



**TO:** All Concerned Parties  
**FROM:** City of Portsmouth Department of Planning  
**DATE:** October 5, 2020  
**SUBJECT:** D2 Proposed Zoning Districts Descriptions

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## **Proposal**

The City of Portsmouth is proposing to replace the 541 parcels of the D2 FBC district with traditional zoning districts based on recommendations from community engagement, public review, and the D2 Uptown Land Use Study. The Proposed New Zoning Map (enclosed) for the D2 area attempts to ensure new zoning regulations reflect the reality of existing and potential land uses, current and future development forms, appropriate densities, and other development standards. Staff is seeking your input, as property owners, on the proposed new zoning for your properties in the D2 area.

## **Additional Information**

A PDF of the Proposed D2 District Zoning by Parcel is available at the following link. Please check this PDF for your property's proposed zoning district. For additional information on the D2 Rezoning, visit [www.portsmouthva.gov/2175/D2-Innovation-District](http://www.portsmouthva.gov/2175/D2-Innovation-District).

## **Zoning District Descriptions**

Below is a description of the zoning districts proposed for the D2 properties:

### **Urban Residential (UR) District**

The Urban Residential (UR) district is established to accommodate a range of residential development as a principal use, along with mixed-use, neighborhood-serving commercial development, and institutional uses to encourage diverse development. These districts are mid-density, traditional neighborhoods.

### **Neighborhood Mixed-Use (NMU) District**

The Neighborhood Mixed Use (NMU) district is established to accommodate a mix of residential and small-scale, low-intensity, and "convenience" retail and service uses that provide goods and services serving the residents of the immediately surrounding neighborhood (e.g., personal service uses, restaurants, and limited retail). Development in the district should not include uses of a size that are out of scale with a residential neighborhood.

### **General Mixed-Use (GMU) District**

The General Mixed-Use (GMU) district is established to provide a wide variety of professional offices and institutions and a broad range of light and moderate intensity commercial uses proximate to residential and more intense business districts so as to satisfy the demand for

services. The district regulations are designed to encourage the formation and continuance of a compatible mixed-use environment that includes residential, commercial, and institutional uses.

### **Light Industrial (IL) District**

The Light Industrial (IL) district is established and intended to accommodate light manufacturing, assembly, fabrication, processing, distribution, storage, research and development, and other industrial uses that are small-scale or otherwise have minimal exterior movement of vehicles, materials, and goods, and well as few or minimal adverse environmental and visual impacts.

### **Future Steps**

Following the intake and evaluation of public and property owner feedback, the proposed rezoning of the D2 area will be considered in the near future by the City's Planning Commission and City Council during the consideration and adoption of the newly re-written zoning ordinance.

### **Contact Information**

For questions, contact Julie Chop at [chopj@portsmouthva.gov](mailto:chopj@portsmouthva.gov) or Meg Pittenger at [megp@portsmouthva.gov](mailto:megp@portsmouthva.gov) or by phone at **757-393-8836**.