

Identification of Zoning Codes: The following pages are excerpts identifying the various zoning designations, as approved by the Municipality's Zoning Department, effective as of December 12, 2009 and last amended on August 17, 2015. For additional detail, consult the Municipality's Zoning Manual, and/or inquire at the Zoning Department.

Article 4 Zoning Districts and Use Regulations

Section 10.410	Establishment of Districts
Section 10.420	District Location and Boundaries
Section 10.430	Use Regulations
Section 10.440	Table of Uses – Residential, Mixed Residential, Business and Industrial Districts
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Section 10.460	Table of Uses – Municipal and Conservation Districts

Section 10.410 Establishment and Purpose of Districts

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

District		Purpose
Residential Districts		
Rural Residential	R	To provide areas for single-family dwellings and appropriate accessory uses at rural densities (up to one dwelling per five acres), and limited agricultural uses .
Single Residence A	SRA	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/ Mobile Home Park	GA/MH	To provide areas for garden apartment development at moderate densities (up to 4 dwelling units per acre), and to accommodate existing developed mobile home parks.
Mixed Residential Districts		
Mixed Residential Office	MRO	To provide areas where a limited range of business establishments , including live/work units , can be located near or adjacent to residential development , providing a transition between residential neighborhoods and commercial districts.
Mixed Residential Business	MRB	

District		Purpose
Character Districts		
Character District 4-L1	CD4-L1	To promote the development of walkable, mixed-use, human-scaled places by providing standards for building form and placement and related elements of development .
Character District 4-L2	CD4-L2	
Character District 4	CD4	
Character District 5	CD5	
Business Districts		
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 .
Industrial Districts		
Industrial	I	To accommodate industrial, wholesale and storage uses whose operational and physical characteristics do not have detrimental impacts on surrounding areas.
Waterfront Industrial	WI	To provide for industrial and related uses that depend on direct access to the Piscataqua River.

District		Purpose
Pease/Airport Districts		
Airport	AIR	To provide for uses associated with the operation of an airport , including aviation-related facilities, structures and activities.
Airport Industrial	AI	To provide for industrial uses requiring proximity to an airport and aviation-related facilities, structures and activities servicing industrial users .
Pease Industrial	PI	To provide for industrial uses which do not require direct access to an airport .
Airport Business Commercial	ABC	To provide for business, commercial and trade-related enterprises in a campus setting.
Other Districts		
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.

Section 10.520 Residential and Mixed Residential Districts

10.521 Table of Dimensional Standards – Residential and Mixed Residential Districts ¹

	R	SRA	SRB	GRA	GRB	GRC	GA/MH	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' ²	15'	5'	5'	30' ²	5'	5' ²
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' ³	35' ³	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 ¹

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

Notes:
 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 10.734 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.