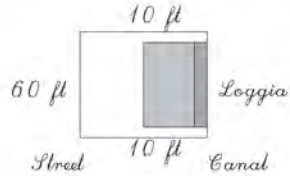


THE OLD FORT BAY NEW HOUSE ARCHITECTURAL CODE

Venetian

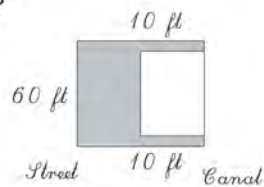
BUILDABLE AREA

Area of the parcel where the house can be built. Loggia should be min. 30% along designated area and have a min. depth of 12'.



YARDS

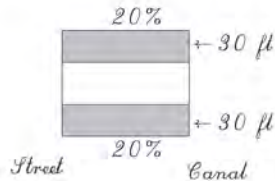
An open space free of structures. (Except Pavilions, Cottages, and Parking Structures)



PAVILIONS AND COTTAGES

A "Pavilion" is a light, sometimes ornamental roofed structure, used for amusement or shelter.

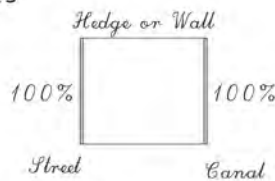
A "Cottage" is a small ancillary structure used for dwelling. (Allowable in hatched areas)



GARDEN WALLS, FENCES AND HEDGES

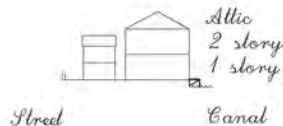
Walls built on property lines. (Allowable in hatched area)

Max. Vehicular Opening 12 ft.



BUILDING HEIGHT

Vertical dimensions of buildings, excluding attics, are measured in number of stories.

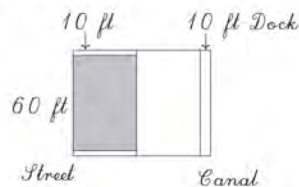


PARKING, DRIVEWAYS AND DOCKS

"Parking structure" is where vehicles are stored.

A "Driveway" is a road leading up to a private house or parking structure.

(Allowable in Hatched Areas)



INFLUENCES



OLD FORT BAY



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