

ORDINANCE #

THE CITY OF PORTSMOUTH ORDAINS

That the Ordinances of the City of Portsmouth, Chapter 10 – Zoning Ordinance, Article 5 – Dimensional and Intensity Standards, be amended as follows (deletions from existing language ~~stricken~~; additions to existing language **bolded**; remaining language unchanged from existing):

A. Insert a new Section 10.518 – Bulk Control Plane, as follows:

10.518 Bulk Control Plane

10.518.10 Applicability: This section shall apply to all structures in the following zoning districts:

Single Residence B (SRB)	General Residence C (GRC)
General Residence A (GRA)	Mixed Residential Office (MRO)
General Residence B (GRB)	Mixed Residential Business (MRB)

10.518.20 In addition to the standards for maximum structure height in Section 10.520 and the standards for accessory building setbacks in Section 10.570, all principal and accessory buildings shall comply with the bulk control plane requirements of this section.

10.518.30 Measurement standards: The bulk control plane is a plane that begins ten feet above a side lot line of a lot or parcel, and then rises over a slope at a 45-degree angle (1:1) until it intersects with the bulk plane that is created by the side lot line on the opposite side of the parcel.

10.518.40 No building or portion thereof shall be constructed or maintained above the required bulk control plane except as follows

10.518.50 Permitted encroachments above the bulk plane:

10.518.51 Gutters, cornices or eaves projecting not more than 30 inches from a vertical wall.

10.518.52 Dormers not exceeding 8 feet in width, provided that:

- (a) The highest point of the dormer is at or below the height of the primary roof ridge;
- (b) The maximum height of the dormer is 6 feet or less, measured from the surface of the roof on which it is located to the top of the dormer roof;
- (c) The combined width of all dormers is less than 40 percent of the length of the roof plane on which they are located.

10.518.53 Solar energy panels that are mounted flush on the roof or at up to a 15-degree angle measured from a horizontal plane, provided that the roof structure supporting the solar system does not extend above the bulk plane limit.

10.518.54 Other roof appurtenances as permitted by Sections 10.517 and 10.521.

B. In Section 10.521 – Table of Dimensional Standards – Residential and Mixed Residential Districts, amend the maximum structure height standards as follows:

	SRA	SRB	GRA	GRB	GRC	MRO	MRB
Maximum Structure Dimensions							
Structure height	35' 30'	35' 30'	35' 30'	35' 30'	35' ³ 30'	40' 35'	40' 35'

The City Clerk shall properly alphabetize and/or re-number the ordinances as necessary in accordance with this amendment.

All ordinances or parts of ordinances inconsistent herewith are hereby deleted.

This ordinance shall take effect upon its passage.

APPROVED:

Jack Blalock, Mayor

ADOPTED BY COUNCIL:

Kelli L. Barnaby, City Clerk