

RHETT'S BLUFF DESIGN GUIDELINES

September 1, 1990

Revised September 1, 2016

1. Architectural Strategies

- Usually, structures having first floors at or within a foot or two of the minimum, legal standards should prove sufficient to achieve the goal of nestling structures in the forested settings while affording filtered views.
- Roof ridge height shall be no more than 40 feet above base flood elevation.
- Parking underneath primary structures is discouraged or prohibited on large lots. Homeowners are encouraged to integrate detached or semi-detached garages when site conditions allow.
- Appropriate ancillary structures (gazebos, pool houses, garages) will only be allowed within the buildable area of the homesite.

2. Materials and Colors

- Dwellings and structure exteriors must be finished utilizing wood as the predominant material.
- Foundation walls, chimneys, and other similar details may be brick (e.g. Old Savannah/Charleston Gray), genuine stucco, or authentic oyster shell tabby.
- Canvas awnings will be permitted for shading decks and windows.
- Wood roofing shingles are encouraged.
- Semi-solid or solid stain finishes should be used rather than paint. Lighter exterior colors may be selected. Darker colors (dark gray, black, Charleston Green) may be used for detailing.