

Section 10.520 Residential and Mixed Residential Districts

10.521 Table of Dimensional Standards – Residential and Mixed Residential Districts<sup>1</sup>

	R	SRA	SRB	GRA	GRB	GRC	GAMH	MRO	MRB
Minimum Lot Dimensions									
Lot area	5 acres	1 acre	15,000 sf	7,500 sf	5,000 sf	3,500 sf	5 acres	7,500 sf	7,500 sf
Lot area per dwelling unit	5 acres	1 acre	15,000 sf	7,500 sf	5,000 sf	3,500 sf	10,000 sf	7,500 sf	7,500 sf
Continuous street frontage	NA	150'	100'	100'	80'	70'	N/A	100'	100'
Depth	NA	200'	100'	70'	60'	50'	N/A	80'	80'
Minimum Yard Dimensions									
Front	50'	30'	30' <sup>2</sup>	15'	5'	5'	30' <sup>2</sup>	5'	5' <sup>2</sup>
Side	20'	20'	10'	10'	10'	10'	25'	10'	10'
Rear	40'	40'	30'	20'	25'	20'	25'	15'	15'
Maximum Structure Dimensions									
Structure height	35'	35'	35'	35'	35'	35' <sup>3</sup>	35' <sup>3</sup>	40'	40'
Roof appurtenance height	8'	8'	8'	8'	8'	8'	8'	10'	10'
Building coverage	5%	10%	20%	25%	30%	35%	20%	40%	40%
Minimum open space	75%	50%	40%	30%	25%	20%	50%	25%	25%

NA = Not Applicable NR = No Requirement

Notes:

1. See Article 5A for dimensional standards in Character Districts.
2. See Section 10.533 for special front yard requirements on Lafayette Road.
3. Within the General Residence C and Garden Apartment/Mobile Home Park districts an additional 8' of height may be added to the maximum structure height in order to provide for multifamily dwellings that include vehicular parking spaces located within the residential building itself, if the additional height results in increased open space when compared to a site plan showing what open spaces would remain if required parking spaces were located in the open and in accessory structures.

Section 10.530 Business and Industrial Districts

10.531 Table of Dimensional Standards – Business and Industrial Districts <sup>1</sup>

	B	CBA <sup>2</sup>	CBB <sup>2</sup>	GB	Gate <sup>3</sup>	WB	I	WI	OR
Minimum Lot Dimensions									
Lot Area	20,000 sf	1,500 sf	2,000 sf	43,560 sf	43,560 sf	20,000 sf	2 acres	2 acres	3 acres <sup>5</sup>
Lot Area per dwelling unit	2,500 sf	NR	NR	NR	NR <sup>3</sup>	NR	NA	NA	NA
Continuous street frontage	100'	NR	NR	200'	200' <sup>3</sup>	100'	200'	200'	300' <sup>5</sup>
Depth	80'	NR	NR	100'	100'	100'	200'	200'	300' <sup>5</sup>
Minimum Yard Dimensions									
Front	20'	0' <sup>2</sup>	0'	30'	30' <sup>3,4</sup>	30'	70'	70'	50' <sup>5</sup>
Side	15'	0'	0'	30'	30'	30'	50'	50'	75' <sup>5</sup>
Rear	15'	0'	0'	50'	50'	20'	50'	50'	50'
Maximum Structure Dimensions									
Structure height	50'	45' or 3½ stories, whichever is less <sup>2</sup>	45' or 3½ stories, whichever is less <sup>2</sup>	60'	40' <sup>3</sup>	35'	70' <sup>6</sup>	70' <sup>6</sup>	60' <sup>6</sup>
Roof appurtenance height	10'	10'	10'	10'	10'	10'	10'	10'	10'
Building coverage	35%	95%	95%	30%	30% <sup>3</sup>	30%	50%	50%	30%
Floor Area Ratio	NR	3.5 <sup>7</sup>	NR	NR	NR <sup>3</sup>	NR	NR	NR	NR
Minimum open space	15%	0%	0%	20%	20% <sup>3</sup>	20%	20%	20%	30%

Notes: NA = Not Applicable NR = No Requirement

1. See Article 5A for dimensional standards in Character Districts.
2. See Section 10.535 for exceptions to dimensional standards in Central Business districts.
3. See Section 10.754 for special provisions in Gateway Planned Developments.
4. See Section 10.533 for special front yard requirements on Lafayette Road.
5. See Section 10.532.10 for requirements for lots adjacent to North Mill Pond.
6. See Section 10.532.20 for reduced structure height within 200' of North Mill Pond or Piscataqua River.
7. See Section 10.536 for increased FAR.

future connections to such abutting **lots** in locations determined by the Planning Board.

10.536.12 **Lots** not adjacent to North Mill Pond or the Piscataqua River: The development shall include a pedestrian plaza or pocket park that meets the following standards:

- (a) The plaza or park shall contain a minimum of 1,500 square feet and shall measure at least 20 feet in width.
- (b) The plaza or park shall adjoin the public sidewalk and shall be open on one or more sides to the sidewalk.
- (c) The plaza or park shall be open to the public, shall be used exclusively by pedestrians, and shall be designed with pedestrian amenities such as benches.
- (d) The plaza or park shall include trees and other landscaping to create a separation from the **street**, to provide shade, to reduce noise, and to mitigate fumes.

10.536.20 The **FAR** may be further increased to a maximum of 4.00 provided that the **lot** complies with the applicable **open space** standard in Section 10.536.10 and also provides one or more of the following:

10.536.21 The principal **building** on the site is US Green Building Council LEED (Leadership in Energy and Environmental Design) certifiable as demonstrated by a completed LEED checklist/scorecard.

10.536.22 The development provides mid-block public pathways connecting two **streets** or connecting **streets** to public pathways along the waterfront.

## Section 10.540 Airport Districts

In the Airport, Airport Industrial, Pease Industrial and Airport Business Commercial districts, land use controls are governed by State statute. The statute provides that land acquired by the Pease Development Authority (PDA) from the federal government is not subject to the City of Portsmouth's land use controls, including the Zoning Ordinance, but instead is subject to land use controls adopted by the PDA, consistent with the City's Master Plan. The dimensional regulations in the following table therefore have no direct

regulatory effect, but do represent the City's land use policy for these districts and thus are set forth as guidance for the PDA.

	<b>Air</b>	<b>PI</b>	<b>AI</b>	<b>ABC</b>
<b>Minimum Lot Dimensions</b>				
Area	NR	5 acres	5 acres	10 acres
Continuous <b>street frontage</b>	NR	NR	100'	300'
Depth	NR	NR	100'	200'
<b>Minimum Yard Dimensions</b>				
Front	NR	70'	70'	70'
Side	NR	50' + 50'	50' + 50'	30' + 30'
Rear	NR	50'	50'	50'
<b>Maximum Structure Dimensions</b>				
<b>Structure height</b>	85'	85'	85'	85'
<b>Roof appurtenance height</b>	10'	10'	10'	10'
<b>Building coverage</b>	NR	30%	50%	60%
<b>Minimum open space</b>	NR	50%	50%	50%

NR = No requirement.

Section 10.550 Conservation Districts

	<b>NRP</b>
<b>Minimum Lot Dimensions</b>	
Area	NR
Continuous <b>street frontage</b>	NR
Depth	NR
<b>Minimum Yard Dimensions</b>	
Front	70'
Side	70'
Rear	70'
<b>Maximum Structure Dimensions</b>	
<b>Structure height</b>	35'
<b>Roof appurtenance height</b>	10'
<b>Building coverage</b>	NR
<b>Minimum open space</b>	95%

NR = No requirement.