

1 **Sec. 3.15. SH 146 South Commercial District (146-S)**

2 *3.15.01. Description:* The SH 146 South Commercial District (146-S) is intended to be the southern gateway  
3 into the city. The district elements should preserve Seabrook’s unique sense of place for community gatherings  
4 and events, while providing local entertainment options for the community. This district, due to changes within  
5 the flood regulations, will be made up of elevated structures, creating a unique appearance throughout the district.

6 *3.15.02. Uses:* Uses permitted by right and by conditional use shall be governed by Section 3.17,  
7 “Comprehensive land use regulation matrix” 146-S District.

8 *3.15.03. Area Regulations:*

9 A. *Front Yard:* All buildings shall be set back from the street right-of-way lines a minimum depth of 30  
10 feet.

11 B. *Rear yard:* A lot with a primary building located on it shall have a rear yard of not less than ten feet.

12 C. *Side yard:* All buildings shall have side yard setbacks of not less than 10 feet. However, for buildings  
13 located on corner lots, there shall be a side yard setback from the street of not less than 15 feet.

14 D. *Lot size:* A minimum site of 6,250 square feet in area shall be required.

15 E. *Lot width:* Each lot shall have a minimum width of not less than 50 feet at the front building line.

16 F. *Lot depth:* Each lot shall have a minimum depth of not less than 125 feet.

17 *3.15.04. Building height:* No building or structure shall have a finished floor whose elevation exceeds 74  
18 feet 11 inches above base flood elevation. Structures exceeding 50 feet in height above base flood elevation  
19 shall require a conditional use permit. This setback shall not apply to church steeples, spires, belfries, cupolas,  
20 or other normal appurtenances usually required to be placed above the roof level and not intended for human  
21 occupancy.

22 *3.15.05. Outside storage:* Outside Storage shall be screened from view from all public streets with the use of  
23 screening walls, landscaping, or berms.

24 *3.15.06. Sidewalks:* The pedestrian paving will be constructed either within appropriate public street rights-of-  
25 ways and/or within the Landscape Setbacks. All walks must be constructed in a consistent workmanlike manner.

26 A. Minimum construction requires sidewalks to be four inches (4") thick with #3 reinforcement at eighteen  
27 inches (18") on center both ways. Public Sidewalks located within the City or County right-of -way shall be  
28 a minimum of five feet wide. No cold joints are permitted. Complete pours between expansion joints are  
29 required. Drill dowels into existing concrete curbs and driveways and use expansion joints with slip dowels  
30 at connections of existing and new concrete. Dowels are to be stubbed out where sidewalk is to be continued  
31 in the future.

32 B. Sidewalk elevations shall match with the existing manhole and valve box elevations. If adjustments of the  
33 height are required, Owner shall notify the Seabrook Public Works Department (24 hours) prior to sidewalk  
34 construction. If adjustments must be made, the Owner-builder/site developer will be responsible for such  
35 adjustments. Handicap ramps are required at every street and other locations required by **Americans with**  
36 **Disabilities Act of 1990 (ADA)** as amended.

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38           3.15.07. *Accessory structures:* Accessory structures shall not occupy a required front or corner side yard, or  
39 project beyond the front building line of the principal structure on a site. Accessory structures shall be set back at  
40 least ten feet from interior side and rear property lines. A minimum distance of not less than ten feet shall be  
41 maintained between the main structure and accessory buildings. The minimum distance between two main buildings  
42 on the same parcel shall be 20 feet. The total floor area of accessory structures more than 30 inches in height shall  
43 not exceed 40 percent of the area of any required yard. No accessory structures or other obstructions, including decks,  
44 pools, paving, landscaping structures, or trees and fountains, may be erected on any easement.

45           3.15.08. *Buffering and screening:*

46       A. Rooftop or ground level mechanical equipment shall be totally screened from view by using either parapet  
47 walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted  
48 units.

49       B. Exterior dumpster/garbage/waste containers shall be placed a minimum of 10 feet from any side or rear  
50 property line. Containers shall not project beyond the front building line of the principal structure. Containers shall  
51 be fully screened so not to be visible from off the property. Each trash container enclosure shall be constructed of  
52 impervious materials with a gate.

53       C. Loading docks are prohibited between the street right-of-way and any building facade fronting a street right-  
54 of-way. Loading docks shall be situated toward the rear of structures. Loading docks may not be used for any type  
55 of long-term storage. Any vehicle, trailer or material left standing in a loading dock for more than a 24-hour period  
56 shall be deemed a violation of this ordinance.

57           3.15.09 *Parking:* Parking shall be in accordance with [article 5](#) of this ordinance. Please see the  
58 comprehensive off-street parking regulation matrix.

59           3.15.10 *Signage:* Signage shall be in accordance with [article 6](#) of this ordinance.

60           3.15.11 *Landscaping:* Landscaping shall be in accordance with [article 7](#) of this ordinance.

61           3.15.12. *Supplementary regulations:*

62       A. No temporary structures, including recreational vehicles, construction trailers, or travel trailers may be used  
63 for on-site dwelling purposes.

64       B. Temporary structures for uses incidental to construction work on the premises which are removed upon  
65 completion or abandonment of construction work are allowed upon permit from the building official.

66       C. Utilities, including, but not limited to, electrical lines, gas lines, telephone lines, and cable television lines,  
67 shall be installed underground unless otherwise approved by City Council.

68       D. No trailer or semitrailer may be used for the storage of retail or wholesale merchandise on any property in  
69 this district for a period exceeding 72 hours.

70       E. No trailer, motor vehicle, semitrailer or shipping container may be used for the display, vending or retailing  
71 of any merchandise at any time.

72       F. Outside display of merchandise is permitted except in any of the required parking areas or other restricted  
73 areas. No display shall be erected in a manner that obstructs the safe flow of pedestrian or vehicular traffic.

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75 3.15.13 Architectural Standards:

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Four-Sided Architecture Required	Acceptable Four-Sided Architecture
<p>A building's architectural features and treatment shall be applied to all sides of buildings. Building details, including roof forms, windows, doors, trim, and siding materials, shall reflect the architectural style of the building. All sides of a commercial building shall display a similar level of quality and architectural detailing.</p> <p>Areas located below an elevated building shall be screened from view from all public streets with the use of screening walls. The buildings materials used for construction of the screening walls shall reflect the architectural style of the building.</p> <p>Exception:</p> <ol style="list-style-type: none"> <li>1. An area provided for dining purposes.</li> <li>2. An area provided for parking of motor vehicles.</li> </ol>	
<p><b>Blank Walls Prohibited</b></p> <p>Any wall that faces a street, connecting pedestrian walkway and that exceeds 30 feet in length shall include a minimum of two of the following within each successive 30-foot section or fraction thereof.</p> <p>Change in wall plane, such as projections or recesses, having a depth of at least three percent of the length of the facade and extending at least ten percent of the length of the facade.</p> <ul style="list-style-type: none"> <li>• Change in texture or pattern;</li> <li>• Windows;</li> <li>• Covered walkways or entrances;</li> <li>• Canopies; or</li> <li>• An equivalent element that subdivides the wall into human-scale proportions.</li> <li>• Tri-partite architecture</li> </ul>	

## Building Materials

### Permitted Primary Exterior Building Materials

All primary exterior building materials shall be durable, economically maintained, and of a high quality that will retain its appearance over time. The following materials are allowed as primary exterior building materials:

- Brick and materials identical in appearance
- Sandstone or natural or synthetic stone
- Tinted and textured concrete masonry units
- Wood and composite materials identical in appearance. Wood may include horizontal boards and board-and-batten
- Cast stone
- Stucco



**Prohibited Primary Building Exterior Materials**

- Smooth-faced concrete block
- Smooth-faced tilt-up concrete panels
- Prefabricated metal panels, galvanized tin or other metals.
- Vinyl
- Exterior Finish Insulation System (EIFS)

