

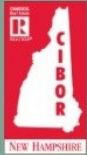
THE EQUITY GROUP

REALTORS

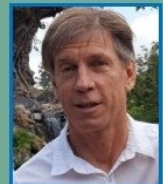
PORTSMOUTH US RT. 1 GATEWAY PERFORMANCE ZONE—RETAIL-HOTEL— MIXED



- 2.8 ACRES,
- 390 FT ROAD FRONTAGE
- ONLY WATERFRONT SITE
- INVESTMENT OR REBUILD
- 17,000 SF INCOME PROPERTIES
- INCLUDES 100+ SEAT THRIVING RESTAURANT TURNKEY
- 50-60 FT HEIGHT
- DENSITY INCENTIVES UP TO 36/ ACRE
- IDEAL HOTEL SITE IN HIGH OCCUPANCY PORTSMOUTH
- 1000+ NEW UNITS CLOSE BY IN LAST 2 YRS.
- 20,000 VPD
- \$3,600,000



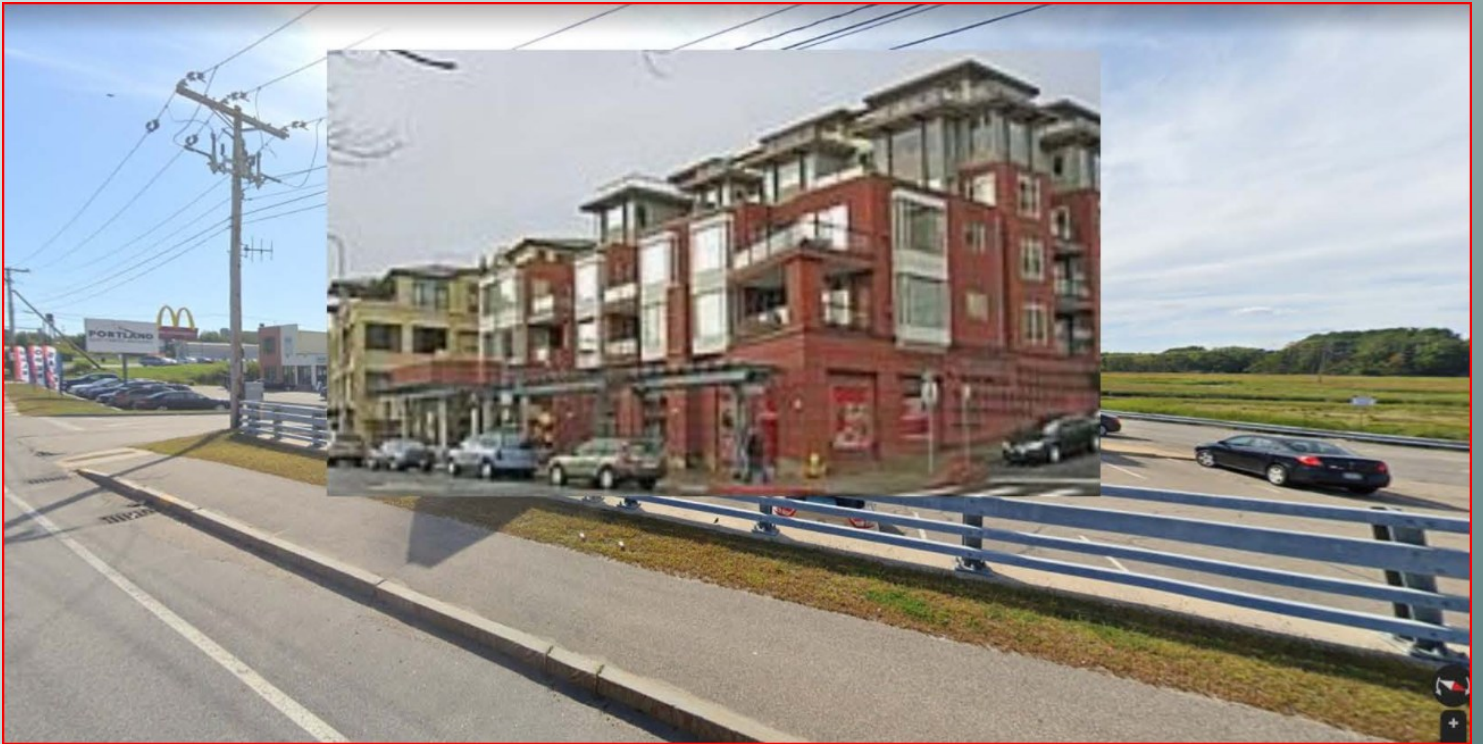
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SURVEY AND ACCESS



Concept via AI per regs and Shoreland waiver



Zoning

10.5B34.70 Large Commercial Building

LOT STANDARDS

Minimum lot depth	NR
Minimum street frontage	100 ft
Front building setback from lot line	0 ft min. to 50 ft max.
Minimum side building setback from lot line	15 ft
Minimum rear building setback from lot line	15 ft
Minimum open space coverage	10%

BUILDING AND LOT USE

Maximum dwelling units per building	NR
Maximum dwelling unit size	NR

DESIGN STANDARDS

Maximum building height	4 stories or 50 ft
Minimum street facing façade height	18 ft
Maximum finished floor surface of ground floor above sidewalk grade	24"
Maximum building coverage	70%
Maximum building footprint	40,000 sf
Maximum façade modulation length	100 ft (see Section 10.5A43.20)
Minimum street facing façade glazing	50% ground floor
Street facing entrance	required
Maximum street facing entrance spacing	NR
Roof type	all
Façade types	forecourt, recessed entry, porch, officefront, shopfront, terrace, gallery, arcade

10.5B34.80 Mixed Use Building

LOT STANDARDS

Minimum lot depth	NR
Minimum street frontage	50 ft
Front building setback from lot line	0 ft min. to 50 ft max.
Minimum side building setback from lot line	15 ft
Minimum rear building setback from lot line	20 ft
Minimum open space coverage	20%

BUILDING AND LOT USE

Maximum dwelling units per building	24
Maximum dwelling unit size	NR

DESIGN STANDARDS

Maximum building height	4 stories or 50 ft
Minimum street facing façade height	18 ft
Maximum finished floor surface of ground floor above sidewalk grade	24"
Maximum building coverage	60%
Maximum building footprint	20,000 sf
Maximum façade modulation length	100 ft (see Section 10.5A43.20)
Minimum street facing façade glazing	50% ground floor
Street facing entrance	required
Maximum street facing entrance spacing	NR
Roof type	all
Façade types	forecourt, recessed entry, porch, officefront, shopfront, terrace, gallery, arcade

Building coverage

The aggregate horizontal area or percentage (depending on context) of a **lot** or **development site** covered by all **buildings** and **structures** on the **lot**, excluding

- gutters, **cornices** and eaves projecting not more than 30 inches from a vertical wall, and
- structures** less than 18 inches above ground level (such as decks and patios);
- balconies, bay windows or awnings projecting not more than 2 feet from a vertical wall, not exceeding 4 feet in width, and cumulatively not exceeding 50% of the width of the **building** face;
- fences; and
- mechanical system (i.e. HVAC, power generator, etc.) that is less than 36 inches above the ground level with a mounting pad not exceeding 10 square feet.

Zoning

Development

A **development** project containing multiple residential, nonresidential, and **mixed use building** types. Mixed Use Developments may include a combination of horizontally and vertically mixed **buildings** and **uses** on site subject to all applicable **building** type standards in Section 10.5B30.



A **development** project containing one or more residential **building** types in accordance with allowed **building** types and design standards in Section 10.5B34.



DEVELOPMENT STANDARDS

Minimum development site area	20,000 sf
Minimum site width	100 ft
Minimum site depth	100 ft
Minimum perimeter buffer	75 ft from a Residential District, Mixed Residential District, or Character District 4-L1
Maximum development block dimensions	block length 800 ft; block perimeter 2,200 linear ft
Maximum building coverage	70%
Minimum open space coverage	20%
Community space types	all

DEVELOPMENT STANDARDS

Minimum development site area	10,000 sf
Minimum site width	75 ft
Minimum site depth	100 ft
Minimum perimeter buffer	75 ft from a Residential District, Mixed Residential District, or Character District 4-L1
Maximum development block dimensions	block length 500 ft; block perimeter 1,500 linear ft
Maximum building coverage	50%
Minimum open space coverage	20%
Community space types	greenway, park, pocket park, playground, recreation field or

PERMITTED BUILDING TYPES

apartment building	10.1112.30	Off-Street Parking Requirements
live/work building	10.1112.31	Parking Requirements for Residential Uses
large commercial	10.1112.311	The required minimum number of off-street parking spaces for uses 1.10 through 1.90, including dwelling units in mixed-use developments, shall be based on the gross floor area of each dwelling unit , as follows:
small flex space		
community building		

Dwelling Unit Floor Area	Required Parking Spaces
Less than 500 sq. ft.	0.5 spaces per unit
500-750 sq. ft.	1.0 space per unit
Over 750 sq. ft.	1.3 spaces per unit

As Amended Through 10.1112.312 In addition to the **off-street parking** spaces provided in accordance with Sec. 10.1112.311, any **dwelling** or group of **dwelling**s on a **lot** containing more than 4 **dwelling units** shall provide one visitor parking space for every 5 **dwelling units** or portion thereof.

10.1112.32 Parking Requirements for Nonresidential Uses

10.1112.321 The required minimum number of **off-street parking** spaces for **uses** other than 1.10 through 1.90 shall be based on the following table.

Table of Minimum Off-Street Parking Requirements for Nonresidential Uses