



AGENDA

City of Portsmouth Housing Blue Ribbon Committee Conference Room A at City Hall*

Thursday, June 13th 2024
5:30 p.m.

- I. Roll Call (5 minutes)
- II. Approval of 5/30/2024 Meeting Minutes (5 minutes)
- III. Co-Chair Remarks (20 minutes)
 - a. City Owned Lands
- IV. Working Groups (30 minutes)
 - a. Zoning: Near-Term and Long-Term Opportunities
 - b. Other Possible Working Groups
- V. Housing Navigator Update (10 minutes)
 - a. Commerce Way Opportunities Briefing
 - b. Work Plan Update
 - c. Sherburne School RFQ Update
- VI. Public Comment (20 minutes)

Attachments

- a. Work Plan - Running Draft
- b. Zoning Ordinance - Article 4 Zoning Districts and Use Regulations

**Members of the public also have the option to join this meeting over Zoom. Please register in advance for this Zoom meeting:*

Register in advance for this meeting:

https://us06web.zoom.us/webinar/register/WN_iH-At69iRj-ri67YKcVWYA

After registering, you will receive a confirmation email containing information about joining the meeting.



MEETING MINUTES - DRAFT

City of Portsmouth Housing Blue Ribbon Committee Conference Room A at City Hall*

**Thursday, May 30th 2024
5:30 p.m.**

I. Meeting Called to Order by Co-Chairperson Joanna Kelly at 5:30p.m.

Co-Chair Tabor calls roll call:

Attending: Councilor John Tabor, Councilor Beth Moreau, School Board Representative Byron Matto, Erik Anderson, Tracey Kozak, Mary Loane, Dagan Migirditch, John O'Leary, Jennifer Stebbins Thomas, Planning and Sustainability Director Peter Britz, and Housing Navigator Howard Snyder

Absent: Assistant Mayor Joanna Kelley, City Manager Karen Conard, Megan Corsetti, Planning Manager Peter Stith

II. Approval of 5/16/2024 Meeting Minutes

Co-Chair Tabor: Motion to approve minutes.

John O'Leary: So moved.

Dagan Migirditch: Second.

John O'Leary: Revise attendance to reflect I was remote.

Co-Chair Tabor: Calls vote.

In favor: All.

Opposed: None.

Motion approved unanimously.

III. Co-Chairperson Remarks

Co-Chair Tabor: Speaks of structured process for activities of the committee. The committee will formulate recommendations on potential new policy directions and forward them up to city Council. The council would then, if required, pass them back down to planning board. Public hearing process will certainly be involved.



John then shifted discussion of three themes he took away from reading the draft work plan: more conversation on city owned property, understanding zoning barriers and the idea of gentle density, and financial mechanisms for housing creation.

IV. Committee Members Discussion on Work Plan Items:

John O’Leary: Mentions his add to the plan is to learn more about the First Time Homebuyer Program. Review of finances, what can be done, changed and the guidelines.

Erik Anderson: Spoke about the idea of a revolving loan fund, can we match with state funds. Seed money.

Tracey Kozak: Spoke about her addition of item regarding renters. Potential for security deposit and first month’s rent?

Co-Chair Tabor: Discusses his added item of funding and low-interest loans. Cites Upper Valley Loan fund as an example.

Erik Anderson: Discusses his item of researching city owned property.

Dagan Migirditch: Discusses his work plan items regarding funding with employers to create workforce housing and how as a committee we can work to remove roadblocks.

Co-Chair Tabor: Outlines his read of Megan Corsetti’s contributions to the work plan.

Jennifer Stebbins Thomas: Discusses her additions regarding development opportunities, parking and development of trail system in support of housing, and incentives for housing.

Co-Chair Tabor: Outlines state’s no home role and enabling legislation.

Tracey Kozak: Spoke about addressing parking burdens on development and providing flexibility for boarding housing and positives of shared space housing.

Dagan Migirditch: Discusses maintenance of our current sense of community and need to modernize outdated portion of the zoning regulations. Mentions changing the presence of, and importance of, housing on the city web site.

Mary Loane: Outlines her additions to the work plan regarding non-policy capabilities, building trust and partnerships, neighborhood needs before initiating proposed changes, tenant and landlord experiences, transit relationship with housing.

V. Housing Navigator:

Howard Snyder: Requests additional items from members. States a revised plan will be provided for the next meeting that includes items from the previous Land use committee and the Places to live dialogue effort.



VI. Public Comment:

Andrew Samonas @ 127 Middle Road: Spoke of land use evaluation of all city owned properties and need for senior type housing.

Jim Smalley @ 352 Kearsarge Way: Discusses the principal of more constraints equals less housing. Constraints have been placed on development by the city. Need for housing for all income levels. Parking requirements are not associated with actual demand.

Jim then shifted his focus to externalities, root cause of housing challenges is due to micro-management by the city. Discusses various ratios for analysis of housing. Expressed reasoning to remove height restrictions.

Co-Chair Tabor: Motion to adjourn.

Erik Anderson: So moved.

Councilor Beth Moreau: Second.

In favor: All.

Opposed: None.

Motion approved unanimously.

Meeting adjourned at 7:11 p.m.



ATTACHMENTS

**City of Portsmouth
Housing Blue Ribbon Committee**

Thursday, June 13th 2024

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- a. Work Plan – Running Draft
- b. Zoning Ordinance – Article 4 Zoning Districts and Use Regulations

HOUSING BLUE RIBBON COMMITTEE GOAL STATEMENT:

"Recommend policy changes that would secure permits for at least 500 units of diverse, affordable housing by the private and public sector over the next two years, while promoting market conditions to ensure long-term affordability and accessibility for all income levels"

COMMITTEE MEMBER	TOPIC / SUBJECT	GOAL <i>(A desired outcome of the committee to provide direction for future decisions.)</i>	OBJECTIVES <i>(Starts with a measurable verb then describes individual, specific results to achieve.)</i>	ACTIONS <i>(Effort the committee will undertake to meet that goal.)</i>	DIFFICULTY <i>(High = 1, Med. = 2, Low = 3)</i>	IMPACT <i>(High = 1, Med. = 2, Low = 3)</i>	TIMELINE <i>(Short = 0-1yr, Medium = 0 - 2yr, Long = 0 - 3yr)</i>	STAKEHOLDERS	STAFF
EXAMPLE									
Howard Snyder	Understanding Housing Issues	Develop greater knowledge of housing matters pertaining to Portsmouth and Seacoast Region	<ul style="list-style-type: none"> Meet with persons and organizations in the public sector having unique expertise with local housing matters 	<ul style="list-style-type: none"> Invite Community Development Director to a meeting of the Housing Committee to discuss first-time homeowners program 	3	2	Short Term	Community Development Director, Housing Committee	Planning
			<ul style="list-style-type: none"> Invite Portsmouth Housing Endowment Fund Advisory Board 	<ul style="list-style-type: none"> Every third meeting to provide 1-hour time period for public comment with each speaker having up to 10-minutes to speak 	3	3	Short Term	Portsmouth Housing Endowment Fund Advisory Board, Housing Committee	Planning
			<ul style="list-style-type: none"> Designate an interval of meetings that provide extended time for public comments 	<ul style="list-style-type: none"> Invite DAKOTA (public sector, for-profit affordable housing developer) 	2	1	Medium Term	Public, Housing Committee	Planning
			<ul style="list-style-type: none"> Learn about various housing types and densities 	<ul style="list-style-type: none"> Invite NeighborWorks (public sector, not-for-profit affordable housing developer) 	2	3	Long Term	Developer, Housing Committee	Planning
				<ul style="list-style-type: none"> Invite Mark McNabb (private sector developer) to discuss workforce housing development at 581 Lafayette Road 	2	3	Medium Term	Developer, Housing Committee	Planning
				<ul style="list-style-type: none"> Invite private homeowner who recently created an ADU 	2	2	Short Term	Developer, Housing Committee	Planning
				<ul style="list-style-type: none"> Invite local owner of private multi-family residential building 	3	3	Medium Term	Public, Housing Committee	Planning
				<ul style="list-style-type: none"> Tour Cottages at Back River Road in Dover 	3	3	Medium Term	Public, Housing Committee	Planning
				<ul style="list-style-type: none"> Attend Thursday scheduled tours of PHA properties 	1	2	Short Term	Developer, Housing Committee	Planning
<ul style="list-style-type: none"> Attend Thursday scheduled tours of PHA properties 	3	1	Short Term	Housing Committee	Planning				
John O'Leary									
John O'Leary	Financing	Develop greater knowledge of Hometown First Time Homebuyer Program	<ul style="list-style-type: none"> Learn about how well program is working Understand if and how program has changed due to current market conditions 	<ul style="list-style-type: none"> Invite Community Development Director to Housing Committee meeting to discuss first-time homeowners program Evaluate guidelines and make recommendations if needed to be updated 					
John Tabor									
John Tabor	Financing	Develop low-interest revolving loan fund for affordable housing projects. Example: Upper Valley Loan Fund created by employers and banks, loans money at 1.5% return over 15 years., and has been instrumental in 250+ units of below market rate housing	<ul style="list-style-type: none"> Learn attributes of success/failure of community low interested funds for affordable housing Recruit private sector founders who share the need for workforce housing Recruit loan fund operator similar to Evernorth in Upper Valley Launch fund and promote with local developers 	<ul style="list-style-type: none"> Zoom call with fund founders, preferably several funds in US Create 1 page case statement for fund - features and benefits Meet with local banks CEOs - SCU, Piscataqua, etc. - get commitments Develop list of operators and interview - choose operator Operator develops marketing material Publicize through social, local media, chamber events, etc. Operator develops risk management policies Match loan origination tasks to operator's staff Originate and close loans on projects with majority affordable unites Use RKG model to determine optimum affordable/market rate mix using 1.5% loan cost 					
Erik Anderson									
Erik Anderson	City Owned Properties	Create a process, beginning with a blank page, to assess available city sites for permanent below market housing.	<ul style="list-style-type: none"> Establish all costs to the city (aka, taxpayer) with public exposure to those costs. Recognize the tools available to reach the goal. 	<ul style="list-style-type: none"> Engage the public, especially potentially affected neighborhoods, when sites are prioritized and project plans advance, that issues of development density, illustrated plans, compatibility, traffic and all necessary aspects of development are exposed for discussion. Recognize the most direct path of accomplishment when a goal is determined totally or site by site. Never disengage the public. Score properties in an amenity need perspective. 					
Erik Anderson	Housing Incentives	Incentivize private sector property owners and mandate developers to incorporate below market housing as a portion of their development intentions.	<ul style="list-style-type: none"> This should be done without cost or penalty to the taxpayer 	<ul style="list-style-type: none"> Do not compress development plans on the timelines of any potential developer but on the timeline of the committee and public 					

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Megan Corsetti									
Megan Corsetti	City Owned Properties	Identify and recommend city owned property for the possible use/development of below-market-rate housing.	<ul style="list-style-type: none"> Review recommended city owned properties for possible use/development of below-market-rate housing Increase socio-economic diversity within the city Preserve the unique qualities of Portsmouth neighborhoods while finding ways to integrate additional permanently affordable housing. 	<ul style="list-style-type: none"> Invite Director of Public Works to present to HBRC on current infrastructure demands and areas in the city that can sustain and support additional use/demands. Hear from DPW which city owned properties that were recommended by the Land Use Committee (Falkland, Granite Ave, Lower Lot, Community Campus) have existing infrastructure to support housing development. Committee & Council to walk different properties, surrounding neighborhood(s) to gather a true feel Narrow down another city owned property for possible below-market rate housing development, recommend disposal process begin to City Council, and begin a public process through means of a charrette, then RFQ/RFP 					
Megan Corsetti	Financing	Resume / expand housing trust fund and home town loan program	<ul style="list-style-type: none"> Restore housing trust fund Provide first time home buyer courses to local workers, with info on home town loan program Identify ways to allow Portsmouth Citizens access to housing trust fund to assist with costs associated with home ownership (i.e.. new windows, roof etc.) 	<ul style="list-style-type: none"> Understand current scope & requirements of home town loan program by having current program director visit housing committee meeting Understand prior uses of housing trust fund, how was it funded previously, identify ways to expand funding sources Recommend community outreach programs through means of first time homebuyer seminars coupled in with home town loan program and housing trust fund as a community resource Incentives for sellers who delay public listings to give a first pass to any potential first time homebuyer home town loan candidates 					
Megan Corsetti	Understanding Housing Issues	-	-	<ul style="list-style-type: none"> Invite Nick Taylor from Seacoast Workforce Housing Coalition to do a presentation followed by Q&A with Committee Members and Public. 					
Megan Corsetti	Lifestyle Services Related to Housing	-	-	<ul style="list-style-type: none"> Receive a presentation from School Board Rep on the sites and which sites are currently districted in an area that can support additional students or not 					
Jen Stebbins Thomas									
Jen Stebbins Thomas	Zoning and Regulatory Changes	Expand the number of lots in Portsmouth that include by-right housing	<ul style="list-style-type: none"> Increase shots on goal for housing to come to Portsmouth 	<ul style="list-style-type: none"> Look at office/research zoning and see if we can add a multifamily component 					
Jen Stebbins Thomas	Zoning and Regulatory Changes	Reduce parking requirements	<ul style="list-style-type: none"> Reform parking standards so they don't get in the way of good housing projects 	-					
Jen Stebbins Thomas	Lifestyle Services Related to Housing	Develop a rail trail zone	<ul style="list-style-type: none"> Increase housing around the rail trail 	-					
Jen Stebbins Thomas	Financing	Increase dollars available to develop affordable housing	<ul style="list-style-type: none"> Investigate an affordable housing fund 	<ul style="list-style-type: none"> Consider pros/cons of build in place versus payment in lieu 					
Dagan Migirditch									
Dagan Migirditch	City Owned Properties	Stimulate an enduring market for accessible and affordable housing development in the city of Portsmouth and Seacoast region	<ul style="list-style-type: none"> Identify and prioritize most viable affordable housing projects 	<ul style="list-style-type: none"> Recommend permanent below-market housing on additional five city parcels identified by the land use committee Follow template of Sherburn School and request city council call for RFQs/RFPs for affordable housing development on city owned land Communicate intent to neighboring residents to allow for public engagement 					
Dagan Migirditch	Zoning and Regulatory Changes	Stimulate an enduring market for accessible and affordable housing development in the city of Portsmouth and Seacoast region	<ul style="list-style-type: none"> Modernize outdated zoning regulations to align with current and future needs 	<ul style="list-style-type: none"> Request report of "low hanging fruit" (i.e., most obvious obstacles and necessary changes) from planning board and other land use committee's Recommend a new incentive structure using RKG model Review neighborhoods and building types on rubric of character, feasibility and density Invite Environmental Engineers to discuss housing as it relates to climate change Coordinate with land use boards, engineering and inspection departments to develop templates of affordable development with historical precedent that can be fast tracked through permitting process 					

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Dagan Migirditch	Outreach and Engagement	Stimulate an enduring market for accessible and affordable housing development in the city of Portsmouth and Seacoast region	<ul style="list-style-type: none"> Make current housing resources more available and effective 	<ul style="list-style-type: none"> Invite private sector developers to pitch ideas pursuant to end goal of more affordable housing development Create housing tab on city homepage with easy access to all housing info/resources Seek volunteer graphic designer for creation of infographics, e.g., How to Use the HomeTown Program; FAQs on Affordable Housing in NH 					
Dagan Migirditch	Lifestyle Services Related to Housing	Stimulate an enduring market for accessible and affordable housing development in the city of Portsmouth and Seacoast region	<ul style="list-style-type: none"> Combine affordability and sustainability for new wave of highly efficient, climate resilient housing development and renovation 	<ul style="list-style-type: none"> Highlight how development can have positive auxiliary effects for community (think solar installation and energy kickbacks to Portsmouth Community Power) 					
Mary Loane									
Mary Loane	Understanding Housing Issues	Understand the impact of evolving private sector business models, practices and technologies affecting housing	<ul style="list-style-type: none"> Assess short-term rentals, analyze the impact on housing vacancy and affordability and provide an informed perspective to the City and the City Council 	<ul style="list-style-type: none"> Identify, monitor and review short-term rentals offered in Portsmouth Review impact, approaches and policies towards short term rentals adopted by other cities and towns Invite community to discuss Portsmouth's short-term rental economy (e.g. owners, neighbors, community members, local workforce) 					
Mary Loane	Outreach and Engagement	Build community trust and partnership	<ul style="list-style-type: none"> Support community-driven needs assessments and visioning for all Portsmouth neighborhoods 	<ul style="list-style-type: none"> Evaluate existing visioning (e.g. master plan, complete streets) and assess adherence/ impact and gaps Conduct dialogue with Dept of Planning and Sustainability to understand planning approaches and best practices and their associated scope and goals Host cross-department brainstorming to identify relevant goals in alignment with overlapping initiatives and directives Identify and design opportunities to expand community participation Identify neighborhood needs and challenges to gain wider perspective of neighborhood context 					
Mary Loane	Lifestyle Services Related to Housing	Understand how local and regional transportation systems impact affordable housing	<ul style="list-style-type: none"> Evaluate local and regional transportation networks--both formal and informal--to identify successes and challenges 	<ul style="list-style-type: none"> Identify existing local and regional transportation networks and identify how these networks interact/ overlap Evaluate existing pedestrian and cycling infrastructure in relation to the Pedestrian/ Bike Plan Collaborate with related committees and city departments to assess transportation needs Invite community members to share their transportation experiences and challenges Invite local and regional transportation providers to share their approaches, goals and challenges Identify the impact on housing choice and market rates 					
Mary Loane	Lifestyle Services Related to Housing	Understand how local and regional transportation systems impact affordable housing	<ul style="list-style-type: none"> Recommend actions to support the advancement of transit-oriented development and diversified transportation options 	<ul style="list-style-type: none"> Conduct listening sessions with developers to understand the impact of existing transportation systems and related land use policies Collaborate with related committees and city departments to identify opportunities to improve neighborhood access to diversified transportation options Identify community transportation/ pedestrian/ cycling needs Conduct community outreach about the benefits and impact of improved and protected pedestrian and cycling infrastructure 					
Mary Loane	Understanding Housing Issues	Understand the tenant and landlord experience	<ul style="list-style-type: none"> Recommend actions to improve tenant and landlord experiences 	<ul style="list-style-type: none"> Evaluate rental rates and year over year increases Review tenant rights and rent stabilization practices in other cities Review practices and approaches to support "mom and pop" landlords Invite Portsmouth renters to share their experiences and challenges Invite "mom and pop" landlords (less than 5 rental units) to share their experiences and challenges Invite tenant advocacy organizations to provide a perspective on tenant/ landlord best practices and approaches 					
Mary Loane	Climate and Sustainability	Understand the impact of climate change and climate resiliency efforts on housing	<ul style="list-style-type: none"> Recommend actions to ensure and protect for environmental sustainability in housing 	<ul style="list-style-type: none"> Collaborate with related committees and city departments to identify approaches to enable sustainable development and retrofitting Conduct outreach with developers and landlords about the benefits to increasing climate considerations for new developments and retrofitting existing buildings 					

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Places to Live Dialogue									
Goal 1:	Zoning and Regulatory Changes	Maintain and Increase the Number of Affordable Housing Units for Individuals and Households Below City's Median Income Levels.	•	<ul style="list-style-type: none"> • Adopt specific targets for this broad goal so that progress can be measured • Prioritize the creation of affordable and middle-income housing units for veterans, aging residents, young families, and those with disabilities • Seek appropriate funding and invest in solutions to protect the 489 units in Portsmouth at risk of losing federal subsidies and their affordable designation by 2030 • Work with Portsmouth Housing Authority to create more housing for a mix of the population and income levels 					
Goal 2:	Innovative Housing Creation	Participate in Innovative Housing Initiatives and Models	•	<ul style="list-style-type: none"> • Evaluate approaches adopted by surrounding communities as they address their housing challenges to understand additional potential actions Portsmouth may consider to address our own housing concerns • Participate and maintain involvement in regional and state housing oriented organizations and programs such as InVest NH and the recently formed Housing Champions program • Provide ADU construction incentives such as the grant program in Kittery, Maine to encourage ADU creation and increase affordable housing unit production • Consider a decrease in minimum lot area sizes and maximum floor-to-area ratios in strategic areas to provide for and encourage contemporary housing types such as small homes and tiny home communities, as well as micro-units, for both rental and ownership 					
Goal 3:	Transit	Improve, Expand, and Support a Diverse Transportation System Throughout Portsmouth That Includes Alternative Modes of Transport.	•	<ul style="list-style-type: none"> • Create more bike lanes and encourage other alternatives to cars by providing spaces for scooters, ebikes, and similar. • Consider and plan for how existing and potential new housing-oriented developments meet transit demands with various modes of transportation. • Support financially the current shuttles and buses, and fill gaps in services such as a shuttle from remote lots similar to what has been provided from Connect Church on Market Street and from Foundry Garage to offer residents and visitors alternatives to bringing cars downtown. • Ensure transportation is accessible to all in terms of location and financially so the needs and demands of a diverse housing market is accommodated. • Complete and implement the comprehensive bike-pedestrian plan to expand both residents' and visitors' ability to access various destinations across the city without using automobiles. • Engage and coordinate with COAST and other public transit systems such as UNH Wildcat and C&J to revitalize and increase efficiency of public transportation into, around and out of the city to support accessibility by both residents and visitors. • Encourage a diversity of housing unit development and redevelopment in gateway districts and upzone corridors where multi-modal transit already exists, and may be readily expanded, to meet the needs and demands of the intended residents. • Encourage development that is near exiting infrastructure, transit, and lifestyle destinations to reduce traffic. 					
Goal 4:	Climate and Sustainability	Sustainability of Portsmouth's Resources.	•	<ul style="list-style-type: none"> • Determine how much growth Portsmouth can accommodate using metrics such as water/sewer infrastructure and police/fire resources to plan for and encourage appropriate housing creation. • Consider the changing climate in establishing new zoning and housing requirements so that environmental factors are considered part of all housing developments. • Continue to regulate against and enact stricter enforcement protocols of short-term rentals to ensure the limited housing stock is accessible to long-term renters and potential owners. • Prohibit greenfield (undeveloped land) development to protect the city's existing woodlands, grasslands, and endangered biodiversity. • Prioritize "greening" of existing development and require within new developments environmental sustainability and resiliency to provide for a higher quality place to live for current and future Portsmouth residents. 					

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Goal 5:	Outreach and Engagement	Integration with Related Communities	<ul style="list-style-type: none"> • Improve coordination of the housing conversation with stakeholders comprised of city agencies, business owners both large and small, developers of various sizes and banking institutions to provide a more comprehensive approach to creating housing diversity. • Evaluate and advance current tax-based incentives for the elderly, disabled, and veterans, along with first-time home buyers' programs, to encourage more participation in the programs and supplement monetarily annually. • Implement additional tax-based incentives for current housing owners and potential housing developers to provide greater opportunities for creation of affordable and workforce housing units. • Expand and formalize dialogue with neighboring communities to strengthen relationships that will develop a shared understanding of regional housing and transport challenges and to develop collaborative problem-solving approaches through joint partnerships. • Provide incentives for the business community such as Pease, medical facilities, hospitality, and service industries to engage in solutions that develop housing solutions specifically for local employees. • Organize efforts to lobby at the state level for changes to identified key housing policies such inclusionary zoning to provide a mechanism to implement affordable housing minimums for new development. • Partner with non-profit property owners such as churches and non-government organizations to create new housing sites in these specifically zoned areas. 						
Goal 6:	Zoning and Regulatory Changes	Character Elements of Heritage and Architecture.	<ul style="list-style-type: none"> • Review Historic District "restrictions" on housing density to provide "preservation without strangulation" that creates more opportunities for housing creation. • Modify ordinances so vacant buildings don't become hazardous (Burger King) and ensure historic buildings can be maintained (Times Building) to prepare such properties for redevelopment that includes affordable housing units. • Balance historical preservation requirements with developer needs to support sensitive, appropriate and equitable development that considers creation of housing. 						
Goal 7:	Zoning and Regulatory Changes	Greatest Potential Use of Undeveloped and Underdeveloped Properties.	<ul style="list-style-type: none"> • Accomplish strategic zoning and other regulatory changes that decrease or eliminate parking requirements, increase density (increase height limits in selective areas, allowances for single-family homes to become multi-family) to achieve the most effective use of space and opportunities for additional housing. • Reconsider existing land use regulations and modify to accommodate and encourage mixed-use developments where such uses are not currently allowed in support of expanding diversity of housing types. • Prioritize city owned properties, such as community campus, DPW yard(s), skate park, and city hall parking areas for creation of affordable and workforce housing. • Strategically develop and retrofit properties to support expansion of affordable and middle-income housing. • Increase allowed density and allowed heights on PHA and city owned properties to create additional housing. 						
Goal 8:	Zoning and Regulatory Changes	Existing Zoning Reform for Diversity in Housing Development.	<ul style="list-style-type: none"> • Review current zoning code and adjust to align with urban and transit planning, as well as housing advocacy, best practices to create a more attractive environment for housing creation. • Evaluate parking requirements that create barriers to housing development and modify appropriately to increase the potential for workforce housing. • Identify and remove structural barriers that restrict and may prevent implementation of development plans that would create more diverse housing. • Remove barriers/restrictions to allow for more diversified housing that considers micro-units, "rooming" houses, manufactured housing, ADUs, and housing for those with special needs due to developmental and physical disabilities. 						

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Goal 9:	Zoning and Regulatory Changes	Reform Existing Development Codes and Regulations.	<ul style="list-style-type: none"> • Increase floor/area ratios and areas zoned for mixed use, multi-unit buildings to increase the potential for higher-density housing in appropriate areas of the city. • Revisit land zoned as industrial or similar – much of this may be suitable for housing. • Simplify the process for designing, permitting, and building ADUs and other more contemporary housing types to allow for additional affordable rental units. • Create more incentives for increased housing density and building height, especially on previously developed land. • Improve incentives for developers to construct social housing so that workforce, varied housing stock, and more affordable housing options are possible. • Reduce the necessity of parking requirements and increase transportation/mobility options for specific housing types and locations to reduce barriers to housing development in the urban and corridor areas. • Provide for and encourage existing homeowners to create ADU's, convert under-occupied single-family units into duplexes, or to rent out unused rooms to increase the opportunities for affordable rental units. • Evaluate proposed additions and other changes to the City's building code to determine whether potential costs they may impose are worth the benefits. 						
Goal 10:	Zoning and Regulatory Changes	Planning and Permitting Processes for Housing Diversity	<ul style="list-style-type: none"> • Streamline the permitting and approval process, and increase incentives, to allow for a diversity of housing types that are distributed more widely throughout the city. • Adopt by-right zoning to enable developers to build higher density housing faster so that housing permitting, development and units can be more affordable. • Eliminate single-family zoning to allow duplex and triplex housing in all residential neighborhoods and provide for mixed-use in strategic residential and commercial areas to increase housing density and choices. • Modify and create zoning regulations to discourage house-flipping and housing being used exclusively for short-term rentals. • Expand form-based zoning to include all of Portsmouth to allow for appropriate multi-unit housing citywide. • Adopt innovative regulatory and non-regulatory approaches such as "parking in lieu of" fees to encourage developers to support affordable housing. 						
Goal 11:	Outreach and Engagement	Outreach and Engagement with public, developers, property owners and other stakeholders	<ul style="list-style-type: none"> • Define "quality of life" for Portsmouth residents to potentially reduce NIMBYism and use the definition to ensure development aligns with it. • Propose regulatory and non-regulatory changes with widely publicized and significant outreach efforts to achieve community understanding and buy-in. • Seek proactive and continuous engagement with the community by designing long-term and ongoing initiatives to increase community input and shaping of local policies. • Develop a community consensus for a diverse housing base through neighborhood meeting platforms such as the City Neighborhood Committees. • Add to the City website a "one-stop-shop" for access to housing resources to help people learn about residential grants, financial incentives, low-interest loans, tax abatements and rebates, and creative housing solutions. • Establish quantifiable housing goals and routinely publish information on the results of the efforts to achieve them using a "housing dashboard" on the city's website. 						

HOUSING BLUE RIBBON COMMITTEE GOAL STATEMENT:

"Recommend policy changes that would secure permits for at least 500 units of diverse, affordable housing by the private and public sector over the next two years, while promoting market conditions to ensure long-term affordability and accessibility for all income levels"

COMMITTEE MEMBER	TOPIC / SUBJECT	GOAL <i>(A desired outcome of the committee to provide direction for future decisions.)</i>	OBJECTIVES <i>(Starts with a measurable verb then describes individual, specific results to achieve.)</i>	ACTIONS <i>(Effort the committee will undertake to meet that goal.)</i>	DIFFICULTY <i>(High = 1, Med. = 2, Low = 3)</i>	IMPACT <i>(High = 1, Med. = 2, Low = 3)</i>	TIMELINE <i>(Short = 0-1yr, Medium = 0 - 2yr, Long = 0 - 3yr)</i>	STAKEHOLDERS	STAFF
Land Use Committee									
	Assisted Living Facilities	Allow for Assisted Living Centers in outlying Zoning Districts and allow for Cooperative Housing.	<ul style="list-style-type: none"> ● Increase housing choices with increased opportunities for Cooperative / Shared, Congregate Care, Assisted Living, Independent Living type residential housing units 	-	2	1	Medium Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Chamber Collaborative	Planning, Legal, Economic Development
	Incentives for Workforce Housing	Adjust incentives to place a higher emphasis on Workforce Housing.	<ul style="list-style-type: none"> ● Adjust incentive to include Workforce Housing. 	-	1	3	Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Chamber Collaborative	Planning, Legal, Economic Development
			<ul style="list-style-type: none"> ● Modify Building Footprint Allowance to Incentivize Workforce housing. 	-	1	3	Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals	Planning, Legal, Economic Development
			<ul style="list-style-type: none"> ● Modify the Incentive Overlay Districts to incentivize Workforce Housing. 	-	1	3	Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Chamber Collaborative	Planning, Legal, Economic Development
			<ul style="list-style-type: none"> ● Modify the Gateway Districts to include Workforce Housing 	-	1	3	Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Chamber	Planning, Legal, Economic Development
			<ul style="list-style-type: none"> ● Modify CUP to improve outcomes for Workforce Housing 	-	1	2	Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Traffic and Safety	Planning, PW
			<ul style="list-style-type: none"> ● Modify the off-street parking regulations to improve the balance and equity between the high cost of private and public parking. 	-	1	3	Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Traffic and Safety	Planning, PW

Article 4 Zoning Districts and Use Regulations

Section 10.410 Establishment and Purpose of Districts
 Section 10.420 District Location and Boundaries
 Section 10.430 Use Regulations
 Section 10.440 Table of Uses – Residential, Mixed Residential, Business and Industrial Districts
 Section 10.450 Table of Uses – Pease/Airport Districts
 Section 10.460 Table of Uses – Municipal and Conservation Districts
 Section 10.470 Uses Permitted in the Transportation Corridor District

Section 10.410 Establishment and Purpose of Districts

The City of Portsmouth is hereby divided into the following zoning districts (the statements of purpose are for descriptive purposes and are not regulatory):

District	Purpose
Residential Districts	
Rural Residential	R To provide areas for single-family dwellings and appropriate accessory uses at rural densities (up to one dwelling per five acres), and limited agricultural uses .
Single Residence A	SRA
Single Residence B	SRB
	To provide areas for single-family dwellings at low to medium densities (approximately 1 to 3 dwellings per acre), and appropriate accessory uses .
General Residence A	GRA
General Residence B	GRB
General Residence C	GRC
	To provide areas for single-family, two-family and multifamily dwellings , with appropriate accessory uses , at moderate to high densities (ranging from approximately 5 to 12 dwelling units per acre), together with appropriate accessory uses and limited services.
Garden Apartment/ Mobile Home Park	GA/MH To provide areas for garden apartment development at moderate densities (up to 4 dwelling units per acre), and to accommodate existing developed mobile home parks.
Mixed Use Districts	
Mixed Residential Office	MRO To provide areas where a limited range of business establishments , including live/work units , can be located near or adjacent to residential development , providing a transition between residential neighborhoods and commercial districts.
Mixed Residential Business	MRB

District		Purpose
Gateway Neighborhood Mixed Use Corridor	G1	The purpose of this district is to facilitate a broad range of housing types together with compatible commercial, fabrication, and civic uses in a high-quality pedestrian environment with moderate to high density.
Gateway Neighborhood Mixed Use Center	G2	This district is intended to facilitate a broad range of residential and mixed use development at a pedestrian scale and moderate density providing commercial uses that benefit residents of the district and surrounding neighborhoods along major corridors.
Character Districts		
Character District 4-L1	CD4-L1	To promote the development of walkable, mixed-use, human-scaled places by providing standards for building form and placement and related elements of development .
Character District 4-L2	CD4-L2	
Character District 4-W	CD4-W	
Character District 4	CD4	
Character District 5	CD5	
Business Districts		
General Business	GB	To provide for a wide range of retail and commercial uses in areas with excellent regional highway access.
Business	B	To provide for a mix of retail, commercial and residential uses in areas of the City where a mix of such uses is desirable.
Waterfront Business	WB	To accommodate and support business uses that depend on the ocean or the Piscataqua River for transport or resources.
Office Research	OR	To provide for campus-style development of offices buildings , research and development facilities, and complementary uses .
Industrial Districts		
Industrial	I	To accommodate industrial, wholesale and storage uses whose operational and physical characteristics do not have detrimental impacts on surrounding areas.
Waterfront Industrial	WI	To provide for industrial and related uses that depend on direct access to the Piscataqua River.

District		Purpose
Pease/Airport Districts		
Airport	AIR	To provide for uses associated with the operation of an airport , including aviation-related facilities, structures and activities.
Airport Industrial	AI	To provide for industrial uses requiring proximity to an airport and aviation-related facilities, structures and activities servicing industrial users .
Pease Industrial	PI	To provide for industrial uses which do not require direct access to an airport .
Airport Business Commercial	ABC	To provide for business, commercial and trade-related enterprises in a campus setting.
Other Districts		
Civic District	CIVIC	To preserve existing buildings and uses that are open to the general public and owned and operated by a not-for-profit entity other than the City of Portsmouth.
Municipal	M	To recognize areas that are in municipal ownership for governmental, civic, service, educational or recreational use .
Natural Resource Protection	NRP	To recognize areas that are in governmental or nonprofit ownership and are dedicated to protection and enhancement of the City’s natural resources and ecology.
Transportation Corridor	TC	To provide for future transportation uses and related facilities as well as recreational trail use .

Section 10.420 District Location and Boundaries

10.421 District Location and Boundaries

- 10.421.10 Zoning districts are located and bounded as shown on a map entitled “City of Portsmouth Zoning Map,” copies of which are on file in the offices of the City Clerk and Planning Department. The Zoning Map, with all explanatory matter thereon, is hereby made a part of this Zoning Ordinance and may be reissued by the Planning Board to incorporate such amendments as may be made by the City Council.
- 10.421.20 Any property owned or leased by the City of Portsmouth and not shown on the Zoning Map as being in the Municipal or Natural Resource Protection district shall be deemed to be in the Municipal district, and when so identified shall be placed in that district.

- 10.421.30 The following maps are incorporated by reference in the Zoning Map:
- 10.421.31 The Regulating Plan and Special Requirements Maps for the Character Districts (Maps 10.5A21A through 10.5A21C), as most recently amended.
 - 10.421.32 The Flood Insurance Rate Maps (FIRM) for the City of Portsmouth, prepared by the Federal Emergency Management Agency (FEMA), as most recently amended.
 - 10.421.33 The “FAR Part 77 Imaginary Surfaces Plan” for Pease International Tradeport, dated May 1995.

10.422 Interpretation of District Bounds

The location of district boundary lines shown upon the Zoning Map shall be determined as follows:

- 10.422.10 Where a boundary is shown as following a **street**, railroad or utility, the boundary shall be the center line thereof unless otherwise indicated.
- 10.422.20 Where a boundary is shown outside of a **street**, railroad or utility and approximately parallel thereto, it shall be deemed parallel to the nearest line thereof, and the figure placed on the Zoning Map between the boundary and such line shall be the distance in feet between them as measured at a right angle from such line, unless otherwise indicated.
- 10.422.30 Where a boundary is shown as following a water course, the boundary shall coincide with the center line thereof as said center line existed at the date of the Zoning Map as amended.
- 10.422.40 Where a boundary apparently follows a **lot line**, it shall be interpreted as such. Such **lot line** shall be interpreted as one existing at the time of the enactment of this Zoning Ordinance or a pertinent amendment.
- 10.422.50 Where a district boundary line divides a **lot**, either zoning district shall be interpreted as extending 20 feet into the **adjacent** district.
- 10.422.60 In case of uncertainty, the Planning Board shall determine the exact location of the zoning district boundary.

Section 10.430 Use Regulations

- 10.431 All **buildings** or **structures** hereafter erected, reconstructed, altered, enlarged or moved, and all **uses** hereafter established, shall be in conformity with the provisions of this Zoning Ordinance.
- 10.432 No **building, structure**, or land shall be used for any purpose or in any manner other than that which is permitted in the district in which it is located.

10.433 **Buildings, structures** and land owned or leased by the City of Portsmouth shall be exempt from all provisions of this Ordinance except Article 10, Environmental Protection Standards. Nevertheless, the City is urged to comply with all relevant land **use** controls whenever possible and feasible.

10.434 The **use** regulations for all zoning districts are listed in Section 10.440 (Residential, Mixed Residential, Business and Industrial Districts), Section 10.450 (Pease/Airport Districts) and Section 10.460 (Municipal and Conservation Districts).

10.434.10 The following key applies to the Tables of Uses in Sections 10.440, 10.450 and 10.460:

Symbol	Meaning
AP	use is permitted by right through Administrative Approval
P	use is permitted in the district
S	use is allowed in the district upon the granting by the Board of Adjustment of a special exception
CU	use is allowed in the district upon the granting by the Planning Board of a conditional use permit
N	use is prohibited in the district

10.434.20 More than one **use** category on one **lot**:

10.434.21 Different **uses** are permitted on one **lot** where each **use** is allowed in the underlying district.

10.434.22 When a proposed **development** includes different **uses** on one **lot**, the **use** which triggers the higher level of review for the zoning district shall determine the level of review for the entire application. (For example, in the MRB district **multifamily dwellings** are permitted and **retail sales** require a special exception; therefore, a proposed **development** including both these uses would require a special exception.)

10.434.30 In addition to the basic **use** regulations by district as described in 10.434.10, a particular **use** may be subject to additional standards or requirements specified in other sections of the Ordinance. The last column of the Table of Uses provides cross-references to some key supplemental standards and requirements; however, this column is provided for informational purposes and is not regulatory. In the case of any conflict between this reference column and

any other section of the Zoning Ordinance, such other section of the Ordinance shall apply.

- 10.434.40 Any **use** not specifically authorized in Article 4 (including **uses** defined in Article 15 but not listed in Article 4), shall be deemed prohibited in all zoning districts.

P = Permitted AP = Administrative Approval S = Special Exception CU = Conditional Use Permit N = Prohibited

Section 10.440 Table of Uses – Residential, Mixed Residential, Business and Industrial Districts

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	G1	G2	B CD4- W	WB	OR	I	WI	Supplemental Regulations
1. Residential Uses																		
1.10 Single family dwelling	P	P	P	P	N	P	P	P	N	N	P	P	N	N	N	N	N	
1.20 Accessory dwelling unit																		10.814 (Accessory Dwelling Units)
1.21 Attached accessory dwelling unit (AADU)	AP	AP	AP	AP	N	AP	AP	AP	CU	N	CU	CU	N	N	N	N	N	
1.211 Up to 750 sq. ft. GLA and entirely within an existing single-family dwelling																		
1.212 Up to 750 sq. ft. GLA and in an expansion of an existing single-family dwelling	CU	CU	CU	CU	N	CU	CU	CU	N	N	CU	CU	N	N	N	N	N	

P = Permitted AP = Administrative Approval S = Special Exception CU = Conditional Use Permit N = Prohibited

Use	R		SRA		GRA		GRC		GA/		MRO		CD5		B		I	WI	Supplemental Regulations
	SRB	GRB	GRB	GRB	(A)	MH	CD4-L1	CD4-L2	MRB	CD4	CD4	WB	OR	WB	OR				
1.30 Two-family dwelling	N	N	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	10.640 (Downtown Overlay district)
1.40 Townhouse	N	N	S	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	10.640 (Downtown Overlay district)
1.50 Multifamily dwelling	N	N	S	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	10.5A32 (Character district permitted uses)
1.51 3 or 4 dwelling units	N	N	S	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	10.640 (Downtown Overlay district)
1.52 5 to 8 dwelling units	N	N	N	S	P	P	P	P	P	P	P	P	P	P	P	P	N	N	10.813 (Multifamily Dwellings in the Business District)
1.53 More than 8 dwelling units	N	N	N	N	N	P	P	N	N	N	N	N	N	P	P	P	N	N	10.640 (Downtown Overlay District)
1.60 Conversion of a building existing on January 1, 1980, with less than the required minimum lot area per dwelling unit specified in Article 5																			10.812 (Conversion of Existing Dwelling to Multifamily Dwelling)
1.61 To 2 dwelling units	N	N	S	S	N	N	N	N	N	N	N	N	N	S	N	N	N	N	
1.62 To 3 or 4 dwelling units	N	N	S	S	N	N	N	N	N	N	N	N	N	S	N	N	N	N	
1.63 To 5 to 8 dwelling units	N	N	N	S	N	N	N	N	N	N	N	N	N	S	N	N	N	N	
1.64 To more than 8 dwelling units	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
1.70 Live/work unit	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	
1.80 Manufactured housing park	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	N	10.816 (Manufactured Housing Park Dimensional Standards)
1.90 Planned unit development (PUD)	CU	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.720 (Planned Unit Developments)
1.91 Open space PUD	CU	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

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Use	R	SRA		GRA		GRC		GA/		MH	MRO	CD4-		MRB	CD5		GB	G1	G2	B		CD4-	WB	OR	I	WI	Supplemental Regulations	
		SRB	GRB	(A)	(A)	(A)	(A)	L1	L2			CD4	CD4		W													
1.92 Residential density incentive PUD	N	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
2. Institutional Residence or Care Facilities																												
2.10 Assisted living facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
2.11 Assisted living center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N	N
2.12 Assisted living home	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N	N
2.20 Residential care facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N	N
2.21 5 or fewer residents	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
2.22 More than 5 residents	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N	N
3. Educational, Religious, Charitable, Cultural and Public Uses																												
3.10 Place of assembly	S	S	S	N	N	N	N	N	N	N	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N	N
3.11 Religious	N	N	N	N	N	N	N	N	N	N	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N	N
3.12 Other nonprofit	N	N	N	N	N	N	N	N	N	N	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N	N
3.20 School																												
3.21 Primary or secondary	N	N	N	N	N	N	N	N	N	N	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N
3.30 Post-secondary	N	N	N	N	N	N	N	N	N	N	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N

P = Permitted AP = Administrative Approval S = Special Exception CU = Conditional Use Permit N = Prohibited

Use	R		SRA		GRA		GRC		GA/		MH		MRO		CD4-		MRB		CD5		GB		G1		G2		CD4-		WB		OR		I		WI		Supplemental Regulations	
	SRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB	GRB
4.30 Indoor recreation use, such as bowling alley or arcade	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10,825 (noise) 10,860 (hours of operation)	
4.40 Health club, yoga studio, martial arts school, or similar use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
4.41 Up to 2,000 sq. ft. GFA*	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
4.42 More than 2,000 sq. ft. GFA	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
4.50 Outdoor recreation use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10,592 (location) 10,860 (hours of operation)	
4.60 Amusement park, water park or theme park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
5. Office Uses, Non-Medical																																						
5.10 Professional office	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10,833 (Mixed Residential districts)	
5.20 Business office (incl. real estate office)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10,833 (Mixed Residential districts)	
5.30 Financial institution	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
5.31 Financial services office	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
5.32 Retail bank	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
5.40 Social service campus	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10,823	
5.41 Nonresidential	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		

*GFA = gross floor area.

P = Permitted AP = Administrative Approval S = Special Exception CU = Conditional Use Permit N = Prohibited

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	G1	G2	B CD4- WB W	OR	I	WI	Supplemental Regulations
5.42 Residential	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	
5.50 Media studio																	
5.51 Excluding any transmitting antenna tower	N	N	N	N	N	S	S	S	P	P	S	S	P	N	P	N	
5.52 Including accessory transmitting antenna tower	N	N	N	N	N	N	N	N	N	S	N	N	S	N	S	N	10.834
5.60 Publishing facility or similar electronic production operation	N	N	N	N	N	S	S	S	P	P	P	P	P	N	P	N	
5.70 Call Center	N	N	N	N	N	N	N	N	N	P	N	N	N	N	S	N	
6. Medical Services and Health Care																	
6.10 Hospital	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
6.20 Medical offices and clinics (outpatient only)	N	N	N	N	N	S	S	S	P	P	P	P	P	N	P	N	
6.30 Clinics with inpatient care	N	N	N	N	N	N	N	N	N	S	S	N	S	N	N	N	
6.40 Ambulatory surgical center	N	N	N	N	N	N	N	N	N	S	S	N	S	N	N	N	
6.50 Substance abuse treatment facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
6.60 Psychiatric hospital for the criminally insane	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
7. Services, Other Than Health Care																	
7.10 Day Care																	

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Use	R		SRA		GRA		GRC		GA/		MH		MRO		CD4-		MRB		CD5		GB		G1		G2		CD4-		WB		OR		I		WI		Supplemental Regulations	
	SRB	GRB	GRB	GRB	(A)	MH	L1	CD4-	L2	MRB	CD4	CD4	GB	G1	G2	CD4-	WB	OR	I	WI																		
7.11 Family day care facility	P	P	P	N	N	N	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
7.12 Group day care facility including private preschool and kindergarten	S	S	S	S	N	N	S	S	P	P	P	P	P	S	S	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.824 (group day care facilities) 10.860 (hours of operation)	
7.20 Personal services	N	N	N	N	N	N	N	S	S	P	P	P	P	S	S	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
7.30 Consumer services such as copy shop, bicycle repair, and pet grooming	N	N	N	N	N	N	N	S	S	P	P	P	P	S	S	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
7.40 Trade, craft and general service establishments , such as shops for plumbers, electricians, painters, paper hangers, upholsterers, sign painters and printers	N	N	N	N	N	N	N	N	S	S	P	P	P	S	S	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	All storage of materials and equipment shall be located within a building	
7.50 Veterinary Care	N	N	N	N	N	N	N	N	S	S	P	P	P	S	S	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.832		
7.60 Laundry and dry cleaning establishments																																						
7.61 Drop-off/pick-up only for items to be dry cleaned or laundered off site	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
7.62 Self-service laundry for use by the general public	N	N	N	N	N	N	S	S	P	S	P	S	P	S	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
7.63 Dry cleaning establishment with on-site cleaning facilities.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		

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Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	G1	G2	B CD4- WB W	OR	I	WI	Supplemental Regulations
8.70 Manufacture of goods sold at retail on the premises, such as crafts, coffee roasting and bakery goods	N	N	N	N	N	N	S	S	P	P	P	P	P	N	P	N	Maximum of 5 persons employed in manufacture
8.80 Sexually oriented business	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	10.930 (Sexually Oriented Businesses)
9. Eating and Drinking Places																	
9.10 Nightclub or bar	N	N	N	N	N	N	N	N	P	P	S	S	N	N	N	N	10.590 (location)
9.11 Occupant load less than 250	N	N	N	N	N	N	N	N	P	P	S	S	N	N	N	N	
9.12 Occupant load from 250 to 500	N	N	N	N	N	N	N	N	S	S	S	S	N	N	N	N	
9.13 Occupant load greater than 500	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
9.20 Restaurant, take-out only	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N	
9.30 Restaurant, fast food	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N	
9.40 Restaurant, place of public assembly or function room	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N	10.590 (location) 10.860 (hours of operation)
9.41 Occupant load less than 50	N	N	N	N	N	N	P	N	P	P	P	P	P	N	N	N	
9.42 Occupant load from 50 to 250	N	N	N	N	N	N	N	N	P	P	S	S	S	N	N	N	
9.43 Occupant load from 250 to 500	N	N	N	N	N	N	N	N	P	S	S	S	N	N	N	N	
9.44 Occupant load greater than 500	N	N	N	N	N	N	N	N	S	S	N	N	N	N	N	N	
9.50 Permanently moored vessel used as restaurant or bar, with occupant load less than 250	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

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10. Lodging Establishments																	
10.10 Boarding house	N	N	N	N	N	N	N	N	N	S	S	N	S	N	N	N	
10.20 Bed and breakfast	N	N	S	N	N	S	S	P	P	N	S	S	P	N	N	N	
10.21 Bed and Breakfast 1	N	N	N	N	N	S	S	P	P	N	S	S	P	N	N	N	
10.22 Bed and Breakfast 2	N	N	N	N	N	S	S	P	P	N	S	S	P	N	N	N	
10.30 Inn	N	N	N	N	N	N	S	S	P	P	S	S	P	N	N	N	
10.40 Hotel or motel	N	N	N	N	N	N	N	N	P	S	S	S	N	N	N	N	10.836 (Office Research districts)
10.41 Up to 125 rooms	N	N	N	N	N	N	N	N	P	S	S	S	N	N	N	N	
10.42 126 to 250 rooms	N	N	N	N	N	N	N	N	P	S	S	S	N	N	N	N	
10.42 251 to 500 rooms	N	N	N	N	N	N	N	N	P	S	S	S	N	N	N	N	
10.43 More than 500 rooms	N	N	N	N	N	N	N	N	P	S	S	S	N	N	N	N	
10.50 Conference hotel	N	N	N	N	N	N	N	N	P	P	S	N	N	N	N	N	
10.60 Conference center	N	N	N	N	N	N	N	N	P	P	S	N	N	N	N	N	
11. Motor Vehicle-Related Uses																	
11.10 Sales, renting or leasing of passenger cars and light trucks , motorcycles, tractors, snowmobiles and small power equipment (e.g., lawnmowers), including accessory repair services	N	N	N	N	N	N	N	N	N	P	S	N	S	N	N	N	10.592 (location) 10.843 (motor vehicle related uses)

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Use	R		SRA		GRA		GRC		GA/		MRO		CD5		B		I	WI	Supplemental Regulations
	SRB	GRB	GRB	GRB	(A)	MH	CD4-L1	CD4-L2	MRB	CD4	GB	G1	G2	CD4-W	WB	OR			
11.20 Motor vehicle service station	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	10.581 (lot area) 10.592 (location) 10.843 (motor vehicle related uses)
11.21 Car wash	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	
11.30 Sales, rental, leasing, distribution, and repair of trucks over 10,000 lb gross vehicle weight (GVW), recreational vehicles , marine craft or manufactured housing , and related equipment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	10.581 (lot area) 10.592 (location) 10.843 (motor vehicle related uses)
11.40 Impound lot (principal or accessory use)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	
11.50 Truck fueling facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	10.581 (lot area) 10.592 (location) 10.843 (motor vehicle related uses)
11.60 Truck terminal	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	10.592 (location) 10.843 (motor vehicle related uses)
12. Marine Craft Related Uses																			
12.10 Boat landings, boat docks, boathouses and associated marine uses																			
12.11 Non-commercial	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	
12.12 Fishing boat landing 1	N	S	S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.837.10 (Residential districts)
12.13 Fishing boat landing 2	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

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Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	G1	G2	CD4- WB W	OR	I	WI	Supplemental Regulations
13.22 Occupying 21% to 40% of gross floor area of establishment	N	N	N	N	N	N	N	N	N	P	N	N	P	N	N	N	
13.30 Wholesale lumber yards, lumber and contractor sales																	
13.31 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	
13.32 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	S	
13.40 Warehousing or distribution of non-flammable, non-hazardous materials, not classified as a high hazard use																	
13.41 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	
13.42 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	
14. Industrial Uses																	
14.10 Light industry																	
14.11 Not marine-dependent	N	N	N	N	N	N	N	N	N	S	S	S	N	N	P	N	
14.12 Marine-dependent	N	N	N	N	N	N	N	N	N	S	N	N	N	N	P	P	
14.20 Research and development																	
14.21 Not marine-dependent	N	N	N	N	N	N	N	P	N	S	S	N	S	N	P	N	
14.22 Marine-dependent	N	N	N	N	N	N	N	N	N	S	N	N	S	P	P	P	

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Use	R	SRA		GRA		GRC		GA/		MRO	CD4-		MRB	CD5		GB	G1	G2	B		OR	I	WI	Supplemental Regulations
		SRB	GRB	(A)	(A)	MH	CD4-	L1	CD4-		L2	CD4-		CD4	WB				W					
14.30 Food processing																								
14.31 Not including seafood processing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	10.592 (location) 10.851 (use contained in building)
14.32 Including seafood processing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	S	
14.40 Electronics manufacturing																								
14.40	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	
14.50 General manufacturing																								
14.51 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	
14.52 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S	
14.60 Biological or chemical laboratory																								
14.61 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	
14.62 Marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	S	S	
14.70 Recycling facility or recycling plant																								
14.70	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	10.592 (location) 10.853
14.80 High hazard use, including other uses listed in this section but not including uses described in 14.90																								
14.80	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	10.593 (location)

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Use	R	SRA		GRA		GRC		GA/		MRO	CD4-		MRB	CD5		CD4	GB		G1	G2	B		CD4-	WB	OR	I	WI	Supplemental Regulations
		SRB	GRB	(A)	MH	CD4-	L1	CD4-	L2		CD4	CD4		W	W													
14.90 Storage (other than normal accessory use), processing, disposal, or transfer of petroleum, petrochemicals, natural gas and liquid petroleum products, coal, alcohol, wood pulp, solid or liquid waste, junk or hazardous waste as classified by Federal or State law	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
15. Transportation and Utilities																												
15.10 Public or private transformer station, substation, pumping station or automatic telephone exchange, not including any business office , storage yard or storage building																												
15.11 Essential to service the area in which it is located	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S		
15.12 Providing community-wide or regional service	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	S		
15.20 Helipad or helipad																												
15.21 Helipad , as an accessory use to a permitted hospital use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	S		
15.22 Helipad	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		

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Use	R		SRA		GRA		GRC		GA/		MRO		CD4-		MRB		CD5		GB		G1		G2		CD4-		WB		OR		I		WI		Supplemental Regulations									
	S	R	SRB	GRB	GRB	(A)	MH	CD4-	L1	CD4-	L2	CD4-	L1	CD4-	L2	MRB	CD4	CD4	GB	G1	G2	CD4-	WB	OR	I	WI	Supplemental Regulations																	
17. Agricultural Uses																																												
17.10 Farm, not including the keeping of farm animals	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N								
17.20 Keeping of farm animals	S	S	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N							
18. Temporary Uses																																												
18.10 Construction trailer	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
18.20 Temporary structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
18.21 Up to 30 days	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				
18.22 31 to 90 days	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
18.23 91 to 180 days	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
18.24 More than 180 days	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
18.30 Manufactured housing not on a foundation, as temporary replacement housing for a dwelling on the same lot destroyed by natural causes, provided that there is an active building permit for rebuilding the destroyed dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
18.31 Up to 180 days	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
18.32 More than 180 days	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

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Use	R	SRA		GRA		GRC		GA/		MRO	CD4-		MRB	CD5		GB	G1	G2	B		CD4-	WB	OR	I	WI	Supplemental Regulations
		SRB	GRB	(A)	MH	LI	L1	L2	CD4		CD4	W														
18.40 Carts or trailers, including outdoor display area, used for the seasonal sale of dry goods, Christmas trees, flowers, fruits, vegetables, seasonal products and prepared food	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	S	N	P	P	N	P	P	P		
19. Accessory Uses																										
19.10 Accessory use to a permitted principal use , but not including any outdoor storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	10.811 (residential accessory uses)	
19.20 Home occupation																										
19.21 Home occupation 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N		
19.22 Home occupation 2	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	N	N	N	N		
19.30 Concessions and services located within the principal building	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	P		
19.40 Drive-through facility , as accessory use to a permitted principal use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.835 (accessory drive-through uses)	
19.50 Outdoor dining or drinking area, as accessory use to a permitted principal use	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	N		
19.60 EV fueling space A	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	10.811 (Accessory uses to permitted residential uses)	
19.70 EV fueling space B	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	10.843 (motor vehicle related uses)	

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Use	R	SRA		GRA		GRC		GA/		MRO	CD4-		MRB	CD5		GB	G1	G2	B		CD4-	WB	OR	I	WI	Supplemental Regulations
		SRB	GRB	(A)	MH	CD4-	L1	CD4-	L2		CD4	CD4		W												
20. Accessory Storage																										
20.10 Indoor storage of motor vehicles or boats as an accessory use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
20.20 Outdoor storage of registered motor vehicles owned by residents of the premises or business. Such vehicles may include only one commercial vehicle , which shall be limited to no more than 2 axles and 6 wheels.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
20.30 Outdoor storage for not more than 9 consecutive months of boats owned by residents of the property:																										
20.31 Not more than one motorboat or sailboat longer than 12 feet	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
20.32 Any number of (a) motorboats or sailboats up to 12 feet in length, or (b) hand-powered craft (canoes and kayaks) without restriction as to length	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
20.40 Outdoor storage of lobster traps, lobster buoys and associated rope	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	P	P	P	P	P	P	P	P		10.811.20
20.50 Outdoor storage of raw or partially finished material																										
20.51 Not marine-dependent	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	

