

H30A and H30B Residential Districts

The following projects must be reviewed by the **Planning and Zoning Board**, which meets monthly to act as Design Review for the Town of Surfside:

- New Houses
- Additions of any size
- Any architectural change to a house, including;
 - Adding or reducing windows and doors
 - Changing the shape or location of windows or doors
 - Changing building features
- Garage Conversion
- Carport Canopy
- Front Yard Pools
- Substantial Landscape changes
- Front yard fences or gates
- Variance Applications

The following projects only require **Zoning approval** and do not need to go to the Planning and Zoning Board as long as they are found to meet Town Code:

- Rear yard fences
- Interior renovations
- Rear yard pools
 - On Corner lots the short side of the property is the Front Yard
- Awnings
- Screens
- Driveways
- Sheds
- Trellis
- Re-roof
- Rooftop deck on an existing flat roof home
- Relocating Mechanical equipment (i.e. pool pumps, A/C, or generators)
 - Swapping of equipment at the small location does not require Zoning approval
- Rooftop Mechanical and rooftop screens
- Rooftop Photovoltaic Solar Systems