



HORSESHOE BAY RESORT  
ARCHITECTURAL COMMITTEE

**FACT SHEET-APPLEHEAD ISLAND**  
**Standards Applicable to All Lots**

**Applicants must be in good standing with their annual Horseshoe Bay Maintenance Fund fees to be placed on an ACC agenda schedule.**

<b>Masonry Requirements:</b>	<b>Fifty (50) percent masonry on the street fronting walls and not have less than thirty (30) percent masonry covering on the total of all exterior walls.</b>
<b>Exposed Slab Limit:</b>	<b>Exposed slab may not exceed twelve (12) inches. The exterior wall finish must be carried down to the top of the exposed limit. Painting and landscaping are not sufficient to meet this requirement.</b>
<b>High Visibility Lots:</b>	<b>Due to their location in the community, size or elevation, certain lots have the potential to have a significant visual impact when viewed from the amenities (golf courses, clubhouses), waterfront, main boulevards and entries or common areas. These lots shall be referenced as High Visibility Lots (HV Lot) and defined by specific streets. Accordingly, special design requirements are placed upon these lots. Owners and their design consultants are required to discuss the development of HV Lots with the HSBAC prior to proceeding with design and shall identify the HV Lot designation in their application. HV Lots are to incorporate the following special design considerations.</b>
<b>Roofs:</b>	<b>Minimum Roof Pitch 4:12 – 12:12. Metal roofs may not be placed on an all-stucco exterior unless the dwelling unit exceeds thirty-five hundred (3500) square feet. All roofs on buildings and structures on any Lot, Tract, or Land shall be either clay or concrete tile, hand-split thick butt shakes, or standing seam metal, and shall be properly installed on a suitable slope. Asphalt, asbestos, and/or fiberglass shingles shall NOT be permitted.</b>
<b>Main Building Height:</b>	<b>Thirty-two (32) feet above the highest natural contour of the applicable lot, except that the maximum building height for lots contiguous with the shoreline shall be thirty-five (35) feet above the highest natural contour of the applicable lot.</b>
<b>Accessory Buildings:</b>	<b>May not occupy more than fifty (50) percent of the required rear yard. In addition, all accessory buildings must be located at least ten (10) feet from the main building, except in the case of a boathouse – which may be at the water's edge, must not exceed a maximum height of fifteen (15) feet.</b>

<b>Fences:</b>	<b>No fence, wall, or hedge shall be constructed on any Lot, Tract, or Land nearer to any front street than is permitted for the house or building on said Lot, Tract, or Land, nor nearer at any point than thirty (30) feet from the 825-foot contour line of Lake Lyndon B. Johnson. The height, construction material, and style of each fence or wall shall be subject to approval by the ACC Committee, provided no fence or wall exceeding seven (7) feet in height shall be built on any Lot, Tract, or Land. No chain-link, "Cyclone" or "Hurricane type" fence shall be constructed on any Lot or Land.</b>
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<b>Landscaping:</b>	<b>Plans submitted must include detailed landscape plans with plant legend. Designs should be water conscious, climate zone appropriate and sustainable. HV lots are required to have an elevated landscape design.</b>
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**STANDARDS APPLICABLE TO R-1 SINGLE FAMILY DWELLING LOTS**

<b>Minimum Dwelling Size:</b>	<b>Three thousand (3,000) square feet of living area, excluding carport, garage, covered porches, covered contiguous patios, or other similar attachments, unless otherwise provided herein.</b>
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<b>Maximum Area of Dwelling:</b>	<b>No more than sixty (60) percent of total lot area shall be used for the dwelling and other structures. Note: The city will restrict the total amount of impervious surfaces by lot size.</b>
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<b>Garages:</b>	<b>At least one garage of no less than five hundred (500) square feet per dwelling unit and such structure shall be connected to the main structure. The connection may be by breezeway. Each garage shall be equipped with a garage door.</b>
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<b>Front Yard Setback:</b>	<b>Twenty-five (25) feet from the front lot line to the closest structural projection, including porches, but not including eaves, overhangs, planters, or fireplaces.</b>
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<b>Side Yard Setbacks:</b>	<b>Total side yard setback of not less than fifteen (15) feet with not less than five (5) feet on one (1) side. Corner lots shall maintain a minimum setback of twenty-five (25) feet from the side street line.</b>
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<b>Rear Yard Setback:</b>	<b>Fifteen (15) feet from the rear lot line to the nearest building line. Structures on waterfront lots may be located at the 825' contour.</b>
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**STANDARDS APPLICABLE TO R-2 TWO FAMILY DWELLING LOTS**

<b>Minimum Dwelling Size:</b>	<b>All two family residences shall require not less than fifteen hundred (1500) square feet of dwelling space per unit, excluding carport, garage, covered porches, covered contiguous patios, and similar appendages. If the R-2 lot is located contiguous with "Applehead Island Drive" then the dwelling portion of each unit shall be no less than seventeen hundred (1700) square feet, excluding carport, garage, covered, porches, covered contiguous patios, and similar appendages.</b>
<b>Maximum Area of Dwelling:</b>	<b>No more than sixty (60) percent of total lot area shall be used for the dwelling and other structures. Note: The city will restrict the total amount of impervious surfaces by lot size.</b>
<b>Front Yard Setback:</b>	<b>Twenty-five (25) feet from the front lot line to the closest structural projection, including porches, but not including eaves, overhangs, planters, or fireplaces.</b>
<b>Side Yard Setbacks:</b>	<b>A side yard setback of not less than five (5) feet from all side lot lines shall be maintained. Corner lots shall maintain a minimum setback of twenty-five (25) feet from the side street line.</b>
<b>Rear Yard Setback:</b>	<b>Fifteen (15) feet from the rear lot line to the nearest building line.</b>