
MEMORANDUM

TO: John P. Bohenko, City Manager
FROM: Rick Taintor, Planning Director
DATE: June 27, 2012
RE: Proposed expansion of Downtown Overlay District

The Downtown Overlay District (DOD) is an overlay district that is applied to most of the Central Business A (CBA) and Central Business B (CBB) zoning districts. The purpose of the overlay district is to promote the economic vitality of the downtown core by ensuring continuity of pedestrian-oriented businesses along streets. To this end, the Zoning Ordinance contains special regulations regarding ground-floor uses and parking standards in the DOD:

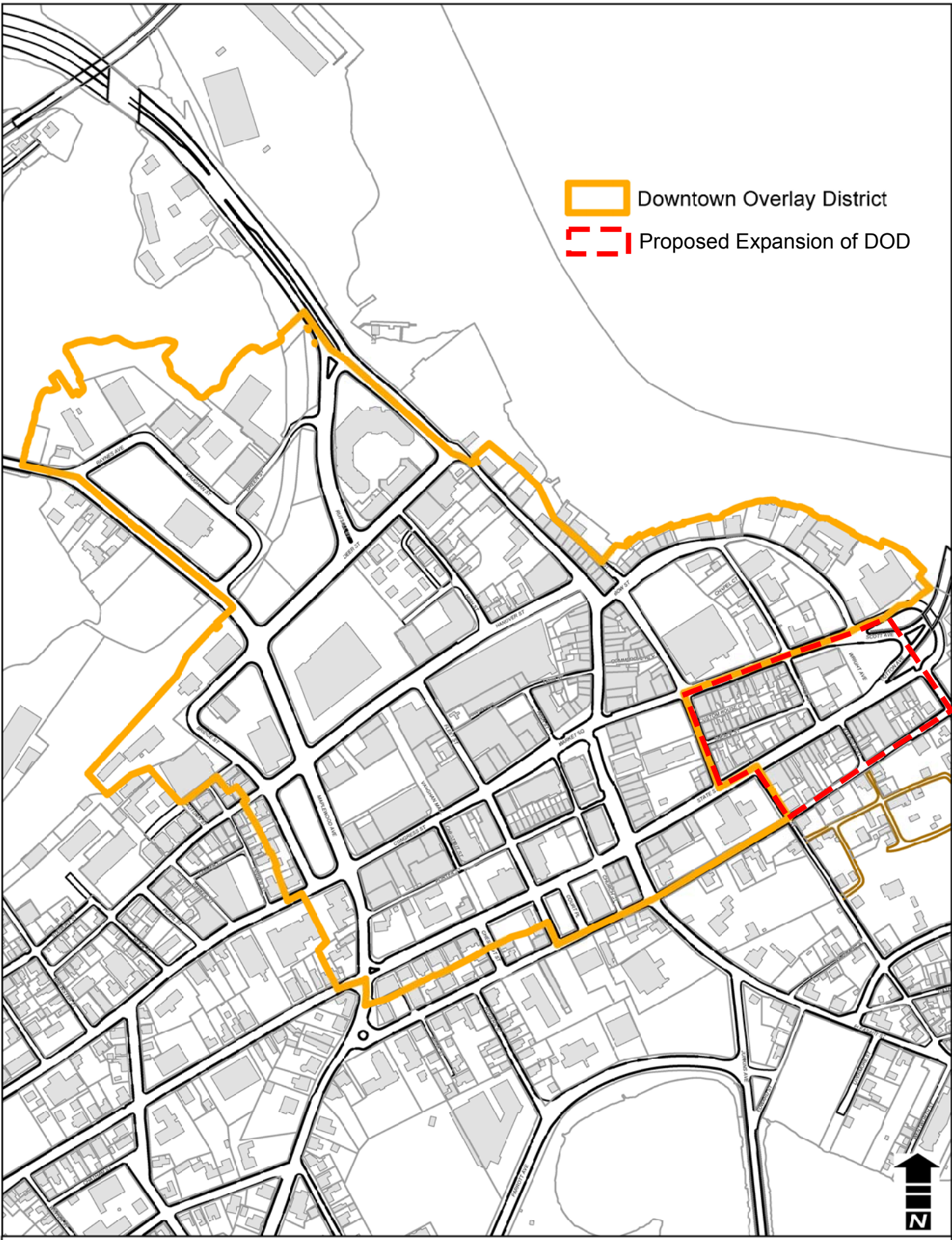
- In the DOD the ground floors of buildings are primarily limited to nonresidential uses such as retail stores, restaurants and offices. Secondary uses allowed at ground level include access to upper-floor residential uses and accessory off-street parking.
- Off-street parking requirements in the DOD are lower than in other areas of the City.

One area of the Central Business B district that is not currently included within the Downtown Overlay District is shown on the two attached maps. This area includes:

- State Street from Penhallow and Washington Streets to the Memorial Bridge,
- the south side of Daniel Street from Penhallow Street to the Memorial Bridge,
- the north side of Court Street from Washington Street to Marcy Street,
- the east sides of Penhallow and Washington Streets between Daniel and State Streets,
- Chapel Street between Daniel and State Streets, and
- Sheafe and Atkinson Streets and Custom House Court.

Extending the DOD to this area will help ensure the continuity of ground-floor, pedestrian-oriented businesses as the area redevelops over time.

At its meeting on June 21, 2012, the Planning Board voted unanimously to recommend that the Downtown Overlay District be extended as described above and as shown on the attached maps.

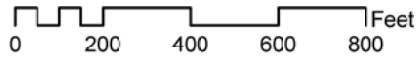


Downtown Overlay District



Proposed Expansion of DOD

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Portsmouth Planning Department - June 2012



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