



DESIGN CODE  
GRAPHIC VERSION - 07-28-21

# KEY ALLEGRO - DESIGN CODE

# SCHNELL URBAN DESIGN

## PART 1 OF 4

CONSTRUCTION:  
 - ANY AND ALL ROOFING INSTALLATIONS SHALL MEET OR EXCEED TEXAS WINDSTORM INSURANCE ASSOCIATION REQUIREMENTS AND WITHSTAND 130 MPH WINDS.  
 - BULKHEADS MUST MEET OR EXCEED KEY ALLEGRO COVENANTS, CONDITIONS & RESTRICTIONS PRIOR TO NEW CONSTRUCTION, REMODEL, OR PIER AND DECK WORK.  
 - STRUCTURES BUILT ON PILINGS OR WITH LARGE OPENINGS ON THE GROUND FLOOR, BELOW CONDITIONED SPACE, SHALL HAVE AN ARCHITECTURAL COVERING ON THE FRONT & SIDES.

07-28-21

	TYPE 1-A	TYPE 1-B	TYPE 1-C	TYPE 2	TYPE 3-A	ADDITIONAL REGULATIONS
<b>SETBACKS</b>	<p>CANAL 5 FT MIN 5 FT MIN 15 FT MIN STREET</p>	<p>JAMAICA DRIVE 5 FT MIN 5 FT MIN 20 FT MIN RIVIERA DRIVE STREET</p>	<p>ADJACENT LOT 10 FT MIN 5 FT MIN 5 FT MIN 20 FT MIN STREET</p>	<p>CANAL 5 FT MIN 5 FT MIN 20 FT MIN STREET</p>	<p>CANAL 5 FT MIN 5 FT MIN 20 FT MIN STREET</p>	
<b>ENCROACHMENTS</b> SECOND LEVEL ONLY	<p>CANAL 2 FT MAX 4 FT MAX STREET</p>	<p>JAMAICA DRIVE 2 FT MAX 4 FT MAX RIVIERA DRIVE</p>	<p>ADJACENT LOT 2 FT MAX 4 FT MAX STREET</p>	<p>CANAL 2 FT MAX 4 FT MAX STREET</p>	<p>CANAL 2 FT MAX 4 FT MAX STREET</p>	<ul style="list-style-type: none"> <li>- ENCROACHMENTS SHALL CANTILEVER WITHOUT ANY STRUCTURE BELOW EXCEPT BRACKETS OR BEAMS.</li> <li>- ENCROACHMENTS SHALL ONLY BE UNCONDITIONED SPACE.</li> </ul>
<b>PORCHES &amp; BALCONIES</b>  A PORCH OR BALCONY IS REQUIRED ON THE FIRST OR SECOND LEVEL OF THE FACADE(S) INDICATED AT RIGHT. BALCONIES CAN ENCROACH INTO THE SETBACKS AS ALLOWED ABOVE.	<p>CANAL STREET</p>	<p>JAMAICA DRIVE RIVIERA DRIVE</p>	<p>ADJACENT LOT STREET</p>	<p>CANAL STREET</p>	<p>CANAL STREET</p>	<ul style="list-style-type: none"> <li>- A PORCH IS DEFINED AS A COVERED UNCONDITIONED OUTDOOR LIVING SPACE. AN UNCONDITIONED PASSAGE THROUGH A HOUSE IS NOT CONSIDERED A PORCH.</li> <li>- THE MINIMUM DEPTH OF A REQUIRED PORCH IS 4 FEET &amp; THE MINIMUM WIDTH IS 8 FEET.</li> <li>- A BALCONY IS DEFINED AS A CANTILEVERED OUTDOOR LIVING SPACE. IT CAN BE LOCATED ONLY ON THE UPPER LEVELS OF THE HOUSE.</li> <li>- THE MAXIMUM DEPTH OF A REQUIRED BALCONY IS 4 FEET &amp; THE MAXIMUM WIDTH IS 26 FEET.</li> <li>- THE REQUIRED PORCH/BALCONY SHALL BE VISIBLE FROM THE STREET/CANAL.</li> </ul>
<b>PARKING &amp; HARDSCAPE</b>  THE PARKING STRUCTURE LIMITATIONS APPLY TO CARPORTS AND GARAGES. THE HARDSCAPE LIMITATIONS APPLY TO DRIVEWAYS, PARKING SPACES, WALKWAYS & PATIOS. THE RIGHT-OF-WAY ON THE STREET SIDE OF THE HOUSE IS INCLUDED IN THE COVERAGE RULES. HARDSCAPE IS DEFINED AS A HARD SURFACE SUITABLE FOR DRIVING. IT INCLUDES (BUT IS NOT LIMITED TO) CONCRETE, ASPHALT, PAVERS, STEPPING STONES, TILE & STONE.	<p>24 FT MAX 5 FT MIN 5 FT MIN STREET</p>	<p>24 FT MAX 5 FT MIN 5 FT MIN RIVIERA DRIVE</p>	<p>24 FT MAX 5 FT MIN 5 FT MIN STREET</p>	<p>32 FT MAX 5 FT MIN 5 FT MIN STREET</p>	<p>32 FT MAX 5 FT MIN 5 FT MIN STREET</p>	<ul style="list-style-type: none"> <li>- ALL SITE PLANS WILL INCLUDE A BALANCED APPROACH TO HARDSCAPE &amp; LANDSCAPE ON THE STREET SIDE OF THE HOUSE &amp; SHALL BE APPROVED BY THE ACC.</li> <li>- A CARPORT OR GARAGE, IF UTILIZED, CAN BE ON EITHER SIDE OF THE LOT, BUT SHALL NOT BE IN THE CENTER.</li> <li>- GARAGES RESTRICTED TO 24 FEET IN WIDTH CAN HAVE A MAXIMUM OF 2 GARAGE DOORS OF ANY SIZE. GARAGES RESTRICTED TO 32 FEET IN WIDTH CAN HAVE 2 REGULAR SIZE GARAGE DOORS &amp; 1 GOLF CART SIZE GARAGE DOOR.</li> <li>- CARPORTS SHALL BE SCREENED ON ALL NON-DRIVEWAY SIDES. IF THE SCREENING HAS GAPS, THEY SHALL BE MAX 4 INCHES.</li> <li>- AN UNCONDITIONED PASSAGE THROUGH A HOUSE SHALL NOT BE USED AS A CARPORT.</li> </ul>

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## PART 2 OF 4

07-28-21

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 - STRUCTURES BUILT ON PILINGS OR WITH LARGE OPENINGS ON THE GROUND FLOOR, BELOW CONDITIONED SPACE, SHALL HAVE AN ARCHITECTURAL COVERING ON THE FRONT & SIDES.

	TYPE 1-A	TYPE 1-B	TYPE 1-C	TYPE 2	TYPE 3-A	ADDITIONAL REGULATIONS
<p><b>HEIGHT PITCHED ROOF 2.5 STORY OPTION</b></p> <p>ALL BUILDING HEIGHTS SHALL BE MEASURED FROM 7.5 FEET PER NAVD 88 DATUM. THE MAXIMUM NUMBER OF STORIES FOR THIS OPTION IS 2.5.</p>	<p>35 FT MAX TO MEAN ROOF HEIGHT</p> <p>2 FT MAX FINISHED FLOOR TO PLATE HEIGHT</p> <p>25 FT MAX MASS WIDTH</p> <p>7.5 FT ELEVATION SLAB: MIN FINISHED FLOOR PIER &amp; BEAM: MIN BOTTOM OF STRUCTURE</p>	<p>35 FT MAX TO MEAN ROOF HEIGHT</p> <p>2 FT MAX FINISHED FLOOR TO PLATE HEIGHT</p> <p>25 FT MAX MASS WIDTH</p> <p>7.5 FT ELEVATION SLAB: MIN FINISHED FLOOR PIER &amp; BEAM: MIN BOTTOM OF STRUCTURE</p>	<p>35 FT MAX TO MEAN ROOF HEIGHT</p> <p>2 FT MAX FINISHED FLOOR TO PLATE HEIGHT</p> <p>25 FT MAX MASS WIDTH</p> <p>7.5 FT ELEVATION SLAB: MIN FINISHED FLOOR PIER &amp; BEAM: MIN BOTTOM OF STRUCTURE</p>	<p>35 FT MAX TO MEAN ROOF HEIGHT</p> <p>2 FT MAX FINISHED FLOOR TO PLATE HEIGHT</p> <p>25 FT MAX MASS WIDTH</p> <p>7.5 FT ELEVATION SLAB: MIN FINISHED FLOOR PIER &amp; BEAM: MIN BOTTOM OF STRUCTURE</p>	<p>35 FT MAX TO MEAN ROOF HEIGHT</p> <p>2 FT MAX FINISHED FLOOR TO PLATE HEIGHT</p> <p>25 FT MAX MASS WIDTH</p> <p>7.5 FT ELEVATION SLAB: MIN FINISHED FLOOR PIER &amp; BEAM: MIN BOTTOM OF STRUCTURE</p>	<ul style="list-style-type: none"> <li>- 14 FT MAXIMUM DORMER WIDTH</li> <li>- PRIMARY ROOF: GABLE &amp; HIP ONLY</li> <li>- PRIMARY ROOF: 6:12 MIN PITCH</li> <li>- PRIMARY ROOF: 14:12 MAX PITCH</li> <li>- STEEPER PITCHES BY SPECIAL APPROVAL</li> <li>- MAXIMUM MASS WIDTH IS EXCLUSIVE OF ADDITIVE PORCHES UNDER SEPARATE ROOFLINES</li> </ul>
<p><b>HEIGHT PITCHED ROOF 1.5 &amp; 2 STORY OPTIONS</b></p> <p>ALL BUILDING HEIGHTS SHALL BE MEASURED FROM 7.5 FEET PER NAVD 88 DATUM. THE MAXIMUM NUMBER OF STORIES FOR THIS OPTION IS 2.</p>	<p>35 FT MAX TO MEAN ROOF HEIGHT</p> <p>7.5 FT ELEVATION SLAB: MIN FINISHED FLOOR PIER &amp; BEAM: MIN BOTTOM OF STRUCTURE</p>	<p>35 FT MAX TO MEAN ROOF HEIGHT</p> <p>7.5 FT ELEVATION SLAB: MIN FINISHED FLOOR PIER &amp; BEAM: MIN BOTTOM OF STRUCTURE</p>	<p>35 FT MAX TO MEAN ROOF HEIGHT</p> <p>7.5 FT ELEVATION SLAB: MIN FINISHED FLOOR PIER &amp; BEAM: MIN BOTTOM OF STRUCTURE</p>	<p>35 FT MAX TO MEAN ROOF HEIGHT</p> <p>7.5 FT ELEVATION SLAB: MIN FINISHED FLOOR PIER &amp; BEAM: MIN BOTTOM OF STRUCTURE</p>	<p>35 FT MAX TO MEAN ROOF HEIGHT</p> <p>7.5 FT ELEVATION SLAB: MIN FINISHED FLOOR PIER &amp; BEAM: MIN BOTTOM OF STRUCTURE</p>	<p>TYPES 1-A, 1-B, 1-C, 2, 3-A, 3-B, 4 &amp; 5:</p> <ul style="list-style-type: none"> <li>- NO MAXIMUM MASS WIDTH, EXCEPT AS LIMITED BY THE SETBACKS</li> <li>- PRIMARY ROOF: 6:12 MIN PITCH</li> </ul> <p>TYPES 6-A &amp; 6-B:</p> <ul style="list-style-type: none"> <li>- 14 FT MAXIMUM DORMER WIDTH</li> <li>- PRIMARY ROOF: GABLE &amp; HIP ONLY</li> <li>- PRIMARY ROOF: 6:12 MIN PITCH</li> <li>- PRIMARY ROOF: 14:12 MAX PITCH</li> <li>- STEEPER PITCHES BY SPECIAL APPROVAL</li> <li>- MAXIMUM MASS WIDTH IS EXCLUSIVE OF ADDITIVE PORCHES UNDER SEPARATE ROOFLINES</li> </ul>
<p><b>HEIGHT PITCHED ROOF BAY FRONT LOTS 1 STORY OPTION</b></p> <p>ALL BUILDING HEIGHTS SHALL BE MEASURED FROM 7.5 FEET PER NAVD 88 DATUM. THE MAXIMUM NUMBER OF STORIES IS INDICATED AT RIGHT.</p>						<ul style="list-style-type: none"> <li>- NO MAXIMUM MASS WIDTH, EXCEPT AS LIMITED BY THE SETBACKS</li> <li>- PRIMARY ROOF: 6:12 MIN PITCH</li> </ul>
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<b>ENCROACHMENTS</b> SECOND LEVEL ONLY						<ul style="list-style-type: none"> <li>- ENCROACHMENTS SHALL CANTILEVER WITHOUT ANY STRUCTURE BELOW EXCEPT BRACKETS OR BEAMS.</li> <li>- ENCROACHMENTS SHALL ONLY BE UNCONDITIONED SPACE.</li> </ul>
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<p><b>HEIGHT PITCHED ROOF 2.5 STORY OPTION</b></p> <p>ALL BUILDING HEIGHTS SHALL BE MEASURED FROM 7.5 FEET PER NAVD 88 DATUM. THE MAXIMUM NUMBER OF STORIES FOR THIS OPTION IS 2.5.</p>	<p>35 FT MAX TO MEAN ROOF HEIGHT</p> <p>2 FT MAX FINISHED FLOOR TO PLATE HEIGHT</p> <p>25 FT MAX MASS WIDTH</p> <p>7.5 FT ELEVATION SLAB: MIN FINISHED FLOOR PIER &amp; BEAM: MIN BOTTOM OF STRUCTURE</p>	<p>35 FT MAX TO MEAN ROOF HEIGHT</p> <p>2 FT MAX FINISHED FLOOR TO PLATE HEIGHT</p> <p>25 FT MAX MASS WIDTH</p> <p>7.5 FT ELEVATION SLAB: MIN FINISHED FLOOR PIER &amp; BEAM: MIN BOTTOM OF STRUCTURE</p>	<p>35 FT MAX TO MEAN ROOF HEIGHT</p> <p>2 FT MAX FINISHED FLOOR TO PLATE HEIGHT</p> <p>25 FT MAX MASS WIDTH</p> <p>7.5 FT ELEVATION SLAB: MIN FINISHED FLOOR PIER &amp; BEAM: MIN BOTTOM OF STRUCTURE</p>			<ul style="list-style-type: none"> <li>- 14 FT MAXIMUM DORMER WIDTH</li> <li>- PRIMARY ROOF: GABLE &amp; HIP ONLY</li> <li>- PRIMARY ROOF: 6:12 MIN PITCH</li> <li>- PRIMARY ROOF: 14:12 MAX PITCH</li> <li>- STEEPER PITCHES BY SPECIAL APPROVAL</li> <li>- MAXIMUM MASS WIDTH IS EXCLUSIVE OF ADDITIVE PORCHES UNDER SEPARATE ROOFLINES</li> </ul>
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## BUILDING TYPES

Each lot at Key Allegro is assigned a building type as follows:







