URBAN CODE ★ THE TOWN OF SEASIDE

TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V	TYPE VI	TYPE VII	TYPE VIII	SPECIFICATIONS
RESIDENTIAL RETAIL & LODGING	RESIDENTIAL RETAIL & OFFICE	RESIDENTIAL & WORKSHOP	RESIDENTIAL & LODGING	SPECIAL DISTRICT	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	

TYPE V — SPECIAL DISTRICT
1. CODE PROVISIONS SHALL BE DEVELOPED IN CONSULTATION WITH THE SEASIDE ADMINISTRATION
2. ARCHITECTS SHALL BE SELECTED BY THE SEASIDE ADMINISTRATION.

SPECIFICATIONS
1. ALL BUILDING PLANS SHALL BE SUBMITTED TO THE SEASIDE ADMINISTRATION FOR CONFORMITY TO THE CODE.
2. VARIANCES TO THE CODE SHALL BE GRANTED ON THE BASIS OF ARCHITECTURAL MERIT
3. ALL BUILDINGS SHALL CONFORM TO THE APPROVED MATERIALS LIST

YARD

AN AREA LEFT FREE OF STRUCTURES MORE THAN 2 FT. IN HEIGHT.

- TYPE I: WIDTH: 100% MIN
- TYPE II: WIDTH: 100% MIN
- TYPE III: WIDTH: 100% MIN
- TYPE IV: WIDTH: 50% MIN
- TYPE VI: WIDTH: 30% MIN
- TYPE VII: WIDTH: 40% MIN
- TYPE VIII: WIDTH: 50% MIN

SPECIFICATIONS
1. THE STREET FACADE SHALL EXTEND ALONG THE FRONT YARD LINE A MINIMUM OF THE DESIGNATED PERCENTAGE OF THE LOT WIDTH.
2. THE LARGER OF THE SIDE YARDS SHALL BE WHERE DESIGNATED ON THE TOWN PLAN.
3. CHIMNEYS AND BAY WINDOWS MAY ENCROACH UP TO ONE-HALF THE YARD SPECIFIED.
4. WOOD FENCES SHALL BE BUILT ALONG THE STREET AND FOOTPATH PROPERTY LINES EXCEPT IN TYPES I AND II.

PORCH

AN UNGLAZED ROOFED STRUCTURE.

BALCONY

AN UNGLAZED CANTILEVERED STRUCTURE.

- TYPE I: DEPTH: 12 FT MIN / WIDTH: 100% MIN
- TYPE II: DEPTH: 10 FT MIN / WIDTH: 100% MIN
- TYPE III: DEPTH: 5 FT MAX / WIDTH: 40% MIN
- TYPE IV: DEPTH: 10 FT MIN / WIDTH: 100% MIN
- TYPE VI: DEPTH: 8 FT MIN / WIDTH: 60% MIN
- TYPE VII: DEPTH: 15 FT MIN / WIDTH: 30% MIN
- TYPE VIII: DEPTH: 8 FT MIN / WIDTH: 40% MIN

SPECIFICATIONS
1. THE PORCH OR BALCONY SHALL EXTEND IN WIDTH A MINIMUM OF THE DESIGNATED PERCENTAGE OF THE STREET ARCADE.
2. THE FRONT PORCH OR BALCONY SHALL BE THE MINIMUM DESIGNATED DEPTH.
3. THE WINDOW PROPORTION SHALL BE SQUARE OR VERTICAL.
4. BALCONIES ARE REQUIRED IN TYPE III ONLY.

OUT-BUILDING

AN AUXILIARY STRUCTURE LOCATED WITHIN A YARD AREA.

- TYPE II: AREA: 200 SQ FT MAX
- TYPE III: AREA: 420 SQ FT REQD
- TYPE IV: AREA: 800 SQ FT MAX
- TYPE VI: AREA: 240 SQ FT MAX
- TYPE VII: AREA: 200 SQ FT MAX

SPECIFICATIONS
1. THE FOOTPRINT OF OUTBUILDINGS SHALL NOT EXCEED THE DESIGNATED AREA.
2. OUTBUILDINGS SHALL NOT EXCEED 22' HEIGHT EXCEPT TYPE III WHICH SHALL NOT EXCEED 14 FEET.
3. THE WALLS OF OUTBUILDINGS AT PROPERTY LINES SHALL BE LEFT WINDOWLESS AND SHALL BE 2 HR FIRE RATED.

PARKING

AN OPEN AREA NO LESS THAN 10 FT. BY 20 FT. WITH A MINIMUM 10 FT. WIDE CONTINUOUS ACCESS FROM THE STREET.

- TYPE I: 4 REQD
- TYPE II: 3 REQD
- TYPE IV: 1 PER 2 BR. REQD
- TYPE VI: 1 REQD
- TYPE VII: 2 REQD
- TYPE VIII: 1 REQD

SPECIFICATIONS
1. THE SPECIFIED NUMBER OF PARKING SPACES SHALL BE PROVIDED WITHIN THE AREA DESIGNATED.
2. TRUCKS, BOATS, CAMPERS AND TRAILERS, AIRSTREAM TYPES EXCEPTED, SHALL BE PARKED IN REAR YARDS ONLY.
3. GARAGES SHALL FOLLOW THE SPECIFICATIONS OF OUTBUILDINGS.

HEIGHT

THE VERTICAL DISTANCE BETWEEN THE AVERAGE OF THE ENFRONTING STREET ELEVATION AND A SPECIFIED POINT ON A STRUCTURE.

- TYPE I: 40 FT MAX / 20 FT REQD / 11 FT MIN / 2 FT REQD
- TYPE II: 37 FT REQD / 22 FT MAX / 21 FT REQD / 11 FT REQD
- TYPE III: 45 FT MAX / 36 FT REQD / 10 FT REQD
- TYPE IV: 32 FT MAX / 22 FT MIN / OPTIONAL / 4-5 FT REQD / 3 FT REQD
- TYPE VI: 30 FT MAX (VI-A) / 22 FT MAX (VI) / 3-4 FT, 2 FT
- TYPE VII: 30 FT MAX / 4-6 FT, 2 FT
- TYPE VIII: 30 FT MAX / 3-4 FT, 3 FT

SPECIFICATIONS
1. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE AS DESIGNATED.
2. THERE SHALL NOT BE HEIGHT LIMIT ON STRUCTURES OR PORTIONS OF STRUCTURES WITH A FOOTPRINT OF LESS THAN 215 SQ FT.
3. THE PRINCIPAL ROOF SHALL BE A SYMMETRICAL GABLE OR HIP WITH A SLOPE OF 8 IN 12.
4. A SHED ROOF SHALL HAVE A PITCH OF 3 IN 12 AND BE PERMITTED ONLY WHEN ATTACHED TO A PRINCIPAL ROOF OR WALL.
5. A FLAT ROOF SHALL BE PERMITTED ONLY AS A HABITABLE DECK ENCLOSED BY A CONTINUOUS BALUSTRADE OR PARAPET

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