



GUIDELINE FOR MULTI-STORY RESIDENCES

September 2020

Multi-story Residences - All sections of Knollwood Village, except Section 8 and Braes Terrace, Sec. II, restrict the residences to two stories in height. The diagrams below are intended to illustrate what will be acceptable for residences which, due to their location in the flood plain, must be raised above the adjacent grade.

See guidelines for Section 8 [HERE](#).

A “crawl space” is defined as the space between the grade level and the next lowest floor above grade level which is not a basement, provided the crawl space is not accessible except for maintenance purposes. The crawl space is not considered as a story for houses with the lowest floor height raised no higher than the Minimum Flood Protection Elevation (MFPE) as defined by the municipal code of the City of Houston. However, if a property owner chooses to further raise the lowest floor to an elevation higher than the MFPE, then the crawl space will be considered as a story per the diagrams below.

Garages and accessible ground floor storage or living areas will be considered as part of the 1st story and can therefore only have a single full story above them. Attic rooms are allowed if they are completely contained within the roof framed from the ceiling level of the 2nd story.

If the distance between existing adjacent grade and the MFPE is less than 36 inches, a homeowner will be allowed to raise the lowest floor to a maximum of 36 inches above adjacent grade to facilitate the construction of a raised floor house.

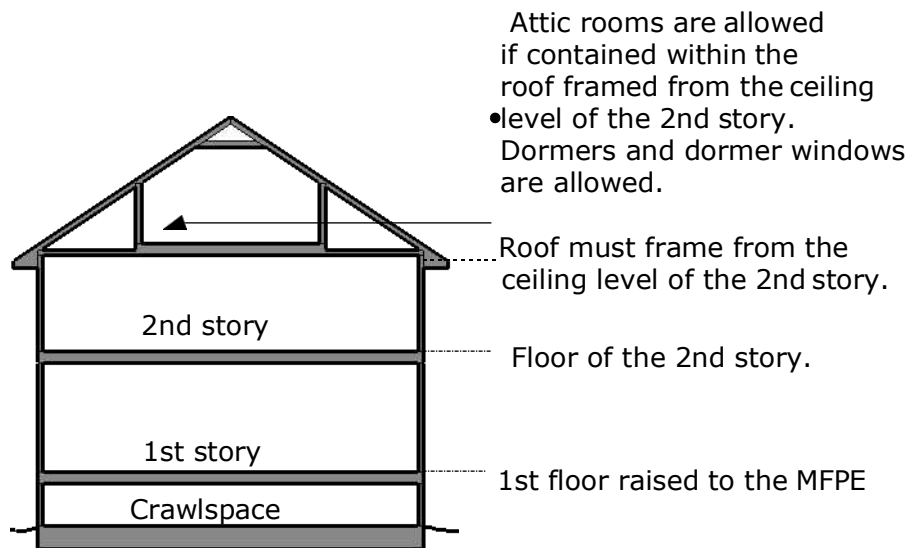


Figure 1

Two stories over a crawl space with an occupied attic. Garage can be either be attached or



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Attic rooms are allowed if contained within the roof framed from the ceiling level of the 2nd story. Dormers and dormer windows are allowed.

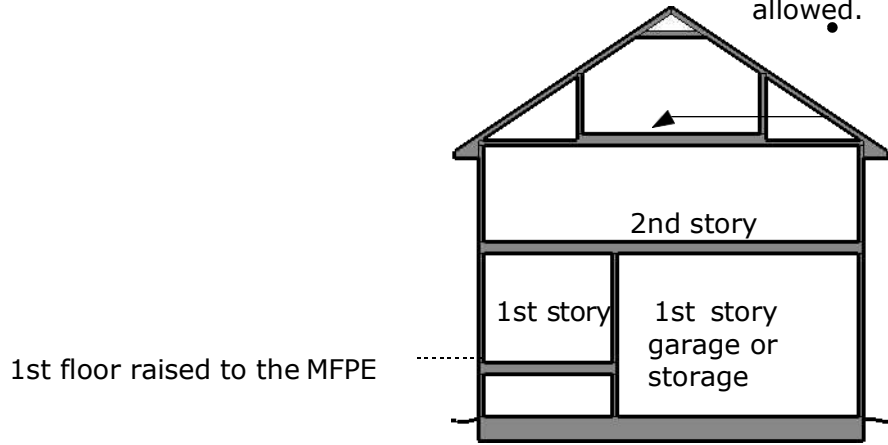


Figure 2

Raised 1st story living adjacent to a garage with an occupied attic.

No portion of the residence or section of the building can have more than two stories. Enclosed attic space must be completely with the roof framed from the 2nd floor ceiling level.

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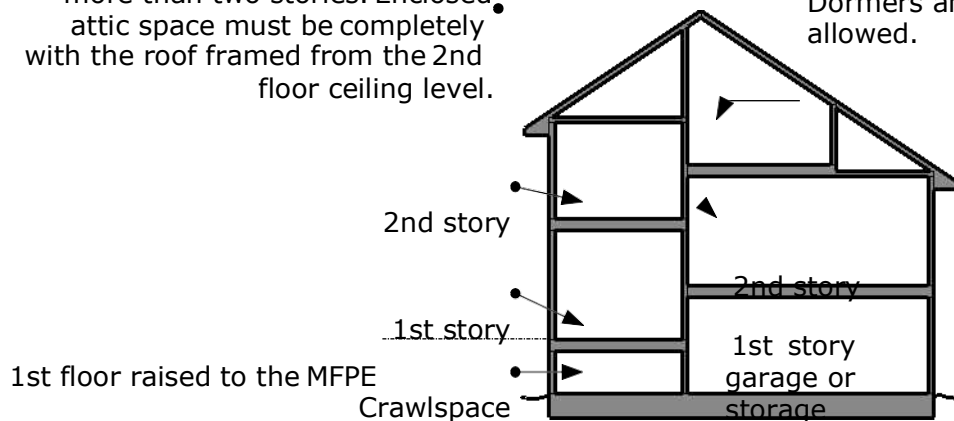


Figure 3

Split level living adjacent to a garage with an occupied attic.