



## **Portsmouth Zoning Ordinance Re-write Excerpt**

### **(A) D2 Innovation (D2I) Overlay District**

#### **(1) Purpose**

- (a) The purpose of the D2 Innovation Overlay District is to support activity that stimulates innovation while offering value to entities that drive the economy and enhances the existing mixed-use character of the designated area as identified on the Zoning Map.
- (b) District standards, in addition to those of the base districts, support knowledge exchange, inclusive technology-driven services, and creative incubators with pedestrian oriented land uses as well as auto dependent land uses in designated locations.

#### **(2) Applicability**

- (a) The standards and requirements included in this overlay district apply to all development in the D2I Overlay District as identified.
- (b) Street corridor specific standards shall apply to those street corridors as specifically identified.

#### **(3) Sub-Districts Established**

The D2 Innovation Overlay District shall be comprised of a series of sub-districts, each with unique development and design standards.

- (a) London Boulevard Corridor
- (b) High Street Corridor
- (c) County Street Corridor

#### **(4) Procedure**

New development or redevelopment, signs, façade changes, and lighting visible from a public right-of-way within the D2I district shall be reviewed in accordance with the applicable development review procedure.

#### **(5) General Standards**

The following standards apply in the D2I:

- (a) A building on a lot abutting London Boulevard, High Street or County Street shall have the principal entrance to the building facing these streets unless the lot is a corner lot with a previously established frontage on a different public street.

- (b) On London Boulevard, building or buildings may be perpendicular to London Boulevard with principal façades and entrances facing the parking lot with parking located in the front of the building.
- (c) As an alternative to the standards in [Sec. 40.2-218](#), the building setback along London Boulevard may be the average of other buildings along the same block.
- (d) Buildings on High Street may reduce the front setback to zero (0) if abutting a sidewalk of at least eight (8) feet in width. As an alternative, the building front setback along High Street may be the average of other building setbacks along the same block.
- (e) Buildings on County Street may reduce the front setback to 10 feet. As an alternative, the building setback along County Street may be the average of other building setbacks along the same block.
- (f) Buildings on Effingham Street may reduce the front setback to five (5) feet.
- (g) Developments in the D2I Overlay District may apply for a Special Exception in accordance with [Sec. 40.2-535](#) if complying with the parking requirements in [Sec. 40.2-301](#) is not feasible.

**(6) Prohibited Uses**

The following uses are prohibited with the exception of developments facing London Boulevard or Effingham Street:

- (a) Development with drive-through facilities;
- (b) Convenience stores with gasoline pumps; and
- (c) Gasoline sales.

**(7) Residential Densities**

- (a) Residential densities for residential development other than single-family detached shall be allowed up to 24 units per acre in the NMU district.
- (b) Residential densities for residential development other than single-family detached shall be allowed up to 36 units per acre in the GMU district.