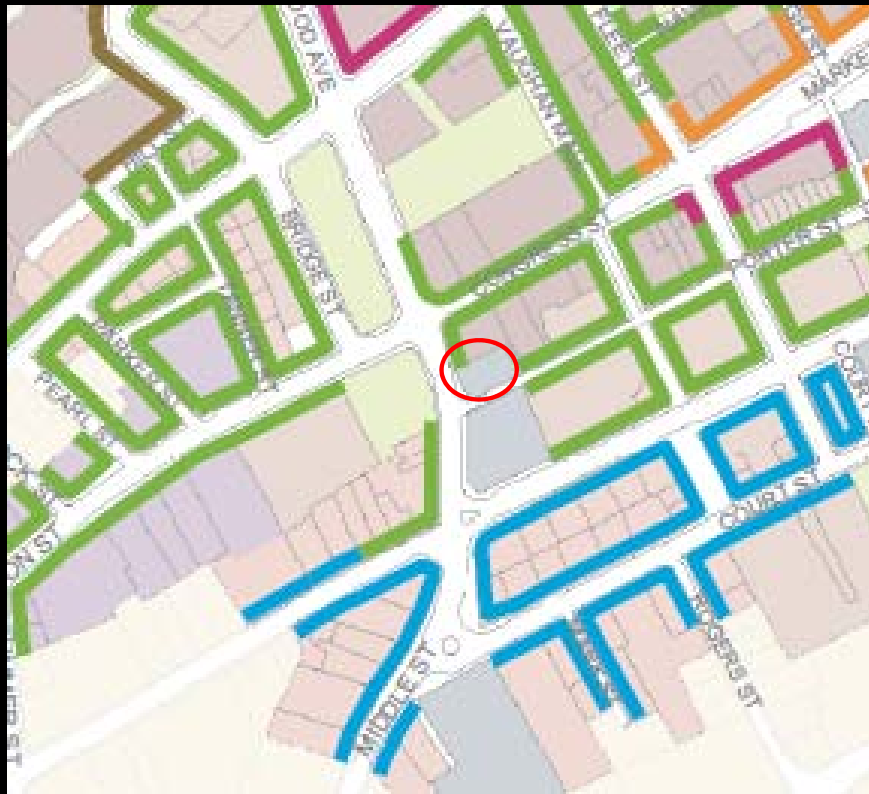
3. Attic space within either a gable, gambrel, hip or hip-top mansard roof or a penthouse level on a flat roof is not considered a story. Attic space is permitted above the top story provided the proposed building is no greater than the maximum building height.

### Incentive Overlay Districts

Within the Incentive Overlay Districts, certain specified development standards, including height, density and parking, may be modified pursuant to Section 10.5A47.

- • • • North End Incentive Overlay District  
Between Maplewood Avenue and Russell Street, the boundary of the North End Incentive Overlay District is established at 100 feet from the mean high water line.
- • • • West End Incentive Overlay District  
The boundary of the West End Incentive Overlay District is established at 200 feet from the rear lot lines of the abutting Aldrich Road lots and/or 100 feet from the rear lot lines of lots that abut the public or private portions of Chevrolet Avenue, whichever is greater.

# Proposed Zoning – Building Height



Height  
requirement  
area

Maximum  
building  
height\*

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# Proposed Zoning – Land Uses

P=Permitted CU = Conditional Use Permit S = Special Exception

Land Use	
Single family dwelling	P
Attached ADU	CU
Garden Cottage	CU
Two-family dwelling	P
Townhouse	P
Multifamily dwelling	P
Live/Work unit	P
Assisted Living Center	P
Residential Care Facility	P
Place of Assembly	S
School	P
Museum	P
Performance Facility	P/S
Club / fraternal organization	P
Indoor amusement facility	P

Land Use	
Health club, etc	P/S
Office	P
Financial institution	P
Group daycare	P
Personal / consumer services	P
Convenience stores	P
Retail sales	P
Restaurant / bar	P/S
Bed and breakfast	P
Inn	P
Hotel or motel	P
Conference center	P

# Recommended Amendments

- Amend the Zoning Map 10.5A21A by changing the property with the address of 15 Middle Street (Assessor Map 126 Lot 12) from Civic District to Character District 4
- Amend the Zoning Map 10.5A21B by changing the height requirement area for the property's street frontages on Porter Street and Maplewood Avenue to 2-3 stories (40')