

Portsmouth Co-Living Ordinance Summary

What Is Co-Living?

Co-living is a new kind of shared housing where each resident or pair of residents rents a private bedroom while sharing common areas like a kitchen, bathrooms, laundry, and living space.

- These are not short-term rentals: leases must be 30 days or longer.
- It's designed to create lower-cost housing options in walkable neighborhoods.

Where Will It Be Allowed?

Co-living developments would be allowed - but only with special permission (Conditional Use Permit) - in these zoning districts:

- G1 (General Downtown)
- G2 (Mixed-use transitional)
- B (Business)
- CDA (Central Development Area)
- W (Waterfront)

How Many People Can Live in a Co-Living Building?

- Each co-living unit (bedroom) can house 1-2 people
- Maximum 40 residents per floor
- Maximum 80 residents per building
- A full-time, on-site manager is required for every 40 residents

Parking Requirements

- No on-site parking is required if the building is within 600 feet of a public parking garage
- Otherwise: 1 parking space per 4 units

Why It Matters for Portsmouth

- Helps address the affordable housing shortage

Portsmouth Co-Living Ordinance Summary

- Encourages diverse housing options in walkable urban areas
- Appeals to young workers, seniors, and others seeking alternatives to expensive traditional apartments