

## Article 4 Zoning Districts and Use Regulations

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Section 10.410 | Establishment of Districts                                                        |
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| Section 10.450 | Table of Uses – Pease/Airport Districts                                           |
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### 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                                                                                                                                                                                                                                                               |
|---------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Residential Districts</b>          |       |                                                                                                                                                                                                                                                                       |
| 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   | To provide areas for single-family dwellings at low to medium densities (approximately 1 to 3 dwellings per acre), and appropriate accessory uses.                                                                                                                    |
| Single Residence B                    | SRB   |                                                                                                                                                                                                                                                                       |
| General Residence A                   | GRA   | 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. |
| General Residence B                   | GRB   |                                                                                                                                                                                                                                                                       |
| General Residence C                   | GRC   |                                                                                                                                                                                                                                                                       |
| Garden Apartment/<br>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.                                                                                                   |
| <b>Mixed Residential Districts</b>    |       |                                                                                                                                                                                                                                                                       |
| 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                                                                                                                                                                                                                                                                                                                 |
|--------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Character Districts</b>     |       |                                                                                                                                                                                                                                                                                                                         |
| Character District 4-L         | CD4-L | 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           | CD4   |                                                                                                                                                                                                                                                                                                                         |
| Character District 5           | CD5   |                                                                                                                                                                                                                                                                                                                         |
| <b>Business Districts</b>      |       |                                                                                                                                                                                                                                                                                                                         |
| Central Business A             | CBA   | To promote a wide range of business, retail, residential, cultural and other public and private uses, in and surrounding the City’s historic commercial core, at intensities and patterns that promote pedestrian circulation and support public transit.                                                               |
| Central Business B             | CBB   |                                                                                                                                                                                                                                                                                                                         |
| General Business               | GB    | To provide for a wide range of retail and commercial uses in areas with excellent regional highway access.                                                                                                                                                                                                              |
| Gateway                        | GW    | To provide for redevelopment along existing developed commercial corridors in order to enhance the visual character and environmental quality of such corridors, to accommodate affordable housing in mixed-use developments, and to encourage site designs that promote pedestrian circulation and public transit use. |
| 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.                                                                                                                                                                                              |
| <b>Industrial Districts</b>    |       |                                                                                                                                                                                                                                                                                                                         |
| 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.                                                                                                                                                                                                                        |
| <b>Pease/Airport Districts</b> |       |                                                                                                                                                                                                                                                                                                                         |
| Airport                        | AIR   | To provide for uses associated with the operation of an airport, including aviation-related facilities, structures and activities.                                                                                                                                                                                      |

| District                    |     | Purpose                                                                                                                                                         |
|-----------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                                                                          |
| <b>Other Districts</b>      |     |                                                                                                                                                                 |
| 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. |

## 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.

|               |                       |                             |                |
|---------------|-----------------------|-----------------------------|----------------|
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|---------------|-----------------------|-----------------------------|----------------|

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

| Use                                                                                                                                              | R | SRA<br>SRB | GRA<br>GRB | GRC<br>(A) | GA/<br>MH | MRO<br>MRB | CBA | CBB | GB | GW | B | WB | OR | I | WI | Supplemental Regulations                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------|---|------------|------------|------------|-----------|------------|-----|-----|----|----|---|----|----|---|----|------------------------------------------------------------------|
| <b>I. Residential Uses</b>                                                                                                                       |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                                                                  |
| 1.10 Single family dwelling                                                                                                                      | P | P          | P          | P          | N         | P          | P   | P   | N  | N  | N | N  | N  | N | N  | 10.640 (Downtown Overlay district)                               |
| 1.20 Two-family dwelling                                                                                                                         | N | N          | P          | P          | P         | P          | P   | P   | N  | N  | N | N  | N  | N | N  | 10.640 (Downtown Overlay district)                               |
| 1.30 Townhouse                                                                                                                                   | N | N          | P          | P          | P         | P          | P   | P   | N  | P  | N | N  | N  | N | N  | 10.640 (Downtown Overlay district)                               |
| 1.40 Multifamily dwelling                                                                                                                        |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                                                                  |
| 1.41 3 or 4 dwelling units                                                                                                                       | N | N          | P          | P          | P         | P          | P   | P   | N  | N  | P | N  | N  | N | N  | 10.730 (Gateway district)                                        |
| 1.42 5 to 8 dwelling units                                                                                                                       | N | N          | N          | S          | P         | P          | P   | P   | N  | N  | P | N  | N  | N | N  | 10.813 (Multifamily Dwellings in the Business District)          |
| 1.43 More than 8 dwelling units                                                                                                                  | N | N          | N          | N          | P         | N          | P   | P   | N  | N  | P | N  | N  | N | N  | 10.640 (Downtown Overlay District)                               |
| 1.50 Conversion of a building existing on January 1, 1980, with less than the required minimum lot area per dwelling unit specified in Article 5 |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    | 10.640 (Downtown Overlay District)                               |
| 1.51 To 2 dwelling units                                                                                                                         | N | N          | S          | S          | N         | P          | P   | S   | N  | N  | N | N  | N  | N | N  | 10.812 (Conversion of Existing Dwelling to Multifamily Dwelling) |
| 1.52 To 3 or 4 dwelling units                                                                                                                    | N | N          | S          | S          | N         | P          | P   | S   | N  | N  | N | N  | N  | N | N  |                                                                  |
| 1.53 To 5 to 8 dwelling units                                                                                                                    | N | N          | N          | S          | N         | S          | S   | S   | N  | N  | N | N  | N  | N | N  |                                                                  |
| 1.54 To more than 8 dwelling units                                                                                                               | N | N          | N          | N          | N         | N          | N   | N   | N  | N  | N | N  | N  | N | N  |                                                                  |
| 1.60 Live/work unit                                                                                                                              | N | N          | N          | N          | N         | P          | P   | P   | N  | N  | P | N  | N  | N | N  |                                                                  |
| 1.70 Manufactured housing park                                                                                                                   | N | N          | N          | N          | P         | N          | N   | N   | N  | N  | N | N  | N  | N | N  |                                                                  |

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| Use                                                             | R  | SRA<br>SRB | GRA<br>GRB | GRC<br>(A) | GA/<br>MH | MRO<br>MRB | CBA | CBB | GB | GW | B | WB | OR | I | WT | Supplemental Regulations          |
|-----------------------------------------------------------------|----|------------|------------|------------|-----------|------------|-----|-----|----|----|---|----|----|---|----|-----------------------------------|
| 1.80 Planned unit development (PUD)                             |    |            |            |            |           |            |     |     |    |    |   |    |    |   |    | 10.720 (Planned Unit Development) |
| 1.81 Open space PUD                                             | CU | CU         | N          | N          | N         | N          | N   | N   | N  | N  | N | N  | N  | N | N  |                                   |
| 1.82 Residential density incentive PUD                          | N  | N          | CU         | N          | N         | N          | N   | N   | N  | N  | N | N  | N  | N | N  |                                   |
| 2. Institutional Residence or Care Facilities                   |    |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                                   |
| 2.10 Assisted living facility                                   |    |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                                   |
| 2.11 Assisted living center                                     | N  | N          | N          | N          | N         | N          | N   | N   | P  | CU | P | N  | N  | N | N  |                                   |
| 2.12 Assisted living home                                       | S  | S          | S          | S          | S         | S          | N   | N   | N  | N  | N | N  | N  | N | N  |                                   |
| 2.20 Residential care facility                                  |    |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                                   |
| 2.21 5 or fewer residents                                       | S  | S          | S          | S          | S         | S          | N   | N   | N  | S  | S | N  | N  | N | N  |                                   |
| 2.22 More than 5 residents                                      | N  | N          | N          | N          | N         | S          | N   | N   | S  | S  | S | N  | S  | N | N  |                                   |
| 3. Educational, Religious, Charitable, Cultural and Public Uses |    |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                                   |
| 3.10 Place of assembly                                          |    |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                                   |
| 3.11 Religious                                                  | S  | S          | S          | N          | N         | S          | S   | S   | S  | S  | S | N  | N  | N | N  |                                   |
| 3.12 Other nonprofit                                            | N  | N          | N          | N          | N         | S          | S   | S   | S  | S  | S | N  | N  | N | N  |                                   |
| 3.20 School                                                     |    |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                                   |
| 3.21 Primary or secondary                                       | N  | N          | N          | N          | N         | S          | P   | P   | P  | P  | P | P  | N  | N | N  |                                   |
| 3.30 Post-secondary                                             | N  | N          | N          | N          | N         | S          | P   | P   | P  | P  | P | N  | P  | P | N  |                                   |

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| Use                                                                  | R | SRA | GRA | GRC | GA/ | MRO | MRB | CBA | CBB | GB | GW | B | WB | OR | I | W/I | Supplemental Regulations                                          |
|----------------------------------------------------------------------|---|-----|-----|-----|-----|-----|-----|-----|-----|----|----|---|----|----|---|-----|-------------------------------------------------------------------|
| 3.30 Historic preservation building                                  | S | S   | S   | S   | S   | P   | P   | P   | P   | P  | P  | P | P  | P  | N | N   | 10.821 (Historic Preservation Buildings and Museums)              |
| 3.40 Museum                                                          | N | N   | N   | N   | N   | P   | N   | P   | P   | P  | P  | P | P  | P  | N | N   | 10.821 (Historic Preservation Buildings and Museums)              |
| 3.50 Performance facility                                            |   |     |     |     |     |     |     |     |     |    |    |   |    |    |   |     |                                                                   |
| 3.51 Indoor performance facility                                     |   |     |     |     |     |     |     |     |     |    |    |   |    |    |   |     |                                                                   |
| 3.511 Occupancy up to 500 persons                                    | N | N   | N   | N   | N   | N   | N   | P   | P   | P  | P  | P | P  | P  | N | N   | 10.592 (location)                                                 |
| 3.512 Occupancy more than 500                                        | N | N   | N   | N   | N   | N   | N   | S   | S   | P  | P  | P | P  | P  | N | N   | 10.860 (hours of operation)                                       |
| 3.52 Outdoor performance facility                                    |   |     |     |     |     |     |     |     |     |    |    |   |    |    |   |     |                                                                   |
| 3.521 Occupancy up to 500 persons                                    | N | N   | N   | N   | N   | N   | N   | S   | S   | S  | S  | S | S  | S  | N | N   | 10.592 (location)                                                 |
| 3.522 Occupancy more than 500                                        | N | N   | N   | N   | N   | N   | N   | N   | S   | S  | S  | S | S  | S  | N | N   | 10.822 (yards)                                                    |
| 3.60 Cemetery                                                        | S | S   | N   | N   | N   | N   | N   | N   | N   | N  | N  | N | N  | N  | N | N   | 10.860 (hours of operation)                                       |
| 3.70 Club, fraternal or service organization                         | N | N   | N   | N   | N   | N   | S   | N   | P   | S  | S  | S | S  | N  | N | N   |                                                                   |
| 3.80 Municipally operated park and related activities                | P | P   | P   | P   | P   | P   | P   | P   | P   | P  | P  | P | P  | P  | P | P   | For other municipal uses see Section 10.460 (Municipal districts) |
| 4. Recreational Uses                                                 |   |     |     |     |     |     |     |     |     |    |    |   |    |    |   |     |                                                                   |
| 4.10 Religious, sectarian or private non-profit recreational use     | N | S   | N   | N   | N   | S   | N   | P   | P   | P  | P  | P | P  | P  | N | N   |                                                                   |
| 4.20 Cinema or similar indoor amusement use with no live performance | N | N   | N   | N   | N   | N   | N   | P   | P   | P  | P  | P | P  | P  | N | N   | 10.825 (noise)<br>10.860 (hours of operation)                     |

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|--------------------------------------------------------------------|---|------------|------------|------------|-----------|------------|-----|-----|----|----|---|----|----|---|----|-----------------------------------------------|
| 4.30 Indoor recreation use, such as bowling alley or arcade        | N | N          | N          | N          | N         | N          | P   | P   | P  | P  | P | N  | N  | N | N  | 10.825 (noise)<br>10.860 (hours of operation) |
| 4.40 Health club, yoga studio, martial arts school, or similar use |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                                               |
| 4.41 Up to 2,000 sq. ft. GFA*                                      | N | N          | N          | N          | N         | S          | P   | P   | P  | P  | P | N  | N  | S | N  |                                               |
| 4.42 More than 2,000 sq. ft. GFA                                   | N | N          | N          | N          | N         | N          | S   | S   | P  | P  | S | N  | N  | S | N  |                                               |
| 4.50 Outdoor recreation use                                        | N | N          | N          | N          | N         | N          | N   | N   | S  | S  | N | N  | N  | N | N  | 10.592 (noise)<br>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  |                                               |
| <b>5. Office Uses, Non-Medical</b>                                 |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                                               |
| 5.10 Professional office                                           | N | N          | N          | N          | N         | P          | S   | P   | P  | P  | P | N  | P  | P | N  | 10.834 (Mixed Residential districts)          |
| 5.20 Business office<br>(incl. real estate office)                 | N | N          | N          | N          | N         | P          | P   | P   | P  | P  | P | N  | P  | P | N  | 10.834 (Mixed Residential districts)          |
| 5.30 Financial institution                                         |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                                               |
| 5.31 Financial services office                                     | N | N          | N          | N          | N         | P          | P   | P   | P  | P  | P | N  | P  | P | N  |                                               |
| 5.32 Retail bank                                                   | N | N          | N          | N          | N         | N          | P   | P   | P  | P  | P | N  | S  | N | N  |                                               |

\* GFA = gross floor area.

|               |                       |                             |                |
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| Use                                                                 | R | SRA<br>SRB | GRA<br>GRB | GRC<br>(A) | GA/<br>MH | MRO | MRB | CBA | CBB | GB | GW | B | WB | OR | I | WI | Supplemental Regulations |
|---------------------------------------------------------------------|---|------------|------------|------------|-----------|-----|-----|-----|-----|----|----|---|----|----|---|----|--------------------------|
| <b>5.40 Social service campus</b>                                   |   |            |            |            |           |     |     |     |     |    |    |   |    |    |   |    | 10.823                   |
| 5.41 Nonresidential                                                 | N | N          | N          | N          | N         | N   | N   | N   | N   | N  | N  | N | N  | N  | P | N  |                          |
| 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   | P   | P   | P  | P  | P | N  | N  | P | N  |                          |
| 5.52 Including accessory transmitting antenna tower                 | N | N          | N          | N          | N         | N   | N   | N   | N   | S  | S  | S | N  | N  | S | N  | 10.835                   |
| 5.60 Publishing facility or similar electronic production operation | N | N          | N          | N          | N         | S   | S   | P   | P   | P  | P  | P | N  | P  | P | N  |                          |
| 5.70 Call Center                                                    | N | N          | N          | N          | N         | N   | N   | N   | N   | P  | N  | N | N  | N  | S | N  |                          |
| <b>6. Medical Services and Health Care</b>                          |   |            |            |            |           |     |     |     |     |    |    |   |    |    |   |    |                          |
| 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 | N  | P  | N | N  |                          |
| 6.30 Clinics with inpatient care                                    | N | N          | N          | N          | N         | N   | N   | N   | N   | S  | S  | S | N  | S  | N | N  |                          |
| 6.40 Ambulatory surgical center                                     | N | N          | N          | N          | N         | N   | N   | N   | N   | S  | S  | S | N  | S  | 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  |                          |



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| Use                                                                                                                                                                           | R | SRA<br>SRB | GRA<br>GRB | GRC<br>(A) | GA/<br>MH | MRO<br>MRB | CBA | CBB | GB | GW | B | WB | OR | I | WI | Supplemental Regulations                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|------------|------------|------------|-----------|------------|-----|-----|----|----|---|----|----|---|----|---------------------------------------------------------------------------------|
| <b>7. Services, Other Than Health Care</b>                                                                                                                                    |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                                                                                 |
| 7.10 Day Care                                                                                                                                                                 |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                                                                                 |
| 7.11 Family day care facility                                                                                                                                                 | P | P          | P          | N          | N         | P          | N   | N   | N  | N  | N | N  | N  | N | N  | 10.824 (group day care facilities)<br>10.868 (hours of operation)               |
| 7.12 Group day care facility<br>including private preschool and<br>kindergarten                                                                                               | S | S          | S          | S          | N         | S          | P   | P   | P  | P  | P | N  | N  | N | N  |                                                                                 |
| 7.20 Personal services                                                                                                                                                        | N | N          | N          | N          | N         | N          | P   | P   | P  | P  | P | N  | N  | N | N  |                                                                                 |
| 7.30 Consumer services such as copy shop,<br>bicycle repair, and pet grooming                                                                                                 | N | N          | N          | N          | N         | N          | P   | P   | P  | P  | P | N  | N  | N | N  |                                                                                 |
| 7.40 Trade, craft and general service<br>establishments, such as shops for<br>plumbers, electricians, painters, paper<br>hangers, upholsterers, sign painters and<br>printers | N | N          | N          | N          | N         | N          | N   | P   | P  | P  | P | N  | P  | P | P  | All storage of materials and<br>equipment shall be located within<br>a building |
| 7.50 Veterinary Care                                                                                                                                                          | N | N          | N          | N          | N         | N          | N   | N   | S  | S  | S | N  | S  | S | N  | 10.833                                                                          |
| 7.60 Laundry and dry cleaning<br>establishments                                                                                                                               |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                                                                                 |
| 7.61 Drop-off/pick-up only for items<br>to be dry cleaned or laundered<br>off site                                                                                            | N | N          | N          | N          | N         | P          | P   | P   | P  | P  | P | N  | S  | N | N  |                                                                                 |
| 7.62 Self-service laundry for use by<br>the general public                                                                                                                    | N | N          | N          | N          | N         | S          | N   | S   | P  | P  | P | N  | N  | N | N  |                                                                                 |

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| Use                                                                                      | R | SRA<br>SRB | GRA<br>GRB | GRC<br>(A) | GA/<br>MH | MRO<br>MRB | CBA | CBB | GB | GW | B | WB | OR | I | WI | Supplemental Regulations |
|------------------------------------------------------------------------------------------|---|------------|------------|------------|-----------|------------|-----|-----|----|----|---|----|----|---|----|--------------------------|
| 7.63 Dry cleaning establishment with on-site cleaning facilities.                        | N | N          | N          | N          | N         | N          | N   | N   | N  | N  | N | N  | N  | P | N  |                          |
| 7.70 Undertaking establishment, funeral parlor or mortuary chapel, excluding crematorium | N | N          | N          | N          | N         | N          | N   | N   | P  | P  | P | N  | N  | N | N  |                          |
| <b>8. Retail Trade</b>                                                                   |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                          |
| 8.10 Convenience goods                                                                   |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                          |
| 8.11 Convenience goods 1                                                                 |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                          |
| 8.111 Hours of operation between 6:00 AM and 11:00 PM                                    | N | N          | N          | N          | N         | N          | P   | P   | P  | P  | P | N  | N  | N | N  |                          |
| 8.112 24 hours per day operation                                                         | N | N          | N          | N          | N         | N          | S   | P   | P  | P  | S | N  | N  | N | N  |                          |
| 8.12 Convenience goods 2                                                                 |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                          |
| 8.121 Hours of operation between 6:00 AM and 11:00 PM                                    | N | N          | N          | N          | N         | N          | P   | P   | P  | P  | P | N  | N  | N | N  |                          |
| 8.122 24 hours per day operation                                                         | N | N          | N          | N          | N         | N          | S   | S   | S  | P  | S | N  | N  | N | N  |                          |
| 8.30 Retail sales conducted within a building                                            |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                          |
| 8.31 Not marine-related                                                                  | N | N          | N          | N          | N         | N          | P   | P   | P  | P  | P | N  | N  | N | N  |                          |
| 8.32 Marine-related                                                                      | N | N          | N          | N          | N         | N          | P   | P   | P  | P  | P | P  | N  | N | N  |                          |
| 8.40 Shopping center                                                                     | N | N          | N          | N          | N         | N          | P   | P   | P  | P  | P | N  | N  | N | N  |                          |
| 8.50 Retail sales, large format                                                          | N | N          | N          | N          | N         | N          | N   | N   | S  | S  | N | N  | N  | N | N  |                          |

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| Use                                                                                                             | R | SRA<br>SRB | GRA<br>GRB | GRC<br>(A) | GA/<br>MH | MRO<br>MRB | CBA<br>CBB | GB | GW | B | WB | OR | I | WI | Supplemental Regulations                     |
|-----------------------------------------------------------------------------------------------------------------|---|------------|------------|------------|-----------|------------|------------|----|----|---|----|----|---|----|----------------------------------------------|
| 8.60 Fish market                                                                                                | N | N          | N          | N          | N         | N          | P          | P  | P  | P | P  | P  | N | N  | 10,860 (hours of operation)                  |
| 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          | P          | P  | P  | P | P  | P  | N | N  | Maximum of 5 persons employed in manufacture |
| 8.80 Gateway planned development                                                                                | N | N          | N          | N          | N         | N          | N          | N  | CU | N | N  | N  | N | N  | 10,730 (Gateway Planned Development)         |
| 8.90 Sexually oriented business                                                                                 | N | N          | N          | N          | N         | N          | N          | N  | S  | N | N  | N  | N | N  | 10,930 (Sexually Oriented Businesses)        |
| <b>9. Eating and Drinking Places</b>                                                                            |   |            |            |            |           |            |            |    |    |   |    |    |   |    |                                              |
| 9.10 Nightclub or bar                                                                                           | N | N          | N          | N          | N         | N          | P          | P  | P  | P | N  | N  | N | N  | 10,590 (location)                            |
| 9.11 Occupant load less than 250                                                                                | N | N          | N          | N          | N         | N          | P          | P  | P  | P | N  | N  | N | N  |                                              |
| 9.12 Occupant load from 250 to 500                                                                              | N | N          | N          | N          | N         | N          | S          | S  | N  | N | 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  |                                              |
| 9.20 Restaurant, take-out only                                                                                  | N | N          | N          | N          | N         | N          | P          | P  | P  | P | N  | N  | N | N  |                                              |
| 9.30 Restaurant, fast food                                                                                      | N | N          | N          | N          | N         | N          | P          | P  | P  | P | N  | N  | N | N  |                                              |
| 9.40 Restaurant with no accessory uses and with no nightclub or bar, place of public assembly or function room. | N | N          | N          | N          | N         | N          | P          | P  | P  | P | P  | N  | N | N  |                                              |

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|--------------------------------------------------------------------------------------------|---|------------|------------|------------|-----------|------------|------------|----|----|---|----|----|---|----|--------------------------------------------------|
| 9.50 Restaurant, place of public assembly or function room                                 |   |            |            |            |           |            |            |    |    |   |    |    |   |    | 10.590 (location)<br>10.860 (hours of operation) |
| 9.51 Occupant load less than 250                                                           | N | N          | N          | N          | N         | N          | P          | P  | P  | P | N  | N  | N | N  |                                                  |
| 9.52 Occupant load from 250 to 500                                                         | N | N          | N          | N          | N         | N          | S          | S  | S  | S | N  | N  | N | N  |                                                  |
| 9.53 Occupant load greater than 500                                                        | N | N          | N          | N          | N         | N          | S          | S  | S  | S | N  | N  | N | N  |                                                  |
| 9.60 Permanently moored vessel used as restaurant or bar, with occupant load less than 250 | N | N          | N          | N          | N         | N          | S          | N  | N  | N | N  | N  | N | N  |                                                  |
| <b>10. Lodging Establishments</b>                                                          |   |            |            |            |           |            |            |    |    |   |    |    |   |    |                                                  |
| 10.10 Boarding house                                                                       | N | N          | N          | N          | N         | N          | N          | N  | S  | S | N  | N  | N | N  |                                                  |
| 10.20 Bed and breakfast                                                                    |   |            |            |            |           |            |            |    |    |   |    |    |   |    |                                                  |
| 10.21 Bed and Breakfast 1                                                                  | N | N          | S          | N          | N         | S          | P          | P  | N  | N | P  | N  | N | N  |                                                  |
| 10.22 Bed and Breakfast 2                                                                  | N | N          | N          | N          | N         | S          | P          | P  | N  | N | P  | N  | N | N  |                                                  |
| 10.30 Inn                                                                                  | N | N          | N          | N          | N         | N          | S          | P  | P  | P | P  | N  | N | N  |                                                  |
| 10.40 Hotel or motel                                                                       |   |            |            |            |           |            |            |    |    |   |    |    |   |    |                                                  |
| 9.51 Up to 125 rooms                                                                       | N | N          | N          | N          | N         | N          | S          | P  | S  | S | N  | N  | N | N  | 10.837 (Office Research districts)               |
| 9.52 126 to 250 rooms                                                                      | N | N          | N          | N          | N         | N          | S          | P  | S  | S | N  | N  | N | N  | 10.837 (Office Research districts)               |
| 9.52 251 to 500 rooms                                                                      | N | N          | N          | N          | N         | N          | S          | P  | S  | S | N  | N  | N | N  |                                                  |
| 9.53 More than 500 rooms                                                                   | N | N          | N          | N          | N         | N          | S          | P  | S  | S | N  | N  | N | N  |                                                  |
| 10.50 Conference hotel                                                                     | N | N          | N          | N          | N         | N          | S          | P  | P  | P | N  | N  | N | N  |                                                  |

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| Use                                                                                                                                                                                            | R | SRA<br>SRB | GRA<br>GRB | GRC<br>(A) | GA/<br>MH | MRO<br>MRB | CBA | CBB | GB | GW | B | WB | OR | I | WI | Supplemental Regulations                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|------------|------------|------------|-----------|------------|-----|-----|----|----|---|----|----|---|----|-------------------------------------------------------------------------------|
| 10.60 Conference center                                                                                                                                                                        | N | N          | N          | N          | N         | N          | S   | P   | P  | P  | N | N  | N  | N | N  |                                                                               |
| <b>11. Motor Vehicle-Related Uses</b>                                                                                                                                                          |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                                                                               |
| 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   | P  | P  | S | N  | N  | N | N  | 10.592 (location)<br>10.843 (motor vehicle related uses)                      |
| 11.20 Motor vehicle service station, motor vehicle repair or washing facility for passenger cars and light trucks                                                                              | N | N          | N          | N          | N         | N          | N   | N   | S  | S  | S | N  | N  | S | N  | 10.581 (lot area)<br>10.592 (location)<br>10.843 (motor vehicle related uses) |
| 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   | S  | S  | S | N  | N  | S | N  | 10.581 (lot area)<br>10.592 (location)<br>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  | S | N  |                                                                               |
| 11.50 Truck fueling facility                                                                                                                                                                   | N | N          | N          | N          | N         | N          | N   | N   | N  | N  | N | N  | N  | S | N  | 10.581 (lot area)<br>10.592 (location)<br>10.843 (motor vehicle related uses) |
| 11.60 Truck terminal                                                                                                                                                                           | N | N          | N          | N          | N         | N          | N   | N   | N  | N  | N | N  | N  | S | N  | 10.592 (location)<br>10.843 (motor vehicle related uses)                      |

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| Use                                                                    | R | SRA<br>SRB | GRA<br>GRB | GRC<br>(A) | GA/<br>MH | MRO<br>MRB | CBA | CBB | GB | CW | B | WB | OR | I | WI | Supplemental Regulations                                              |
|------------------------------------------------------------------------|---|------------|------------|------------|-----------|------------|-----|-----|----|----|---|----|----|---|----|-----------------------------------------------------------------------|
| <b>12. Marine Craft Related Uses</b>                                   |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                                                                       |
| 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  | N | N  | 10.838.10 (Residential districts)                                     |
| 12.12 Fishing boat landing 1                                           | N | S          | S          | N          | N         | N          | P   | P   | P  | P  | P | P  | P  | N | P  |                                                                       |
| 12.13 Fishing boat landing 2                                           | N | N          | N          | N          | N         | N          | N   | N   | S  | P  | N | S  | N  | N | P  |                                                                       |
| 12.20 Marina                                                           |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                                                                       |
| 12.21 With no repair, servicing or fueling facilities                  | N | N          | N          | N          | N         | N          | P   | N   | N  | S  | N | P  | N  | N | N  |                                                                       |
| 12.22 With repair, servicing or fueling facilities                     | N | N          | N          | N          | N         | N          | S   | N   | N  | S  | N | S  | N  | N | N  | 10.581 (lot area)<br>10.592 (location)<br>10.860 (hours of operation) |
| 12.30 Repair of commercial marine craft and marine-related structures  | N | N          | N          | N          | N         | N          | N   | N   | N  | N  | N | S  | N  | S | P  | 10.581 (lot area)<br>10.592 (location)<br>10.860 (hours of operation) |
| 12.40 Landside support facility for commercial passenger vessel        | N | N          | N          | N          | N         | N          | P   | N   | N  | N  | N | P  | N  | N | P  |                                                                       |

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| Use                                                                                                                     | R | SRA<br>SRB | GRA<br>GRB | GRC<br>(A) | GA/<br>MH | MRO<br>MRB | CBA | CBB | GB | GW | B | WB | OR | I | WI | Supplemental Regulations |
|-------------------------------------------------------------------------------------------------------------------------|---|------------|------------|------------|-----------|------------|-----|-----|----|----|---|----|----|---|----|--------------------------|
| <b>13. Wholesale Trade, Warehousing and Distribution</b>                                                                |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                          |
| <b>13.10 Wholesale use</b>                                                                                              |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                          |
| 13.11 Not marine-dependent                                                                                              | N | N          | N          | N          | N         | N          | N   | N   | N  | N  | N | N  | N  | P | N  |                          |
| 13.12 Marine-dependent                                                                                                  | N | N          | N          | N          | N         | N          | N   | N   | N  | N  | N | N  | N  | P | P  |                          |
| <b>13.20 Wholesale sales devoted to, and in the same establishment as, a permitted retail use</b>                       |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                          |
| 13.21 Occupying up to 20% of gross floor area of establishment                                                          | N | N          | N          | N          | N         | N          | P   | P   | P  | P  | P | N  | N  | N | N  |                          |
| 13.22 Occupying 21% to 40% of gross floor area of establishment                                                         | N | N          | N          | N          | N         | N          | N   | N   | P  | P  | P | N  | N  | N | N  |                          |
| <b>13.30 Wholesale lumber yards, lumber and contractor sales</b>                                                        |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                          |
| 13.31 Not marine-dependent                                                                                              | 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  | P | S  |                          |
| <b>13.40 Warehousing or distribution of non-flammable, non-hazardous materials, not classified as a high hazard use</b> |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                          |
| 13.41 Not marine-dependent                                                                                              | 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  | P | P  |                          |

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| <b>14. Industrial Uses</b>                     |   |     |     |     |     |     |     |     |     |    |    |   |    |    |   |    |                                                         |
| <b>14.10 Light industry</b>                    |   |     |     |     |     |     |     |     |     |    |    |   |    |    |   |    |                                                         |
| 14.11 Not marine-dependent                     | N | N   | N   | N   | N   | N   | N   | N   | N   | S  | S  | N | N  | N  | P | N  |                                                         |
| 14.12 Marine-dependent                         | N | N   | N   | N   | N   | N   | N   | N   | N   | S  | S  | N | N  | N  | P | P  |                                                         |
| <b>14.20 Research and development</b>          |   |     |     |     |     |     |     |     |     |    |    |   |    |    |   |    |                                                         |
| 14.21 Not marine-dependent                     | N | N   | N   | N   | N   | N   | P   | N   | N   | S  | S  | S | N  | S  | P | N  |                                                         |
| 14.22 Marine-dependent                         | N | N   | N   | N   | N   | N   | N   | N   | N   | S  | S  | S | P  | S  | P | P  |                                                         |
| <b>14.30 Food processing</b>                   |   |     |     |     |     |     |     |     |     |    |    |   |    |    |   |    | 10.592 (location)<br>10.851 (use contained in building) |
| 14.31 Not including seafood processing         | N | N   | N   | N   | N   | N   | N   | N   | N   | P  | P  | N | N  | N  | P | P  |                                                         |
| 14.32 Including seafood processing             | N | N   | N   | N   | N   | N   | N   | N   | N   | S  | S  | N | N  | N  | S | S  |                                                         |
| <b>14.40 Electronics manufacturing</b>         |   |     |     |     |     |     |     |     |     |    |    |   |    |    |   |    |                                                         |
| 14.40 Electronics manufacturing                | N | N   | N   | N   | N   | N   | N   | N   | N   | S  | S  | S | N  | N  | P | N  |                                                         |
| <b>14.50 General manufacturing</b>             |   |     |     |     |     |     |     |     |     |    |    |   |    |    |   |    |                                                         |
| 14.51 Not marine-dependent                     | 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 | P  | N  | P | S  |                                                         |
| <b>14.60 Biological or chemical laboratory</b> |   |     |     |     |     |     |     |     |     |    |    |   |    |    |   |    |                                                         |
| 14.61 Not marine-dependent                     | 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  | S | S  |                                                         |



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| Use                                                                                                                                                                                                                                                                        | R | SRA | GRA | GRC | GA/ | MRO | MRB | CBA | CBB | GB | GW | B | WB | OR | I | WI | Supplemental Regulations    |
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|                                                                                                                                                                                                                                                                            |   |     |     |     |     |     |     |     |     |    |    |   |    |    |   |    |                             |
| 14.70 <b>Recycling facility and plant</b>                                                                                                                                                                                                                                  | N | N   | N   | N   | N   | N   | N   | N   | N   | N  | N  | N | N  | N  | S | N  | 10.592 (location)<br>10.853 |
| 14.80 <b>High hazard use</b> , including other uses listed in this section but not including uses described in 14.90                                                                                                                                                       | N | N   | N   | N   | N   | N   | N   | N   | N   | N  | N  | N | N  | N  | S | N  | 10.593 (location)           |
| 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  |                             |
| <b>15. Transportation and Utilities</b>                                                                                                                                                                                                                                    |   |     |     |     |     |     |     |     |     |    |    |   |    |    |   |    |                             |
| 15.10 Public or private transformer station, substation, pumping station or automatic telephone exchange, not including any <b>business office</b> , storage yard or storage <b>building</b>                                                                               |   |     |     |     |     |     |     |     |     |    |    |   |    |    |   |    |                             |
| 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  | P | S  |                             |
| 15.12 Providing community-wide or regional service                                                                                                                                                                                                                         | N | N   | N   | N   | N   | N   | N   | N   | N   | N  | N  | N | N  | N  | S | S  |                             |

|               |                       |                             |                |
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| Use                                                                                                                                                  | R | SRA<br>SRB | GRA<br>GRB | GRC<br>(A) | GA/<br>MH | MRO<br>MRB | CBA | CBB | GB | GW | B | WB | OR | I | WI | Supplemental Regulations |
|------------------------------------------------------------------------------------------------------------------------------------------------------|---|------------|------------|------------|-----------|------------|-----|-----|----|----|---|----|----|---|----|--------------------------|
| 15.20 Helipad, as an <b>accessory use</b> incidental to a permitted use, not to include the carrying of persons or freight as a commercial operation | N | N          | N          | N          | N         | N          | N   | N   | N  | N  | N | N  | N  | S | S  |                          |
| <b>16. Wireless Telecommunications Facilities</b>                                                                                                    |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                          |
| 16.10 Satellite dish receiver 42 inches or less in diameter:                                                                                         |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                          |
| 16.11 Building-mounted, maximum height less than or equal to 4 feet from the roof surface                                                            | P | P          | P          | P          | P         | P          | P   | P   | P  | P  | P | P  | P  | P | P  |                          |
| 16.12 Ground-mounted, complying with all yard requirements for the district                                                                          | P | P          | P          | P          | P         | P          | P   | P   | P  | P  | P | P  | P  | P | P  |                          |
| 16.20 Satellite dish receiver more than 42 inches in diameter:                                                                                       |   |            |            |            |           |            |     |     |    |    |   |    |    |   |    |                          |
| 16.21 Building-mounted, maximum height less than or equal to 4 feet from the roof surface                                                            | S | S          | S          | S          | S         | S          | S   | S   | S  | S  | S | S  | S  | S | S  |                          |
| 16.22 Ground-mounted, complying with all yard requirements for the district                                                                          | S | S          | S          | S          | S         | S          | S   | S   | S  | S  | S | S  | S  | S | S  |                          |
| 16.30 Whip antenna not more than 30 feet in height                                                                                                   | S | S          | S          | S          | S         | S          | S   | S   | S  | S  | S | S  | S  | P | P  |                          |

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

| Use                                                                 | R | SRA | GRA | GRC | CA/ | MRO | MRB | CBA | CBB | GB | GW | B | WB | OR | I | WI | Supplemental Regulations                                                        |
|---------------------------------------------------------------------|---|-----|-----|-----|-----|-----|-----|-----|-----|----|----|---|----|----|---|----|---------------------------------------------------------------------------------|
| 16.40 Other wireless telecommunications facility not included above | N | N   | N   | N   | N   | N   | N   | N   | N   | N  | N  | N | N  | N  | N | N  | 10.460 (Municipal districts)<br>10.920 (Wireless telecommunications facilities) |
| <b>17. Agricultural Uses</b>                                        |   |     |     |     |     |     |     |     |     |    |    |   |    |    |   |    |                                                                                 |
| 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  |                                                                                 |
| 17.20 Keeping of farm animals                                       | S | S   | N   | N   | N   | N   | N   | N   | N   | N  | N  | N | N  | N  | N | N  |                                                                                 |
| <b>18. Temporary Uses</b>                                           |   |     |     |     |     |     |     |     |     |    |    |   |    |    |   |    |                                                                                 |
| 18.10 Construction trailer                                          | 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  |                                                                                 |
| 18.21 Up to 30 days                                                 | 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  |                                                                                 |
| 18.23 91 to 180 days                                                | 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  |                                                                                 |

|               |                       |                             |                |
|---------------|-----------------------|-----------------------------|----------------|
| P = Permitted | S = Special Exception | CU = Conditional Use Permit | N = Prohibited |
|---------------|-----------------------|-----------------------------|----------------|

| Use                                                                                                                                                                                                                                                      | R | SRA<br>SRB | GRA<br>GRB | GRC<br>(A) | GA/<br>MH | MRO<br>MRB | CBA<br>CBB | GB<br>GW | B | WB | OR | I | WI | Supplemental Regulations            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|------------|------------|------------|-----------|------------|------------|----------|---|----|----|---|----|-------------------------------------|
| 18.30 <b>Manufactured housing</b> not on a foundation, as temporary replacement housing for a <b>dwelling</b> on the same lot destroyed by natural causes, provided that there is an active building permit for rebuilding the destroyed <b>dwelling</b> |   |            |            |            |           |            |            |          |   |    |    |   |    |                                     |
| 18.31 Up to 180 days                                                                                                                                                                                                                                     | P | P          | P          | P          | P         | P          | P          | P        | P | P  | P  | P | P  |                                     |
| 18.32 More than 180 days                                                                                                                                                                                                                                 | S | S          | S          | S          | S         | S          | S          | S        | S | S  | S  | P | P  |                                     |
| 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          | P          | P        | P | P  | N  | P | P  |                                     |
| <b>19. Accessory Uses</b>                                                                                                                                                                                                                                |   |            |            |            |           |            |            |          |   |    |    |   |    |                                     |
| 19.10 <b>Accessory use</b> to a permitted <b>principal use</b> , but not including any outdoor storage                                                                                                                                                   | P | P          | P          | P          | P         | P          | P          | P        | P | P  | P  | P | P  | 10.811 (residential accessory uses) |
| 19.20 <b>Home occupation</b>                                                                                                                                                                                                                             |   |            |            |            |           |            |            |          |   |    |    |   |    |                                     |
| 19.21 <b>Home occupation 1</b>                                                                                                                                                                                                                           | P | P          | P          | P          | P         | P          | P          | P        | P | P  | N  | N | N  |                                     |
| 19.22 <b>Home occupation 2</b>                                                                                                                                                                                                                           | S | S          | S          | S          | N         | S          | P          | P        | P | P  | N  | N | N  |                                     |
| 19.30 Concessions and services located within the principal building                                                                                                                                                                                     | N | N          | N          | P          | P         | P          | P          | P        | P | P  | P  | P | P  |                                     |

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

| Use                                                                                                                                                                                                                    | R | SRA | GRA | GRC | GA/ | MRO | MRB | CBA | CBB | GB | GW | B  | WB | OR | I | WI | Supplemental Regulations              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|----|----|---|----|---------------------------------------|
| 19.40 Drive-through facility, as accessory use to a permitted principal use                                                                                                                                            | N | N   | N   | N   | N   | N   | N   | N   | N   | CU | CU | CU | N  | CU | N | N  | 10.S36 (accessory drive-through uses) |
| <b>20. Accessory Storage</b>                                                                                                                                                                                           |   |     |     |     |     |     |     |     |     |    |    |    |    |    |   |    |                                       |
| 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  |                                       |
| 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  |                                       |
| 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  |                                       |
| 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  |                                       |
| 20.40 Outdoor storage of lobster traps, lobster buoys and associated rope                                                                                                                                              | P | P   | P   | P   | P   | P   | P   | N   | N   | P  | P  | P  | P  | P  | P | P  | 10.81.20                              |

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

| Use                                                                        | R | SRA<br>SRB | GRA<br>GRB | GRC<br>(A) | GA/<br>MH | MRO<br>MRB | CBA<br>CBB | GB<br>GW | B | WB | OR | I | WI | Supplemental Regulations |
|----------------------------------------------------------------------------|---|------------|------------|------------|-----------|------------|------------|----------|---|----|----|---|----|--------------------------|
| 20.50 <b>Outdoor storage of raw or partially finished material</b>         |   |            |            |            |           |            |            |          |   |    |    |   |    |                          |
| 20.51 <b>Not marine-dependent</b>                                          | N | N          | N          | N          | N         | N          | N          | N        | N | N  | N  | S | N  |                          |
| 20.52 <b>Marine-dependent</b>                                              | N | N          | N          | N          | N         | N          | N          | N        | N | S  | N  | S | S  |                          |
| 20.60 <b>Outdoor storage of machinery, equipment and vehicles</b>          |   |            |            |            |           |            |            |          |   |    |    |   |    |                          |
| 20.61 <b>Not marine-dependent</b>                                          | N | N          | N          | N          | N         | N          | N          | S        | S | N  | N  | S | N  |                          |
| 20.62 <b>Marine-dependent (other than allowed by 20.30 or 20.40 above)</b> | N | N          | N          | N          | N         | N          | N          | S        | S | S  | N  | S | S  |                          |

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

## Section 10.450 Table of Uses – Pease/Airport Districts

| Use                            |                                                                                                                                                                                     | AIR | AI | PI | ABC | Supplemental Regulations |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----|-----|--------------------------|
| <b>A. Airport-Related Uses</b> |                                                                                                                                                                                     |     |    |    |     |                          |
| A1                             | Military aviation (activities associated with the US Department of Defense, NH National Guard, or other State or Federal defense related activities) and related airport activities | P   | P  | P  | P   |                          |
| A2                             | Medical emergency flights, provided that any arrivals or departures between 11:00 PM and 6:00 AM shall be limited to locations designated for emergency use during such hours       | P   | P  | N  | P   |                          |
| A3                             | Civil aviation, with no arrivals or departures permitted between 11:00 PM and 6:00 AM:                                                                                              |     |    |    |     |                          |
|                                | A3.1 Commercial cargo/freight air transportation for Stage III aircraft and aircraft with a gross weight of less than 75,000 pounds                                                 | P   | P  | N  | N   |                          |
|                                | A3.2 General Aviation (all aviation activity except commercial passenger service and the military)                                                                                  | P   | P  | N  | N   |                          |
|                                | A3.3 Limited commercial passenger service for no more than 30 passengers per flight                                                                                                 | P   | P  | N  | N   |                          |
|                                | A3.4 Air charter service for no more than 30 passengers per flight                                                                                                                  | P   | P  | N  | N   |                          |
| A4                             | Operation and maintenance activities associated with the <b>airport</b> runway and apron                                                                                            | P   | P  | N  | N   |                          |

|               |                       |                             |                |
|---------------|-----------------------|-----------------------------|----------------|
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|---------------|-----------------------|-----------------------------|----------------|

| Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | AIR | AI | PI | ABC | Supplemental Regulations |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----|-----|--------------------------|
| A5 Aircraft servicing, maintenance and retrofitting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     |    |    |     |                          |
| A5.1 Operations that require direct access to the aircraft, including aircraft fueling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | P   | P  | N  | N   |                          |
| A5.2 Operations that do not require direct access to the aircraft, including but not limited to servicing and maintenance of avionics, flight recorders, tires, brakes, sheet metal, batteries and other aircraft components                                                                                                                                                                                                                                                                                                                                                                                                                                      | P   | P  | P  | N   |                          |
| A6 Maintenance, replacement and operation of underground fuel storage and distribution systems that were in existence prior to January 1, 1989, provided the following requirements are satisfied:<br>(a) To protect the underlying aquifer, no additional fuel storage or distribution systems shall be placed underground;<br>(b) Periodic inspections of not less than every six months shall be conducted by the responsible authority and the results shall be reported to appropriate Federal, State and Local authorities; and<br>(c) Operation shall conform to all applicable federal, state and local statutes, ordinances, regulations and procedures. | P   | P  | N  | N   |                          |
| A7 Above-ground fuel storage tank facility, provided that:<br>(a) Storage tanks shall be either double lined or vaulted;<br>(b) Storage tanks shall be diked with an impervious retention basin capable of containing 1.3 times the holding capacity of the tanks; and<br>(c) All applicable federal, state and local statutes, ordinances and regulations shall be complied with.                                                                                                                                                                                                                                                                                | P   | S  | N  | N   |                          |
| A8 <b>Airport</b> terminal with associated ticket sales, food and beverage services, retail sales and services, located within the <b>structure</b> , including car rental agencies                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | P   | P  | N  | N   |                          |



|               |                       |                             |                |
|---------------|-----------------------|-----------------------------|----------------|
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|---------------|-----------------------|-----------------------------|----------------|

| Use                                                                                                                                                                                       | AIR | AI | PI | ABC | Supplemental Regulations                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----|-----|--------------------------------------------------|
| A9 Aircraft hangers, servicing and repair facilities, aircraft administration <b>buildings</b> , freight terminals, retrofitting facilities and offices for on-board equipment activities | P   | P  | N  | N   |                                                  |
| A10 Air freight terminal operations and activities                                                                                                                                        | P   | P  | N  | N   |                                                  |
| A11 Aerospace and aviation-related training facility                                                                                                                                      | P   | P  | P  | N   |                                                  |
| A12 Aircraft sales and leasing facility                                                                                                                                                   | P   | P  | S  | S   |                                                  |
| A13 Aircraft and aircraft parts manufacture and retrofitting; aircraft parts and components storage; and aviation research and testing laboratories and activities                        | N   | P  | P  | N   |                                                  |
| <b>3. Educational, Religious, Charitable, Cultural and Public Uses</b>                                                                                                                    |     |    |    |     |                                                  |
| 3.30 School, post-secondary (including training center or similar educational facility)                                                                                                   | N   | N  | N  | P   |                                                  |
| 3.60 <b>Performance facility</b>                                                                                                                                                          |     |    |    |     |                                                  |
| 3.61 <b>Indoor performance facility</b>                                                                                                                                                   |     |    |    |     |                                                  |
| 3.611 Occupancy for up to 500 <b>persons</b>                                                                                                                                              | N   | N  | N  | P   | 10.592 (location)<br>10.860 (hours of operation) |
| 3.612 Occupancy for more than 500 <b>persons</b>                                                                                                                                          | N   | N  | N  | S   |                                                  |
| 3.62 <b>Outdoor performance facility</b>                                                                                                                                                  |     |    |    |     |                                                  |
| 3.621 Occupancy for up to 500 <b>persons</b>                                                                                                                                              | N   | N  | N  | P   | 10.592 (location)<br>10.822 (yards)              |
| 3.622 Occupancy for more than 500 <b>persons</b> .                                                                                                                                        | N   | N  | N  | S   | 10.860 (hours of operation)                      |
| <b>4. Recreational Uses</b>                                                                                                                                                               |     |    |    |     |                                                  |
| 4.40 <b>Outdoor recreational use</b>                                                                                                                                                      | N   | P  | P  | P   |                                                  |
| 4.50 Health club, yoga studio, martial arts school, or similar <b>use</b>                                                                                                                 | N   | N  | N  | P   |                                                  |

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

| Use                                        |                                                                            | AIR | AI | PI | ABC | Supplemental Regulations                                |
|--------------------------------------------|----------------------------------------------------------------------------|-----|----|----|-----|---------------------------------------------------------|
| <b>5. Office Uses, Non-Medical</b>         |                                                                            |     |    |    |     |                                                         |
| 5.20                                       | <b>Business office</b>                                                     | N   | N  | P  | P   |                                                         |
| 5.50                                       | Media studio, including accessory transmitting antenna tower               | N   | S  | S  | P   | 10.835                                                  |
| 5.80                                       | Trade-related exhibition/conference center, offices and support activities | N   | N  | N  | P   |                                                         |
| <b>6. Medical Services and Health Care</b> |                                                                            |     |    |    |     |                                                         |
| 6.10                                       | <b>Hospital</b>                                                            | N   | N  | N  | P   |                                                         |
| 6.20                                       | Medical office or clinic                                                   | N   | N  | N  | P   |                                                         |
| <b>9. Eating and Drinking Places</b>       |                                                                            |     |    |    |     |                                                         |
| 9.50                                       | <b>Restaurant</b> , place of public assembly or function room              |     |    |    |     | 10.590 (location)                                       |
|                                            | 9.52 Occupant load up to 500 persons                                       | N   | N  | N  | P   |                                                         |
|                                            | 9.53 Occupancy greater than 500 persons                                    | N   | N  | N  | S   |                                                         |
| <b>10. Lodging Establishments</b>          |                                                                            |     |    |    |     |                                                         |
| 10.40                                      | <b>Hotel or motel</b>                                                      | N   | N  | N  | P   | 10.590 (location)                                       |
| <b>14. Industrial Uses</b>                 |                                                                            |     |    |    |     |                                                         |
| 14.10                                      | <b>Research and development</b> , including <b>high hazard uses</b>        | N   | P  | P  | P   |                                                         |
| 14.30                                      | <b>Food processing</b> , including <b>seafood processing</b>               | N   | S  | S  | S   | 10.592 (location)<br>10.851 (use contained in building) |

|               |                       |                             |                |
|---------------|-----------------------|-----------------------------|----------------|
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|---------------|-----------------------|-----------------------------|----------------|

| Use                                                                                                                                                                                                         | AIR | AI | PI | ABC | Supplemental Regulations |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----|-----|--------------------------|
| <b>14.50 General manufacturing</b>                                                                                                                                                                          |     |    |    |     |                          |
| (a) with equal to or less than 40 percent associated warehousing                                                                                                                                            | P   | P  | P  | P   |                          |
| (b) with greater than 40 percent associated warehousing.                                                                                                                                                    | S   | S  | S  | S   |                          |
| <b>14.99 Foreign trade zone</b>                                                                                                                                                                             | S   | S  | S  | S   |                          |
| <b>15. Transportation and Utilities</b>                                                                                                                                                                     |     |    |    |     |                          |
| <b>15.10</b> Public or private transformer station, substation, pumping station, or automatic telephone exchange, not including any <b>business office</b> , storage <b>yard</b> or storage <b>building</b> |     |    |    |     |                          |
| 15.11 Essential to service the area in which it is located                                                                                                                                                  | S   | S  | S  | S   |                          |
| 15.12 Providing community-wide or regional service                                                                                                                                                          | S   | S  | S  | S   |                          |
| <b>15.30</b> Ground transportation of non-flammable and non-hazardous materials, and related activities and operations, provided that such <b>use</b> is located at least 100 feet from all property lines  | N   | P  | S  | N   |                          |
| <b>15.40</b> Passenger transportation terminal, including bus terminal, rail terminal, commuter van, taxi and limousine services                                                                            | P   | P  | N  | P   |                          |

|               |                       |                             |                |
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| Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | AIR | AI | PI | ABC | Supplemental Regulations |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----|-----|--------------------------|
| 15.50 Shared vehicular parking garage as a <b>principal use</b> , subject to the following:<br>(a) Dimensional standards shall be as specified in Article 5 except as follows:<br>(1) Minimum <b>lot</b> area: 3 acres<br>(2) Minimum <b>open space</b> : 25%<br>(3) Maximum <b>building/structure</b> height: 70 feet<br>(b) Permitted accessory uses shall be limited to:<br>(1) <b>Group day care facility</b> (no age restriction) with associated outdoor fenced recreation areas<br>(2) Car rental agency<br>(3) Drop off/pick up only for items to be dry cleaned or laundered off site<br>(4) News stand<br>(5) <b>Convenience goods 1, Convenience goods 2</b><br>(6) Coffee shop | P   | P  | P  | P   |                          |
| <b>16. Wireless Telecommunications Facilities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |    |    |     |                          |
| 16.10 Satellite dish receivers 42 inches or less in diameter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     |    |    |     |                          |
| 16.11 Building-mounted, maximum height less than or equal to 4 feet from the roof surface                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | P   | P  | P  | P   |                          |
| 16.12 Ground-mounted, complying with all <b>yard</b> requirements for the district                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | P   | P  | P  | P   |                          |
| 16.20 Satellite dish receiver larger than 42 inches in diameter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |    |    |     |                          |
| 16.21 Building-mounted, maximum height less than or equal to 4 feet from the roof surface                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | S   | S  | S  | S   |                          |

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| Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | AIR | AI | PI | ABC | Supplemental Regulations           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----|-----|------------------------------------|
| 16.22 Ground-mounted, complying with all <b>yard</b> requirements for the district                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | S   | S  | S  | S   |                                    |
| 16.30 Whip antenna not greater than 30' in height                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | P   | P  | P  | P   |                                    |
| <b>18. Temporary Uses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     |    |    |     |                                    |
| 18.10 <b>Construction trailer</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | P   | P  | P  | P   |                                    |
| <b>19. Accessory Uses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     |    |    |     |                                    |
| 19.10 The following <b>accessory uses</b> to a permitted <b>principal use</b> , provided said <b>uses</b> combined occupy less than 20% of the total <b>gross floor area</b> of the <b>building</b> :<br>19.11 Car rental agency.<br>19.12 Laundry and dry cleaning <b>establishment</b><br>19.13 <b>Personal services</b><br>19.14 News stand<br>19.15 <b>Convenience goods 1, Convenience goods 2</b><br>19.16 <b>Restaurant/coffee shop</b><br>19.17 <b>Group day care facility</b> (no age restriction) for employees located within the <b>building</b><br>19.18 Recreational facility<br>19.19 <b>Retail bank</b> | P   | P  | P  | P   | 10.824 (group day care facilities) |
| <b>20. Accessory Storage</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |    |    |     |                                    |
| 20.50 <b>Outdoor storage</b> of raw or partially finished material                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | S   | S  | S  | S   |                                    |
| 20.60 <b>Outdoor storage</b> of machinery, equipment and vehicles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | S   | S  | S  | S   |                                    |

## Section 10.460 Table of Uses – Municipal and Conservation Districts

| Use |                                                                                                                                                                                                                                     | Municipal | NRP |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----|
| M1  | Municipal activities including, but not limited to, police, government, fire department, library, and other public activities                                                                                                       | P         | N   |
| M2  | Public facilities, including parking facilities and garages                                                                                                                                                                         | P         | N   |
| M3  | Temporary activities as authorized by municipal agencies having jurisdiction                                                                                                                                                        | P         | P   |
| M4  | Tree farms and related forestry activities                                                                                                                                                                                          | P         | P   |
| M5  | Wildlife refuge                                                                                                                                                                                                                     | P         | P   |
| M6  | Public parks and playgrounds                                                                                                                                                                                                        | P         | P   |
| M7  | Public nature trails, provided that no off road vehicles or bicycles of any type shall be allowed                                                                                                                                   | P         | P   |
| M8  | <b>Airport</b> related equipment, communications and navigational aids and activities                                                                                                                                               | S         | S   |
| M9  | <b>Uses</b> of property which are expressly recognized in conservation easement or conservation restriction deeds by which the City of Portsmouth has acquired conservation rights in the property which is the subject of the deed | N         | P   |
| M10 | Telecommunications equipment including towers, attached and detached antenna and cabinets, provided that the City Council approves such installation                                                                                | P         | N   |

Note: No septic tank or leach field shall be constructed, reconstructed or enlarged closer than 75 feet to any **wetland** lying within an NRP district.