

**Proposed Off-Street Parking Amendments  
October 12, 2018**

ORDINANCE #

THE CITY OF PORTSMOUTH ORDAINS

That the Ordinances of the City of Portsmouth, Chapter 10 – Zoning Ordinance, Article 11 – Site Development Standards, Section 10.1110 – Off-Street Parking, be amended as follows:

A. Delete existing Section 10.1112.52.

B. Insert a new Section 10.1112.14 as follows:

10.1112.14 The Planning Board may grant a conditional use permit to allow a building or use to provide less than the minimum number of off-street parking spaces required by Section 10.1112.30, Section 10.1112.61 or Section 10.1115.20, as applicable, or to exceed the maximum number of off-street parking spaces allowed by Section 10.1112.51.

10.1112.141 An application for a conditional use permit under this section shall include a parking demand analysis demonstrating that the proposed number of off-street parking spaces is sufficient for the proposed use.

10.1112.142 An application for a conditional use permit under this section shall identify permanent measures to reduce parking demand, including but not limited to provision of rideshare or bikeshare services servicing the property.

10.1112.143 The Planning Board may grant a conditional use permit only if it finds that the number of off-street parking spaces required or allowed by the permit will be adequate and appropriate for the proposed use of the property. In making this determination, the Board may accept, modify or reject the findings of the applicant's parking demand analysis.

10.1112.144 At its discretion, the Planning Board may require more off-street parking spaces than the minimum number requested by the applicant, or may allow fewer spaces than the maximum number requested by the applicant.

C. Amend Section 10.1112.21 as follows (deletions from existing language stricken; additions to existing language bolded; remaining language unchanged from existing):

The number of required off-street parking spaces shall be the sum of the requirements for the various individual uses on a lot computed separately, ~~except that a development designed as a shopping center shall comply with the specific requirements of Section 10.1112.30 for said use.~~

D. Amend Section 10.1112.323 as follows (deletions from existing language stricken; additions to existing language bolded; remaining language unchanged from existing):

Where the table indicates that the minimum required number of off street parking spaces shall be based on a parking demand analysis, the applicant shall submit such analysis for review by the Planning Board ~~through the Site Plan Review process.~~ Where the table indicates that a parking demand analysis is an alternative to a specified ratio, the applicant may submit such analysis to justify a ratio different from that listed in the table. In either case, the Planning Board may approve the number of parking spaces proposed by the analysis, or may approve a greater or lesser minimum number of parking spaces based on its review.

E. Amend Section 10.1114.33 as follows (deletions from existing language stricken; additions to existing language bolded; remaining language unchanged from existing):

Notwithstanding the previous provision, **except for one-family and two-family dwellings**, tandem parking spaces may be provided for required off-street parking spaces serving dwelling units in residential and mixed-use developments, subject to the following requirements:

- (a) Tandem spaces shall be assigned to the same dwelling unit.
- (b) Tandem parking shall not be used to provide guest parking.
- (c) Two parking spaces in tandem shall have a combined minimum dimension of 9 feet in width by 38 feet in length.

F. Amend Section 10.1115.21 as follows (deletions from existing language stricken; additions to existing language bolded; remaining language unchanged from existing):

The following requirements shall apply in the Downtown Overlay District in lieu of the requirements in Section 10.1112.30:

Use	Required Parking Spaces
Residential use (dwelling)	<del>4.3 space per dwelling unit</del> <b>Same as Section 10.1112.30</b>

Hotel or motel	0.75 space per guest room, plus 1 space per 25 sf of conference or banquet facilities
Other nonresidential use	No requirement

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