

Sec. 3.16. SH 146 Main Commercial District (146-M)

3.16.01. Description: The SH 146 Main Commercial District (146-M) is intended to promote an attractive mix of retail, commercial services, and restaurants. The district elements shall exhibit an overall desirable sustainable appearance with enduring quality.

3.16.02. Uses: Uses permitted by right and by conditional use shall be governed by Section 3.15, “Comprehensive land use regulation matrix” 146-M District.

3.16.03. Area Regulations:

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

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

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

D. *Lot size:* A minimum site of 20,000 square feet in area shall be required.

E. *Lot width:* Each lot shall have a minimum width of not less than 80 feet at the front building line.

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

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

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

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

A. Minimum construction requires sidewalks to be four inches (4") thick with #3 reinforcement at eighteen inches (18") on center both ways. Public Sidewalks located within the City or County

right-of-way shall be a minimum of five feet wide. No cold joints are permitted. Complete pours between expansion joints are required. Drill dowels into existing concrete curbs and driveways and use expansion joints with slip dowels at connections of existing and new concrete. Dowels are to be stubbed out where sidewalk is to be continued in the future.

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

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

3.16.08. Buffering and screening:

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

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

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

D. Any property containing a use in this zoning district which adjoins or abuts any property classified in the R-LD, R-1, or R-2 zones shall be required to provide a minimum landscaped buffer yard of 50 feet from the adjoining/abutting property line. The Landscape buffer shall contain the following standards; pervious landscaped area, no drives or parking, no commercial or retail use, irrigated and maintained by the owner thereof in good order, appropriately trimmed and clear of trash/ debris. Architecturally finished masonry wall with a minimum height of 8 feet shall be provided along the common property line. Trees no shorter than 8' tall and in a quantity of no less than one tree per forty feet of boundary wall shall be planted, maintained, and replaced as required.

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

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

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

3.16.12. *Supplementary regulations*:

- A. No temporary structures, including recreational vehicles, construction trailers, or travel trailers may be used for on-site dwelling purposes.
- B. Temporary structures for uses incidental to construction work on the premises which are removed upon completion or abandonment of construction work are allowed upon permit from the building official.
- C. Utilities, including, but not limited to, electrical lines, gas lines, telephone lines, and cable television lines, shall be installed underground unless otherwise approved by City Council.
- D. No trailer or semitrailer may be used for the storage of retail or wholesale merchandise on any property in this district for a period exceeding 72 hours.
- E. No trailer, motor vehicle, semitrailer or shipping container may be used for the display, vending or retailing of any merchandise at any time.
- F. Outside display of merchandise is permitted except in any of the required parking areas or other restricted areas. No display shall be erected in a manner that obstructs the safe flow of pedestrian or vehicular traffic.

3.16.13 *Architectural Standards*:

Four-Sided Architecture Required	Acceptable Four-Sided Architecture
----------------------------------	------------------------------------

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.



Blank Walls Prohibited

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.

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.

- Change in texture or pattern;
- Windows;
- Covered walkways or entrances;
- Canopies; or
- An equivalent element that subdivides the wall into human-scale proportions.
- Tri-partite architecture



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