



SEABROOK PLANNING & ZONING COMMISSION
MEETING

Chairman Renola called the Seabrook Planning and Zoning Commission to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were Gary Renola, Scott Reynolds, Guy Rodgers, Byron Hanssen as well as the Director of Community Development Sean Landis and Administrative Assistant Kiarra Bellow.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. NEW BUSINESS

- 2.1 Consider and take appropriate action on a request to modify the Seabrook Code of Ordinance, Appendix A, "Comprehensive Zoning", Article 5, "Off-Street Parking, Loading, Ingress and Egress", by adding additional residential driveway regulations, including minimum driveway widths, limits on the number of curb cuts, circular driveways and permeable pavement systems.**

Sean Landis gave a presentation on driveway regulations including widths, limits on the number of curb cuts, circular driveways and permeable pavement systems. (See Exhibit A)

No actions were taken.

3. ROUTINE BUSINESS

- 3.1 Approve minutes from the January 30, 2025, regular P&Z meeting.**

Motion:	To Approve
Made By:	P&Z Member Hanssen
Seconded By:	P&Z Member Rodgers
Vote:	Passed unanimously by all present

- 3.2 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.**

Sean Landis gave a brief update on items sent to City Council and upcoming items.

- 3.3 Establish future agenda items and meeting dates.**

Next regular meeting is scheduled for April 17, 2025.

Motion:	To Adjourn
Made By:	P&Z Member Reynolds
Seconded By:	P&Z Member Rodgers
Vote:	Passed unanimously by all present

The meeting was adjourned at 7:41 PM.

APPROVED:

Gary T. Renola
Gary Renola, Chair

DATE:

4-24-2020

ATTEST:

Kiarra Bellow
Kiarra Bellow
Administrative Assistant

City of Seabrook
P&Z Meeting
March 20, 2025
Driveway Standards



Exhibit A



Agenda

1.) Discuss the creation of additional residential driveway regulations to include:

- Maximum number of driveway curb cuts.
- Minimum and maximum widths of driveways.
- Possible modification of the landscape ordinance to address maximum amount of impervious lot coverage within a residential lot.

2.) Discuss the use of permeable pavement materials as an allowable construction method for residential and commercial driveways and parking lots.

Driveway Regulations



Before



Comparison

Before



After



Residential Driveway

Staff Recommendations

	Single Family Residential			
	Radius (feet)		Width (feet)	
	Max	Min	Max	Min
Two-Way Access	10	4	30	20
One-Way Access	Max	Min	Max	Min
	8	4	25	12

Maximum Number of Driveways/Curb Cuts	
Street Frontage Length	Number of Driveways
Up to 95 feet	1
96 - 320 feet	2
321 - 600 feet	3
601 and above	To be determined by the City Engineer

Estate Driveway

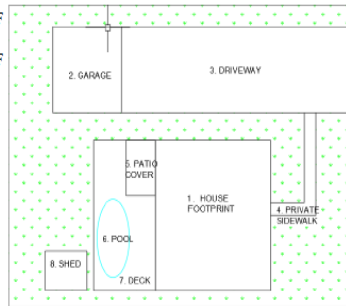


Discussion

Residential Lot Coverage

Impervious Cover Calculation Worksheet

1. House Footprint	_____	SF	
2. Garage Footprint	_____	SF	
3. Driveway	_____	SF	
4. Private Sidewalk	_____	SF	Lot Size _____ SF
5. Patio/Porch	_____	SF	% Impervious (Line 10/Lot Size x 100%) _____ %
6. Pool/Spa	_____	SF	
7. Deck	_____	SF	
8. Shed	_____	SF	
9. Other Impervious Area:	_____	SF	
10. Total	_____	SF	



The impervious cover cannot exceed 55%.

Staff Recommendation

- Impervious lot coverage for a residential lot shall not exceed 55% of the total lot area.

Residential Lot Coverage Worksheet

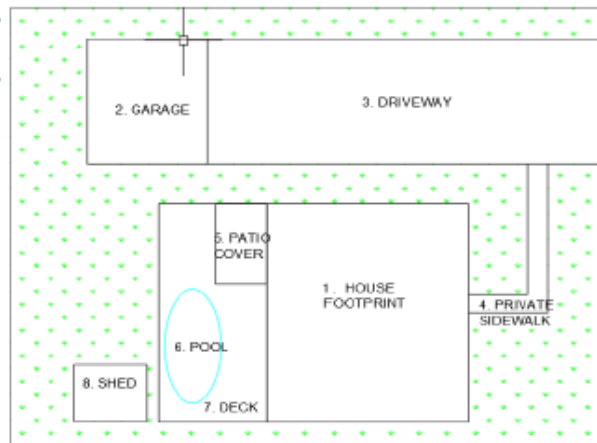
Title]

Impervious Cover Calculation Worksheet

1. House Footprint _____ SF
2. Garage Footprint _____ SF
3. Driveway _____ SF
4. Private Sidewalk _____ SF
5. Patio/Porch _____ SF
6. Pool/Spa _____ SF
7. Deck _____ SF
8. Shed _____ SF
9. Other Impervious Area: _____ SF
10. Total _____ SF

Lot Size _____ SF

% Impervious
(Line 10/Lot Size
x 100%) _____ %



The impervious cover cannot exceed 55%.

Discussion

Permeable Paving

5.01.08. Parking area standards:

- A. Surface and drainage: All parking spaces residential or non-residential, aisles and maneuvering areas shall be constructed of an all-weather surface composed of concrete, asphalt, brick or paving stone. Such paving shall meet the minimum construction standards contained in the Seabrook Building Code. Such all-weather surface shall be provided for all parking spaces, whether enclosed or unenclosed, and shall be connected by an all-weather surface driveway to a street or alley. Rock, gravel and dirt parking surfaces are prohibited.

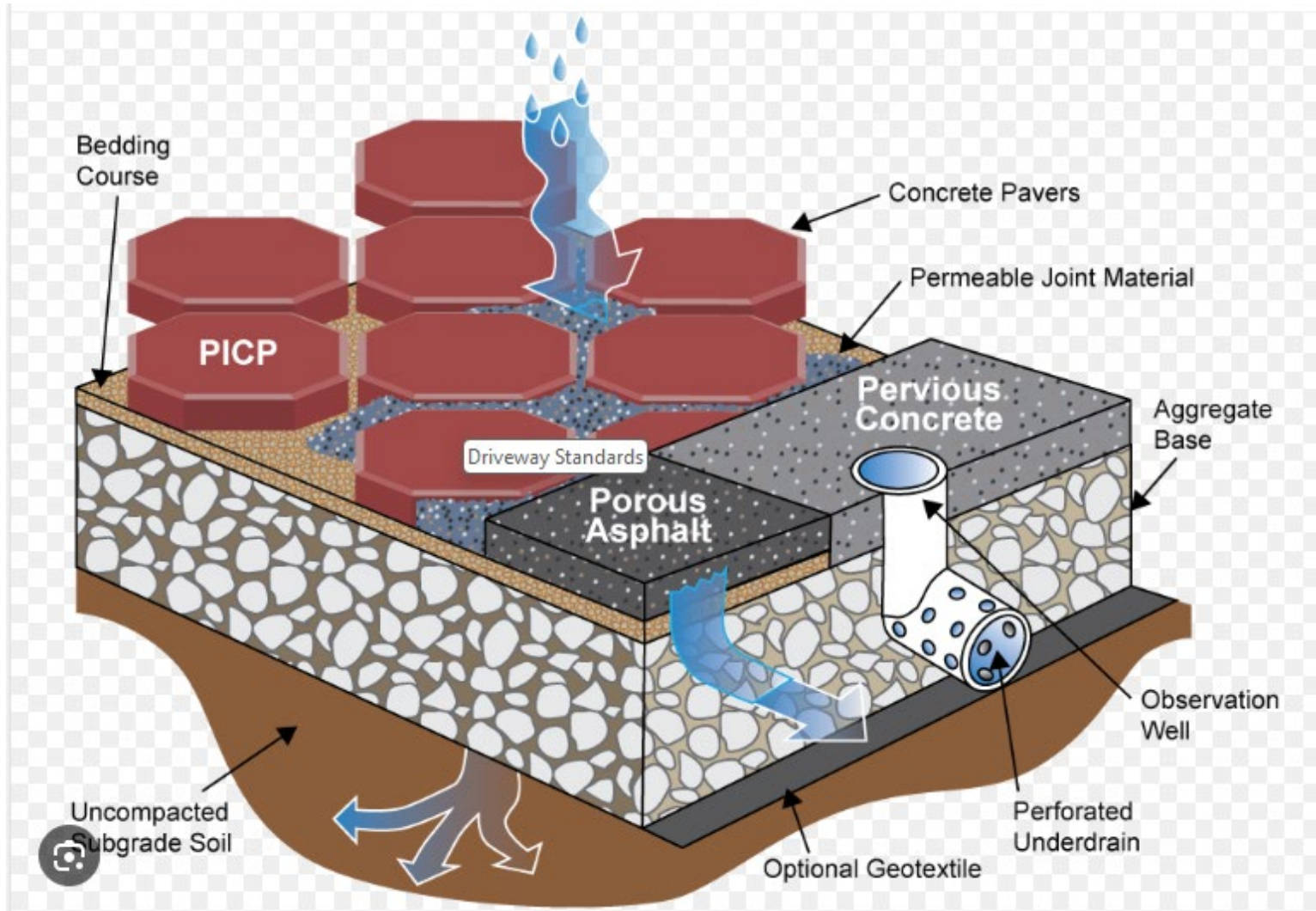
Exception: Commercial-use parking lots within the (OS) Old Seabrook zoning district may be constructed with a parking surface material composed of crushed decomposed granite.



Permeable Paving Video

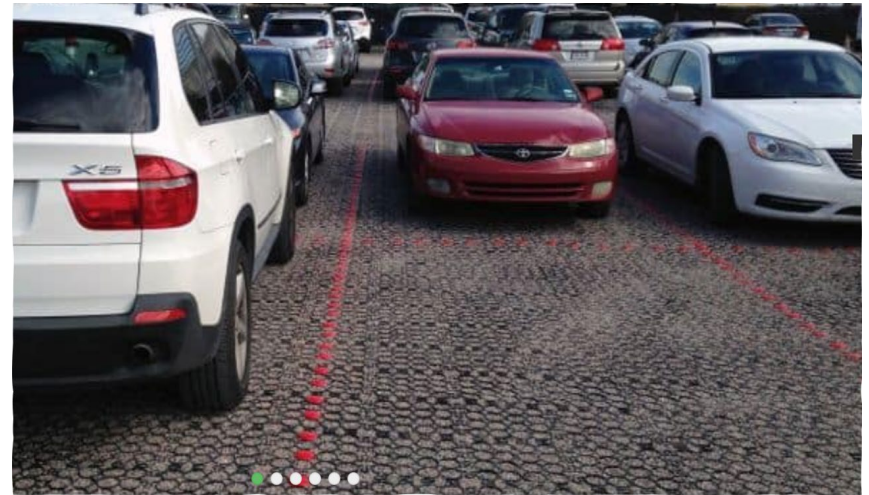
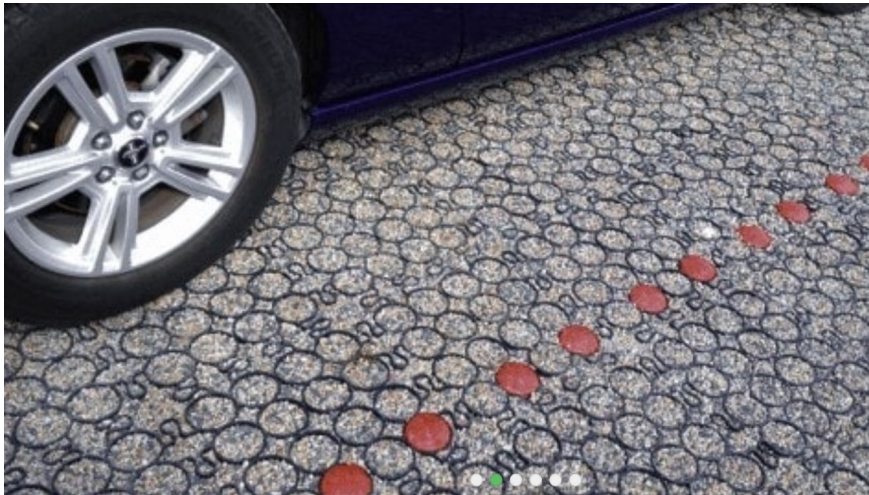


Permeable Parking Surfaces

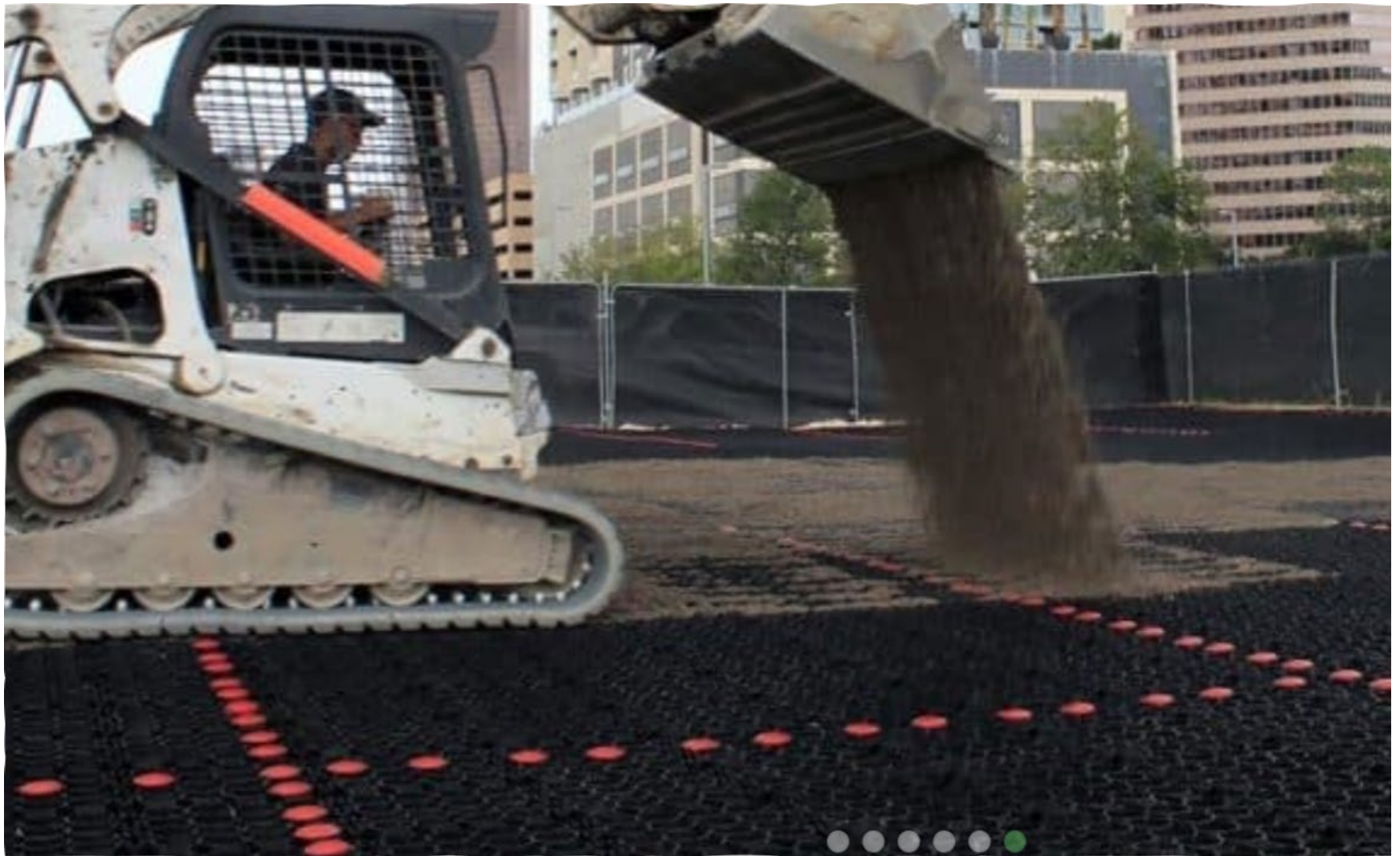


GEO Cell Pavement System

GEO Cell Pavement System









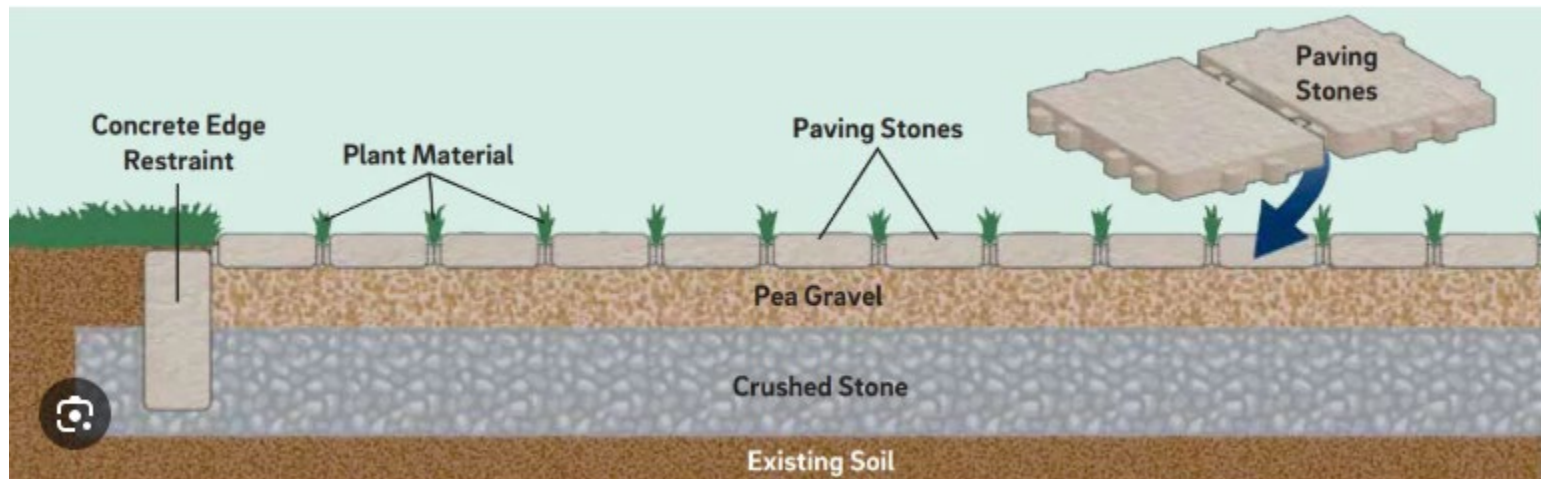


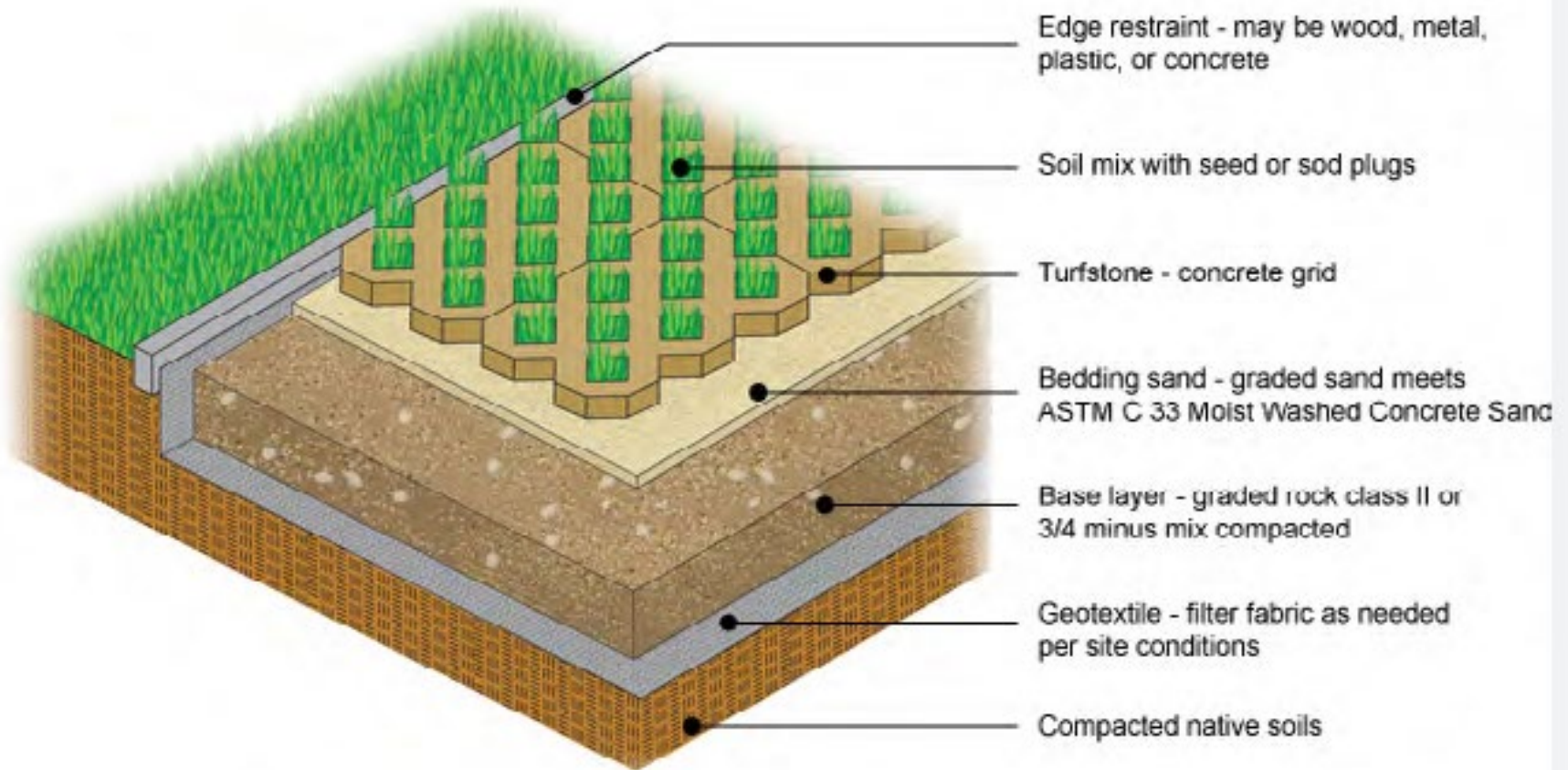


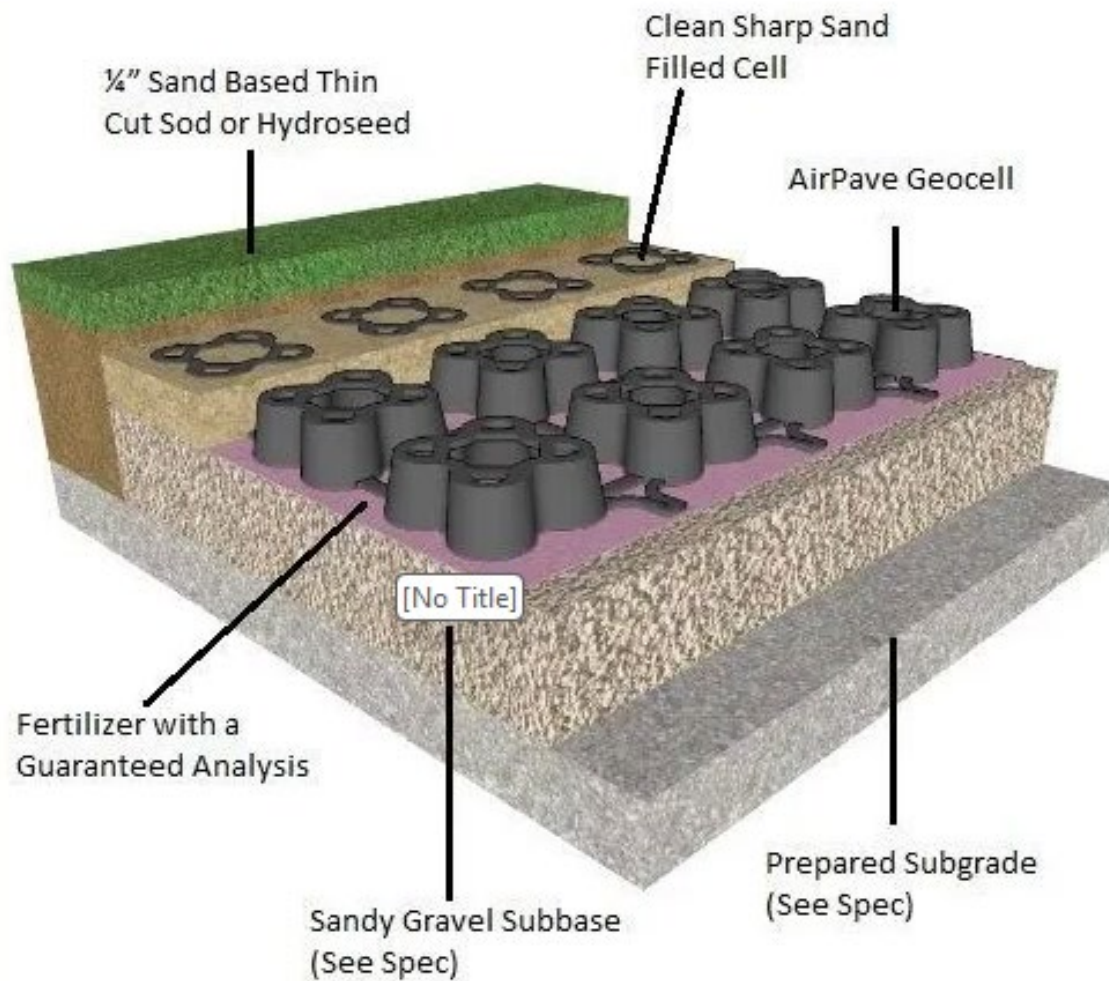
Permeable Grass Paver System

Permeable Grass Paver System













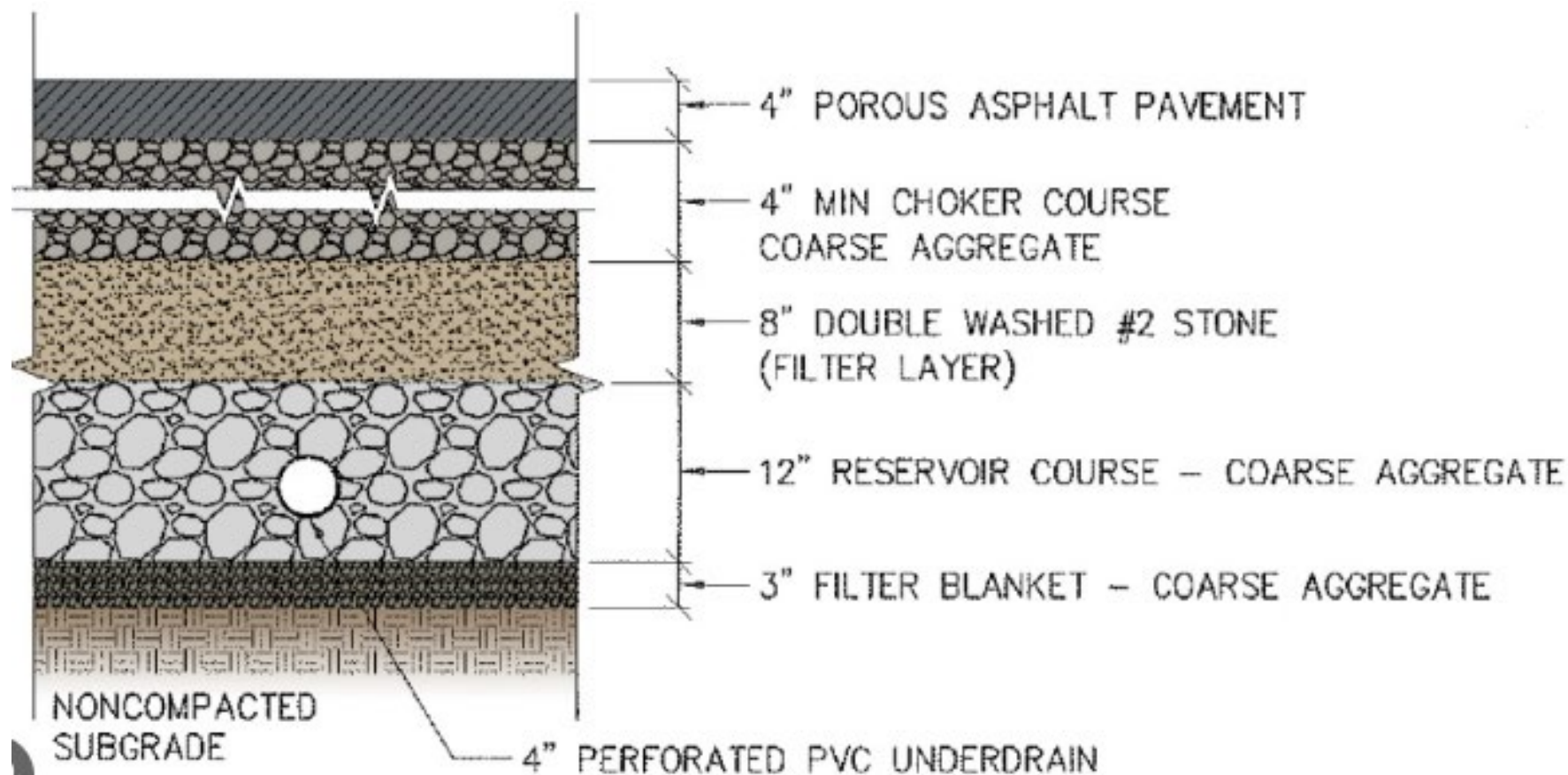
Downside of this System



Permeable Asphalt Pavement

Permeable Asphalt Pavement



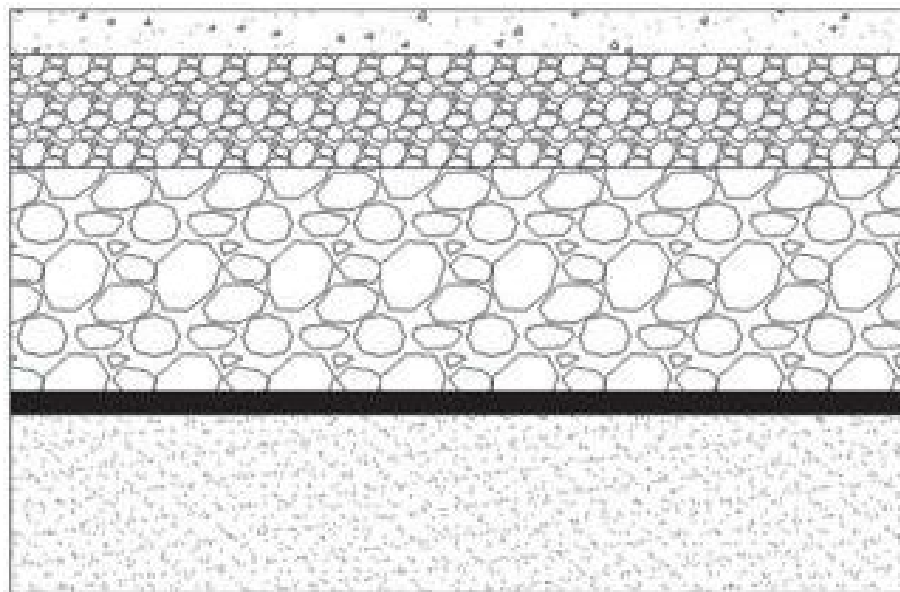




Permeable Concrete System

Permeable Concrete System





Pervious

Bedding
layer

Base course

Optional geotextile

Subgrade

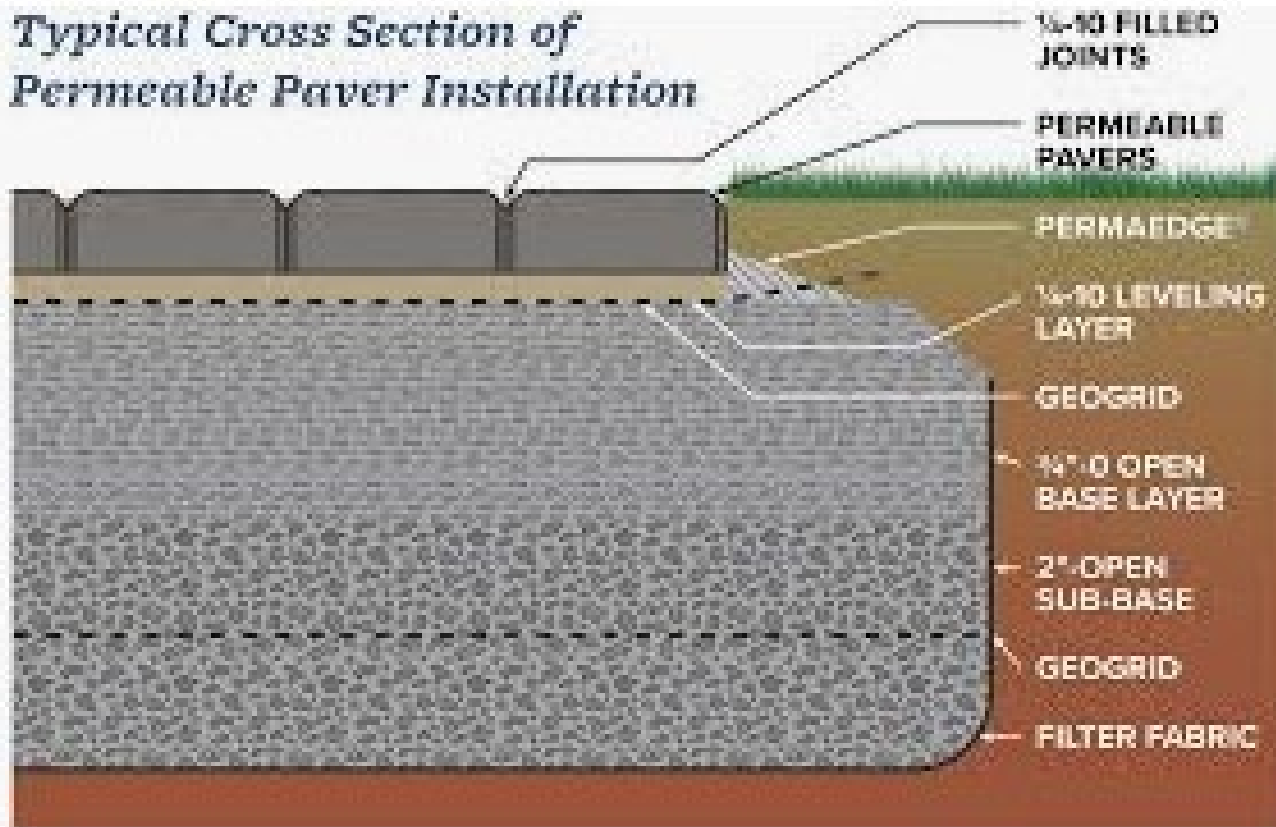


Permeable Paver System

Permeable Paver System



Typical Cross Section of Permeable Paver Installation



Spaces between
pavers.

Aggregate
bedding course
and open graded
bases.

Drainage pipe.

[No Title]

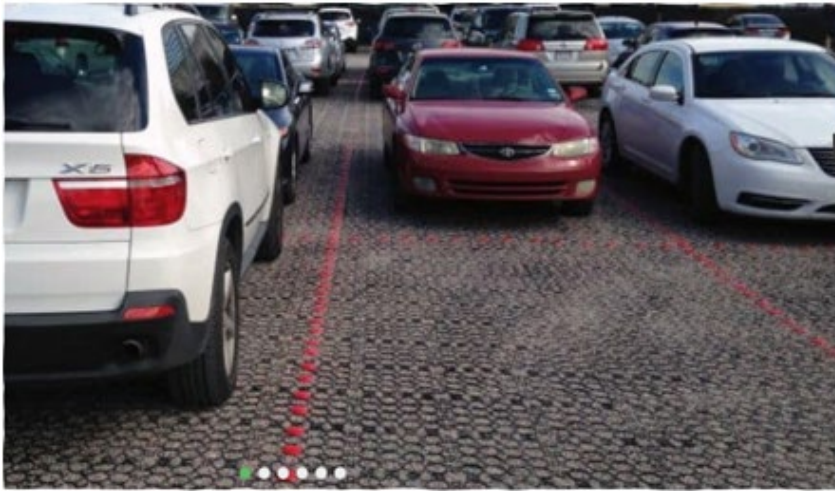
NRCS-Iowa



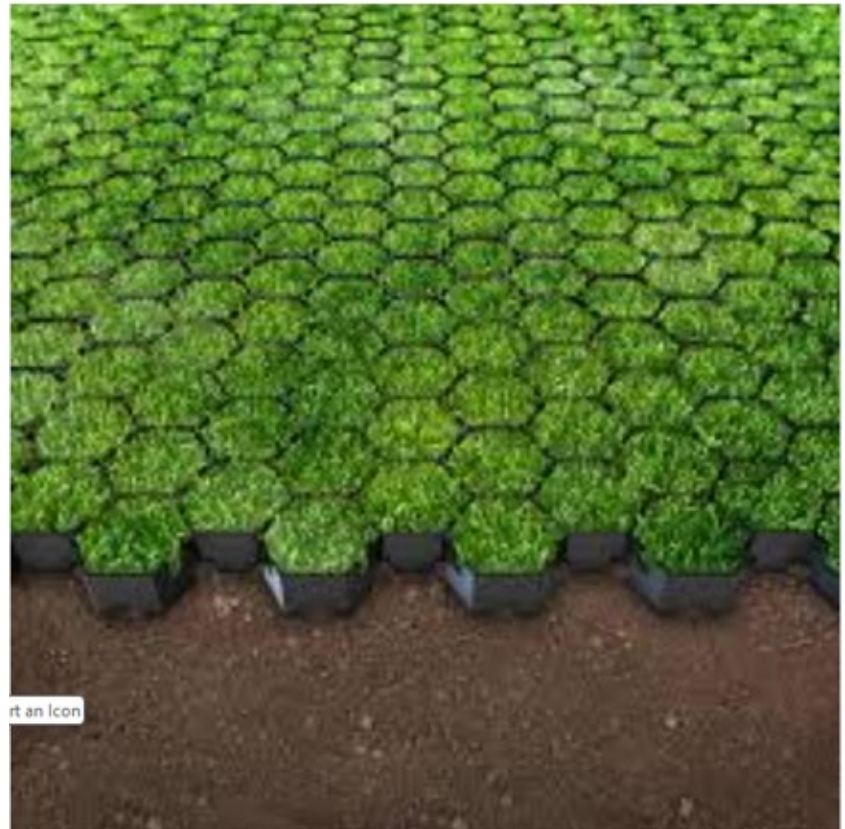


Discussion

GEO Cell Gravel



GEO Cell Grass



Questions?

