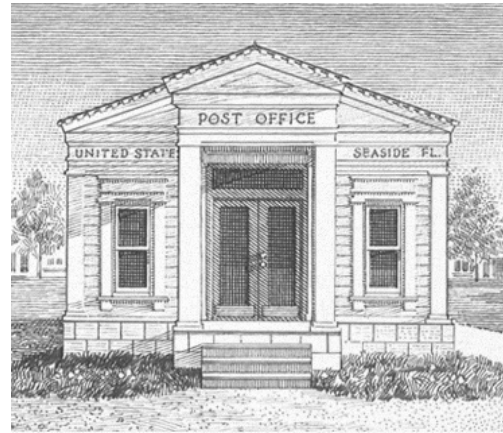


THE SEASIDE CODE (2014)
Architectural Regulations



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Materials

1. **Foundations** shall be 8 x 8 or round tip pressure-treated or penta-treated wood pilings, concrete pilings, and/or masonry piers or walls on concrete footers or grade beams. Continuous stem walls for basements shall be stucco over masonry, wood boards over masonry, or board-formed poured concrete. Type I & III may also have slab on grade.
2. **Walls** (except walls on Type I lots at the arcade level) may be clad in wood siding, shakes (shingles) or vertical wood board and batten. Wood shall be rot-resistant wood (e.g., cedar, redwood, cypress or pressure-treated) and finished to prevent rot. Boards used with board and batten, and, panels used with frame and panel may be exterior boards, panels or sheets treated for weather resistance (e.g., MDO, HDO, Xteria).
3. **Masonry**, where allowed, shall be natural stone, parged brick or parged block, poured concrete, or concrete block but not exposed brick.
4. **Walls on Type I lots** shall be metal, masonry or stucco over masonry. Walls above the arcade on Type I lots may also be any of the materials permitted for Walls in the preceding paragraph.
5. **Walls on Type III, and, Type V lots in Plats 12 and 14** may be stucco over masonry.
6. **Garage walls** on the ground story may, in addition to the wall materials above, be natural or painted concrete block.
7. **Wood trim** shall be rot-resistant, better than #2 pine, cedar, redwood, cypress, or pressure-treated wood. Synthetic wood trim and cementitious trim are prohibited. Where boards or panels are used for board and batten or for frame and panel, batten and frame and related trim may be the same product as the panels (e.g. MDO, HDO, Xteria).
8. **Sills** are required and shall be wood at wood walls and masonry at masonry walls.
9. **Lattice** shall be wood.
10. **Arches and Piers** shall be masonry.

Configuration and Techniques

1. **Siding** shall be smooth and of one of the following patterns 105 drop siding, 106 drop siding, 6" wood lap siding (aka: Dutch, German, Cove).
2. **Siding joints** shall be scarf joints not butt joints. Scarf joints may be caulked but not covered.
3. **Shingles** shall be machine-cut with the bottom edges aligned.
4. **Natural stone** shall be laid with the stones horizontal. The broad face of uncut stone shall not be laid to the outside of the wall. Stone veneer shall be detailed and laid to resemble a structural stone wall. Artificial stone is prohibited.
5. **Masonry veneer walls and brick walls** shall be detailed exactly as masonry bearing walls including at openings.
6. **Brick Coursing** at openings shall course exactly to the top and bottom of all openings.
7. **Brick** shall be molded, not wire cut, and of standard or modular sizes. Brick shall be laid in a pattern other than stack bond and shall have raked, concave, struck or grapevine joints not greater than 1/2" thick.
8. **Brick Jack Arches** shall be built of gauged brick capable of supporting the brick in the wall above. The end of jack arches shall be either 22.5 degrees or 30 degrees from vertical and all intermediate joints shall converge on the same point.
9. **Stucco** shall be over masonry and shall be smooth sand-finished with no evidence of the mark of the trowel. Exterior insulating finishing systems (EIFS), such as Dryvit, are prohibited.
10. **Concrete block** shall be standard smooth-face, laid in a horizontal running bond or stacked bond pattern, with raked, concave, struck or grapevine joints not greater than 1/2" thick.
11. **Mortar** shall blend with masonry and not contrast it.
12. **Keystones** shall have sides that converge on the radius point of a round arch or the same points as the ends of a jack arch. Keystones shall never be used as a part of picture-framed casing or with lintels with square ends.
13. **Masonry lintels** shall be flush with the wall and shall be at least as tall as one-fifth of the opening width and shall extend beyond the opening on each end a minimum distance of one half of its height and a maximum distance equal to its height.

Configurations and Techniques (continued)

14. **Sills in masonry walls** shall be stone or precast, preferably with lugs, and shall extend beyond the sides of the masonry opening a coursing dimension.
15. **Skirt boards** shall be a minimum 1¼" by 9¼" with a minimum 1¼" by 2¼" wide cap sloped away from the wall.
16. **Walls clad in board and batten** shall have vertical battens spaced at a maximum of two feet on center.
17. **Garage walls** of wood shall be detailed in a manner similar to the principal building.
18. **Trim** shall be required where there is a change in material or a change in plane, except at masonry walls and where siding or shingles are mitered at outside corners, which is permitted.
19. **Wood trim** shall be smooth and 2x4 or 2x6 at corners and openings or similar. Where appropriate, wood trim at building corners may take the form of pilasters. All wood trim shall be a minimum of 1¼" thick. Pencil molding at corner boards is permitted. Where ends of wood trim boards meet to form a continuous trim element, a scarf joint shall be used. Where ends of wood trim boards meet at an angle (other than 180 degrees), a miter or butt joint shall be used. All joints should be caulked.
20. **Brick mold** shall be wider than 2" and may be used in masonry openings but is prohibited elsewhere.
21. **Lattice strips** shall be 1¼" minimum and spaced no further apart than 1½".
22. **Stucco**, where permitted, shall be smooth or sand-finished with no evidence of the mark of the trowel.
23. **Arches, piers, and posts** shall be sized to visually support the weight above.
24. **Wall material changes** at outside corners are prohibited. Vertical joints between different materials may occur only at inside corners. Materials that appear heavier shall be below those that appear lighter.
25. **Expansion joints** shall be a rational part of the composition of the wall and colored to match the wall.

Materials

1. **Residential doors and garage doors** shall be wood and may have glass.
2. **Storefront door and window frames** in Type I buildings shall be mahogany, ipe or other rot resistant wood, bronze, stainless or other rustproof metal. Rectangular section aluminum storefront frames are prohibited; other sections may be permitted subject to approval. Frameless glass doors and butt-jointed glazing are permitted.
3. **Door hardware** shall be bright brass (lacquered finish not recommended), brushed chrome, brushed aluminum, stainless steel or oiled bronze finish. Keyholes in knobs are prohibited. The electronic locks installed as of the date this document is adopted may remain; however, any new electronic locks, or other hardware not described herein require approval.
4. **Sliding glass doors** shall be permitted only for access from indoor bathrooms to outdoor showers. They shall be located behind privacy screens and shall be finished with white electrostatic paint.
5. **Windows** shall be wood.
6. **Screen doors** shall be wood. **Screen windows** shall be wood or aluminum. **Screen** shall be dark gray fiberglass, aluminum, copper or bronze.
7. **Shutters** shall be a rot resistant wood (e.g., cedar, redwood and mahogany).
8. **Hurricane protection** in new construction or replacement windows and doors shall be provided using laminated glass. Hidden roll-down shutters may be built into the window head for new construction and/or renovations. Hurricane protection for existing doors, windows and other openings may be fabric or steel mesh screens with the fasteners affixed to the house painted to be as invisible as possible.
9. **Glass** shall be clear and free of color. Stained, frosted, tinted and art glass require approval.

Comments

Visible hurricane protection devices should not be installed before a hurricane warning has been issued, nor remain in place more than three days after a hurricane warning has been lifted.

Configuration and Techniques

1. **Doors** shall be full glass, panels, or glass and panels. Panels in rectangular doors shall be rectangular.
2. **Panels** shall be recessed or raised. A pair of French doors shall be no wider than 75% of their height. Flush doors are prohibited.
3. **Garage doors** shall be sectional overhead, panel overhead, side-hinged, or, wood sliders, and, no wider than 8 feet.
4. **Individual door, window and porch openings**, when rectangular, shall be square or of vertical proportion not less than 1 to 1.5. Awning type windows of horizontal proportions may be used at clerestories. Windows of other than rectangular shape, such as fan windows, circle windows, and any other window not expressly permitted require approval.
5. **Window types** shall be casement, awning, hopper, double-hung or triple-hung.
6. **Muntins**, if any, shall divide single-pane glass into true divided lights, or, if double- or triple-pane or monolithic impact glass (preferred), muntins may simulate divided lights by being placed on both inside and outside surfaces with spacer bars placed between the panes. Muntins shall not be rectangular in section. Fake muntins, such as snap-in muntins, field glued-on muntins and grills between the glass panes are prohibited.
7. **Bay windows** shall have a minimum of three sides each with windows and shall either extend to the ground or be supported by visible brackets of a size sufficient to support the load above.
8. **Screen doors** shall be rectangular panels, free of decorative trim and shall be the color of the door or the trim. **Screen windows** shall cover the entire window and shall be the color of the window trim.
9. **Shutters** shall shut and shall have hinges, tie backs and a latch. Paired shutters shall be half the width of the sash they cover. A single shutter shall match the width of the sash it covers.
10. **Three types of shutters** are permitted: flat board shutters, paneled shutters (most common at the street level), and louvered shutters. Curved-top shutters may be either bow spring arched or full Roman arches according to the shape of the window and may be board, paneled or louvered.
11. **Casing at doors and windows** should be at least 3½". Head casing shall be equal to or wider than jamb casing and may have a drip cap and/or flashing.
12. **Sills** are required and shall be a minimum of 1¼" thick and shall project from the face of the wall and should have a drip edge.

Materials

1. **Columns** shall be wood, stone, fiberglass or approved composites. Extruded aluminum is prohibited. Classical columns shall be built to classical proportions. All round columns, except at Type I, shall have entasis. Round columns with or without entasis are permitted at Type I. Metal and masonry columns are allowed at Type I.
2. **Arcades** (porches) at Type I shall be wood, metal and/or masonry.
3. **Posts** shall be wood.
4. **Porch beams** shall be wood.
5. **Porch floors** shall be rot-resistant wood (e.g., pressure-treated pine, ipe or teak). Synthetic decking is prohibited.
6. **Porch ceilings** shall be wood.
7. **Balconies** shall be wood, or, at Types I and III, wood, masonry or metal.
8. **Railings** shall be wood, or, at Types I and III, wood, masonry, metal or glass.

Configuration and Techniques

1. **Porches**, except required porches, may be enclosed.
2. **Railings** shall have both top and bottom rails with the bottom rail clearing the floor except at screen porches where the bottom rail may rest on the floor. The maximum span of a railing is 8'. Balusters shall be centered (in section) on the rails and spaced at no more than 4" clear opening.
3. **Balconies of wood** over 3' in depth shall be visually supported by brackets on Types IV—VIII. No portion of a balcony shall extend beyond a property line.
4. **Column bases** shall never protrude beyond the edge of the porch flooring. The outer edge of the base shall align with the face of the pier or foundation below. Interior columns center over piers, but corner columns slide near the outside corner of piers so that column base and outside face of pier align.
5. **Large square columns** of wood wider than 12" shall be built of frames and panels unless they are classically correct manufactured columns.
6. **Built-up beam faces and bottoms** shall have their seams on the underside of the beam.
7. **Stair stringers** shall be notched to receive the tread (rather than the treads being placed between them).

Materials

1. **Roof structure** shall be wood except at Types I & III. Exposed wood rafters or rafter tails shall be pressure-treated pine or other rot-resistant wood. Roof structure at Types I & III, if exposed, shall be an honest expression of the structure.
2. **Roof cladding** may be either:
 - Metal shingle, corrugated metal sheet, 5 V-crimp metal sheet, or standing-seam metal sheet. Metal roofing panels shall be flat between the primary ribs with no striations, pencil ribs or stiffener ribs. Silver/gray and gray/green paint are acceptable, even encouraged, as a means to increase the lifespan of a roof. Other paint colors are prohibited. Aluminum roofs with a galvanized finish are permitted where the underside is not exposed, or if exposed, has the same finish as the top.
 - Wood shakes of cedar, redwood, cypress or pressure-treated pine finished to prevent rot all of which shall age to a tin-roof, silver-gray color.
3. **Gutters and downspouts** shall be copper (unfinished, left to age naturally), galvanized steel (which may be painted to match the color of the building), galvanized steel with an approved aluminum alloy finish or aluminum with a galvanized finish.

Configuration and Techniques

1. **Roofs shall be simple gables or hips** symmetrical about their peaks, except at Types I and III where flat roofs are permitted.
2. **Roof slopes** of the principal structure shall be no less than 4 in 12, except where flat. The **roof slope of porches** and ancillary structures shall be no less than 3 in 12.
3. **Flat roofs** are permitted at Types I and III and as auxiliary roofs elsewhere when accessible in which case the area of the flat roof shall be determined during the approval process.
4. **Shed roofs** (monopitches) are prohibited unless the top of slope is attached to a principal roof or vertical wall.
5. **Overlapping gables** shall only be used when the smaller gable is part of a balcony, porch, or entrance.
6. **Widow's or captain's walks** are permitted when accessible and enclosed by a continuous balustrade or parapet. Widow's or captain's walks may not be accessed from a tower. Any portion of the rail or parapet above the allowed roof height is considered a tower, thus limited to 200 square feet.
7. **Rafters** shall be 2x6 minimum with exposed rafter tails. Rafters shall overhang a minimum of 18". Overhangs are not required at Types I & III.
8. **Fascias**, if any, shall not completely cover rafter tails.
9. **Purlins**, if any, shall be 2x2 or 2x4.
10. **Skylights** shall be flat and shall not face frontages unless used for access to a flat roof and hidden from view from street level.
11. **Roof penetrations** (vents, flues, etc.) and equipment shall be placed where they are not easily visible from nearby frontages. All roof penetrations shall match the color of the roof.
12. **Overhanging eaves** shall be exposed.
13. **Gutters**, if exposed, shall be half-round. Downspouts shall be round.

Materials

1. **Chimneys** shall be masonry, brick, or sheet metal. Wood chases or enclosures are prohibited.
2. **Flues** shall be clay or metal. Metal flues shall be galvanized metal or aluminum left natural or painted black.
3. **Privacy screens** shall be canvas or wood.
4. **Awnings** shall be canvas, a solution-dyed acrylic fabric, or another comparable exterior fabric and attached to a light metal frame.
5. **Canopies** are permitted only at Type I and shall be canvas, metal or glass.
6. **Window boxes** shall be wood and are encouraged.
7. **Dormers, Towers, Lanterns, Belvederes and Cupolas** shall be built of the same materials as walls, windows and roofs.

Configurations and Techniques

1. **Chimneys on an outside wall** shall be no less than 32" square in plan, extend to the ground and have a projecting cap.
2. **Flues** shall be no taller than required by local building codes.
3. **Direct-vent fireplaces** are prohibited.
4. **Brick chimney** configurations and techniques are the same as those for brick walls. See Brick Walls, Configurations and Techniques.
5. **Air-conditioning compressors** shall be located and screened in such a way as to minimize noise and visual impact. Any new compressor, whether for new construction or as a replacement for an existing compressor, must meet the noise standards provided in the Appendix and must be approved prior to installation. Geothermal HVAC systems, which save energy and transmit no noise to neighboring properties, are automatically approved and do not require review in replacement situations. The Appendix may include a list of other approved compressors that do not require review for replacement of existing compressors.
6. **Canvas awnings** shall be simple, sloped rectangles of reasonable size with or without end panels, but absolutely without bottom panels. The lowest edge of the awning—the flap—should live up to its name and be allowed to flap in the breeze. All awnings on a single building shall be identical except that storefront awnings maybe unique to the storefront. Awnings shall not be backlit. Awnings should be retractable. Awnings of the quarter-round variety are prohibited.
7. **Canvas canopies** shall be simple, sloped rectangles of reasonable size with or without end panels, but absolutely without bottom panels. Canvas canopies shall not be backlit.
8. **Dormers** shall fenestrate habitable space rather than create habitable space and shall be subordinate to the principal roof. The dormer face shall be entirely windows and casing. Wall materials are prohibited on the dormer face.
9. **Lanterns, belvederes and cupolas** shall sit on a low base and be trimmed to resemble pilasters surrounding glazed or louvered openings and supporting a beam and roof above. Siding, if any, shall be below the sill height.

General

1. All signs require approval. If agreement cannot be reached on logos and graphics, only letters and/or numbers shall be permitted.
2. The following are prohibited unless expressly permitted elsewhere: fluorescent or glowing paint; billboards; pylons; rooftop signs; flashing, moving or intermittently illuminated signs or advertising devices; freestanding signs (except that way-finding identification as per municipal standard shall be permitted), signs or window graphics.
3. Signs for real estate related businesses such as sales, rental, management and maintenance are prohibited.

Type I

Materials

1. **Signs** shall be wood, metal, or PVC. When used, PVC shall be 3/4" thick with square edges. Signs may be painted or have engraved gold leaf letters and symbols. Hand-painted or carved signs are encouraged. Digital laminated prints are allowed provided that the sign mounting board (substrate) shall match the shape and size of the laminated print with no substrate showing at the front of the sign.
2. **Window signs** may be neon behind the glass, or paint or vinyl applied directly to the glass. Neither shall be mounted on opaque signboards.
3. **Internally lit signs** other than neon are prohibited.

Configurations and Techniques

1. **Band Signs** consist of a band of lettering across the entire width of the building. Band signs shall be a maximum of 36" tall, and the bottom of the band sign shall not be installed more than 12' or less than 10' above the sidewalk.
2. **Board Signs** consist of painted or vinyl graphics on a signboard attached flush with wall, sized and placed in a manner complimentary to the building.
3. **Blade Signs** hung from an architectural element shall be centered on that element. Blade signs projecting from the wall may project a maximum of 5'. The top of the blade sign shall be between 9' and 12' above the sidewalk. The blade sign shall be 32" tall maximum. Blade signs shall be no more than 4' wide. No blade sign shall exceed 8 square feet. In addition, brackets

or other suspension device shall match the sign style and shall not be computed as part of the allowable size of the sign.

4. **Vertical Signs** are permitted at corner buildings. They may project perpendicular from one side of the building or at a 45-degree angle to the corner. Vertical signs shall be mounted a minimum of 12' from the sidewalk, measured to the bottom of the sign. The top of the sign shall not exceed the height of the windowsill in the top story. Vertical signs shall be mounted 12" maximum away from the exterior wall of the building and shall be a maximum of 3' wide.
5. **Rooftop Signs** may be Band or Board Signs or simply letters affixed to an open armature mounted to or above a roof or roof element. Size shall be determined by SARC at the time of approval based on location and size of roof.
6. **Awning Signs** may be painted either on the flap of the awning or in the center of the body of the awning. Awnings shall be fabricated of canvas on metal frames. Awning signs shall be painted directly on canvas. Backlit awnings are prohibited. Signs that occupy the flap of the awning may fill the entire height and width of the flap up to a maximum flap height of 12".
7. **Painted Wall Signs** may occur on masonry wall surfaces and shall not be the primary sign of the business they represent. Size shall be determined by SARC at the time of approval.
8. A **plaque sign** inscribed with the name of the architect and the date of completion, less than 2 feet square made of bronze, aluminum, concrete or stone may be permanently affixed to the building. Location shall be determined by SARC at the time of approval.
9. The height of any **window sign** is limited to one-third the height of the glass in the sash where the sign is installed, excluding muntins. The width of any window sign is limited to 90 percent of the width of the glass in the sash where the sign is installed.
10. **Window graphics** are prohibited facing Central Square, 30A and the courtyards of the Lyceum gateway building (aka Smolian Place) but may be permitted subject to approval where shops have an abundance of display windows facing secondary frontages.
11. **Parking directional signs** that are in addition to the tenant sign shall follow the requirement for other signage except that they may be 1.5 times the size and may be in addition to the tenant sign.
12. **Site-specific art** that serves as a sign may be permitted subject to approval.
13. **Other types** as approved.
14. Type I signs may **encroach into setbacks** and across Rs.O.W. lines if approved but not onto private properties.

Continued next page

Comments

The construction regulations limit signs during construction to a single permit box no larger than 30" by 30" and prohibit advertising signs for architects and contractors.

Type II

Materials

Same as for Type I except that window signs are not permitted.

Configurations and Techniques

The following types are permitted: band, board, blade and plaque signs as described under Type I. Size shall be determined by SARC at the time of approval based on sign type, location and content.

Type III

Materials

Same as for Type I.

Configurations and Techniques

One advertising or business sign is permitted but limited to the following types described under Type I band, board, window, blade and plaque signs. The sign is limited to a maximum size of six square feet and shall be hung below a balcony or mounted to a building wall within the property line.

Types IV-VIII

1. **Address numbers** (not letters spelling numbers) shall be of a non-corrosive, non-synthetic material, of a size no larger than the minimum required by Walton County 911 addressing requirements, and placed so as to be visible from the frontage and/or as required by Walton County. Recommended locations include the front door, the wall beside the door, the entablature, a square porch column or the top riser.
2. **Fence runner signs** displaying the cottage and homeowner names shall match the traditional Seaside format for material, size, font and color and may be either hand-painted or have individual vinyl letters.
3. **Security signs** providing notice of a security system may have a company logo and are limited to a maximum of one square foot in size. Signs shall not be freestanding in the yard but shall be affixed to the building near a door facing a frontage.
4. **All other signs, including for sale or for rent**, advertising or business signs, are prohibited.

1. **Exterior light fixtures** shall be approved prior to installation.
2. In Seaside, **everyone should be able to enjoy the night sky**; therefore, lights shall be lamped to produce minimum lumen levels consistent with safety and utility. Lighting is limited to 450 lumens per fixture, with a total of 3,375 lumens allowed per lot. Minimum and maximum light levels may be further specified in the Appendix. Lights shall be shielded and directed to reduce light spillover to adjacent property.
3. **Entries from streets or footpaths** shall have at least one downward projecting “mushroom” light placed at the intersection of street and path, and, footpath and entry. These lights shall be controlled by a photocell (dusk to dawn).
4. **Light spectrum** for all exterior lighting shall be of the incandescent or equivalent (warm white – 3000 Kelvin or less) spectrum.
5. **Walls of residential buildings** shall not be flooded or washed with light.
6. Some properties may subject to lighting restrictions by the Florida Department of Environmental Protection intended to **protect nesting sea turtles**.

1. **All colors must be approved.**
2. Colors are intended to be **lighter nearer the gulf** and become **more saturated to the north**.
3. The **body color of houses on the gulf side of 30A** are intended to be very pale, dusty sunset colors, or very pale versions of beach vegetation. The color should not deter from the landscaping or call attention to itself.
4. The **body color of houses in the middle section** are intended to be mid-level colors—not too bright or exaggerated versions of the color and nothing gaudy.
5. The **body color of houses in the back section** (which includes Forest Street and the homes facing Ruskin Pool) are intended to be dark, saturated forest or wood colors, nothing pastel.
6. **The use of white as a body color** is reserved for civic buildings only.
7. **Trim around openings** shall be of a contrasting color, preferably lighter, and in high gloss.
8. **Trim around lights**, outlets, vents, meters, etc., and at inside corners shall be the wall color.
9. **Roof color** shall be as noted in the “Roofs” section under “Materials.”
10. **Paints and stains** shall be a solid color.
11. The **paint system** must be a minimum of one coat oil-based primer and two coats of acrylic latex paint with mildew preventative additive.
12. **Exterior spray painting** is prohibited.

Comments

*A **mock-up wall panel** at least 3' square showing body and trim materials painted with the proposed body color and all proposed accent colors shall be constructed on site for approval.*

Materials

1. **Fences** shall be wood.
2. **Paths** shall be sand or white clay. The path parallel to the beach in Plats 12 and 14 may be a wood boardwalk with approval. Driveways, where present, should be pervious, should match the shoulder material and shall not extend past the property line. Other approved materials are gray concrete pavers to match the color of Seaside's sidewalks, shape and size or 4" thick compacted, crushed oyster shells. Other surfaces require approval.
3. **Grass** (seed and sod) is prohibited on residential lots.
4. **Pine straw** is permitted. **Mulch** is prohibited.
5. All plants shall be selected from **The Seaside Plant List** found in the Appendix. All plants listed by the Florida Exotic Pest Plant Council are prohibited. Other invasive species, those whose mature size has potential to overgrow spaces or to block protected view corridors, those susceptible to disease and insect infestation, those with offensive odors when blooming and those that are poisonous to humans and animals may be prohibited.
6. Each lot with a picket fence shall have **two trees** within the frontage within six feet of the picket fence line, except those Type VII lots along the divided roadway portion of Forest Street. When planted tree limbs shall be pruned to minimize danger to pedestrians.
7. Plants between any two buildings south of 30A shall not exceed 12 feet in height, above which is a protected view corridor.

Comments

Natural vegetation is to be protected, and existing vegetation shall remain undisturbed during construction, except for an area within four feet of the perimeter of building.

Configurations and Techniques

1. **Fences should provide closure** by connecting with other fences, hedges, walls or buildings and by being equipped with gates wherever openings greater than 4' in width occur. Terminal posts (corners, openings, ends, etc.), if any, shall be a minimum of 6x6 and fatter and taller than typical posts. Terminal posts shall not be placed next to each other—even if on adjacent lots where the terminal post shall be shared. Posts shall be equally spaced but not greater than 8' on center. Spacing between a post and a picket shall be the same as the spacing between pickets.
2. **Fences shall be painted white** with the exact color selected from the list in the Appendix. **Fence pattern** shall not replicate another on the same street, except in Plats 10, 11, 12, 14, 16 and 17 where the existing pattern shall be retained.
3. **Openings for driveways** shall not exceed 10' in width except on Seaside Avenue where, because of the tighter turning radius, driveways may be up to 12' in width. All openings for driveways shall be equipped with gates. EXCEPT TYPE VI
4. Other than Type II and IIa, **Decks** are permitted in rear yards only and shall not be easily visible from frontages. Decks may not be permitted in the rear yard of a corner lot, if easily visible from a frontage. Decks shall be of a scale compatible with the building and the lot and shall not be located in side setbacks (except for Type VII) or within 4' of the rear property line. Decks shall have an appropriate relationship to grade and should be closer to grade than porches.
5. **Patios** made of pavers or other impervious surfaces are discouraged due to runoff. Where allowed the size shall be significantly limited. In Type I, pavers may be impervious because drainage is accommodated in the amphitheater.
6. **Walks and paths** shall be flush with the ground, except in Type I. Boardwalks may be raised.
7. **Trash and recycling containers** shall be located within permanent enclosures and not visible from frontages (including Quincy Circle).
8. **Pools** are prohibited in the yard. In-ground pools are only allowed in the main house footprint. Above ground pools are prohibited, other than small, moveable pools for children, which do not need approval and which may be placed anywhere in the yard on a temporary basis.

1. **All wood exposed to weather** shall be KDAT, pressure-treated, or of a species generally considered rot resistant.
2. **Fasteners** such as bolts, nails, staples, hinges, etc., which are exposed to the weather shall be hot-dipped galvanized steel, stainless steel or brass. South of 30-A stainless steel nails shall be required.
3. A **valve**, clearly marked, to drain the house during freezing weather shall be located in an accessible location. All supply lines must be sloped to drain to that valve.
4. **Flagpoles** less than 6 feet in length may be mounted at an angle to square columns, posts and building walls. Longer flagpoles and freestanding flagpoles shall be reserved for use only in the Civic Realm.
5. The following are **prohibited along frontages** utility meters, air conditioning equipment, solar panels, synthetic statuary, bird baths or statuary (except those approved as museum quality), permanent grills, swimming pools (except small pools used temporarily for children and removed afterwards), rock gardens, recreation and play equipment, doghouses and dog runs, hot tubs and spas and wood decks (except for boardwalks from the front gate to the front porch which may be up to five feet wide). The frontage shall be defined as the front yard, the side yard along a street or Civic or Recreation area, and the side yard between two buildings to a depth equal to 1.5 times the distance between the buildings measured from the building face.
6. **Antennas and satellite dishes** are also prohibited along frontages if, in accordance with Federal law, this placement does not prevent reception of an acceptable quality signal or impose unreasonable expense or delay. Antennas or satellite dishes more than one meter in diameter are prohibited.
7. **Air conditioning equipment** is discouraged along Quincy Circle.
8. **Solar collectors**, clotheslines, and other energy devices based on renewable resources are permitted. Their location on each lot shall be such that the impact on the Civic Realm and on adjoining lots is minimized while not significantly compromising the effectiveness of the energy saving device.