

# TERRAPIN ISLAND DESIGN GUIDELINES

August 30, 1995

Revised September 1, 2016

## 1. Site Building Parameters

- Each homesite has been planned to take advantage of the ideal building areas. Heated square footage maximums are geared to sensitively match each structure with the topographic and vegetation nuances of each homesite.
- Integral to the overall master plan, each lot has been carefully planned to have three distinct areas delineated: non-buildable, limited buildable, and buildable areas. Development in the non-buildable area will generally be limited to access ways (i.e., driveways, pathways, or boardwalks). All setback areas having existing natural vegetation shall be preserved and enhanced. Any disturbance of existing vegetation within the setbacks should receive prior approval and be justified by special grading conditions. Outside of the building envelope, the natural vegetation shall be left essentially undisturbed except for pruning, tree care, etc. as well as enhancement of the lot by placement of indigenous species.
- Homesite coverage guidelines will assure minimum open space of 60% and each homesite will contribute to this goal by limitation of impervious ground coverage to no more than about 30% of each homesite.
- Individual homesites will generally be approved with a minimum 2,800 square feet (heated space) and a maximum of 5,000 square feet heated on individual structure or a combination of 4,500 square feet heated main structure and 1,500 square feet of heated ancillary structures.

## 2. Materials

- Wood used in exterior applications may be red cedar shingle, clapboard, or vertical board and batten.
- All open areas below stairs, decks, etc. should be enclosed by wood lattice, louvers, garage doors, and/or substantial plant materials (in size and density) to ensure “solidify-ing” of the open volume below first floors.
- Foundation walls, chimneys, and other similar details may be brick (old Savannah/Charleston Gray or other similar brick), genuine stucco, or oyster shell tabby indigenous to South Carolina’s Lowcountry.
- Roofing materials should generally be limited to Red Cedar shakes, standing seam metal (40 lb. tin), or slate.
- Wood windows and doors are strongly preferred over vinyl clad.

## 3. Form and Massing

- Every effort will be made to position building footprints in ways to minimize removal of significant specimen trees and collections of smaller “groves” of trees.
- The overall height limit of the dominant roof of any structure should be within the 30’-35’ range from the minimum finish floor elevation as required by Federal flood insurance guidelines. Possible exceptions to this height limit include chimneys, vent pipes, and other

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ancillary elements of the structure that may be allowed where the other roof elements are in the lower end of the 30'-35' range.

- Roof forms should have gables or modified gable ends with pitch ranges of 8:12 – 14:12 (12:12) is preferred. Roof pitches lower than that prescribed will be considered when the dominant roof form meets the pitch range noted above.
- Several of the homesites are best suited for a collection of integrated smaller structures varying in size, rather than one large home structure. This opportunity allows the owner to configure a main structure with one or more outbuildings.
- The massing and design of outbuildings should be complimentary to the main structure. Connections between structures may be direct (extended covered porches/walkways) or indirect (landscape pathways). Appropriate outbuildings may include garages, guest quarters (including garage apartments), studios/ workshops, garden pavilions, greenhouses, gazebos, and pool houses.
- Swimming pools of modest size will be limited to in-ground cavities that minimize extensive alterations to Terrapin's natural terrain. Pools must be located within the buildable area of a homesite and be fully screened by landscaping from neighboring lots and the roadway. Lap pools are preferred.

### 4. Color, Texture

- The ideal Terrapin color range should generally be darker, muted colors and “neutrals” to reflect and provide context for nature's colors and hues. Accent colors for trim, windows, and/or doors may be chosen in deep, rich tones that maintain harmony with the overall darker palette.
- Color application will be generally limited to stain finishes (weathering, semi-transparent, semi-solid, and solids, with solids the least preferred) rather than painted surfaces. Preferred colors should include grays, browns, olive greens, tans, deep sienna, teal, and other colors complementary of the natural environment.
- Preferred material textures will be those most consistent with natural material usage (i.e. soft and rough sawn textures rather than smooth, slick finishes).

### 5. Grading

- Careful grading of the lots will minimize adverse impacts to the natural terrain and vegetation. Excessive Fill is discouraged, and will rarely be approved. Any fill and grading should, therefore, be installed in such a manner to integrate with the natural terrain and vegetation.

### 6. Landscape

- A plant zone along the roadway and within about 25-30 feet of the pavement or right of way will add much interest and privacy. This area will consist of existing and new, indigenous plant material.
- It is encouraged that all oak, large pine, and palmetto trees be saved (or transplanted, if possible).

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- Driveway locations and grades should follow the existing topography as closely as possible and should be placed to protect existing vegetation while avoiding the fragile root zone structure of existing trees. Driveways should be designed with curves to add informality.
- Swimming pools and decking should always be designed to minimize the disturbance to the natural ecosystem.
- Each Owner is to replace (on a two-to-one basis) all trees taken down. The net result will soon be greatly increased density on the landscaped areas throughout the island.
- The overall planting scheme on each site should be to provide as natural an appearance as possible. The plantings should be used for maximum integration with the existing natural landscape. Use of a few exceptional varieties of native plant material is encouraged. Clipped formal hedges will not be approved, while massing of native plant materials to aid in transitioning each house to the ground is strongly encouraged.
- The types of mulch and lawn grasses for all homesites and common areas will be uniform throughout Terrapin Island to subtly reinforce the “seamless” nature of the island’s ground cover.
- Except for the grass areas, drip irrigation should be used. Premium quality systems will be installed by the contractor for long-term, dependable usage.
- Tree uplights and shielded path lights will be allowed. Any site lighting will be controlled to minimize the impact on neighboring lots. Very soft indirect lighting will be allowed to accent existing natural features. Use of conventional spotlights or exposed bulbs will not be approved. No lights will be allowed to point toward Kiawah Island.

**Heated Square Footage Maximums by Lot**

| <i>Lot #</i> | <i>Maximum Main Floor,<br/>Main Structure</i> | <i>Maximum Total Single<br/>Structure</i> | <i>Maximum Total Multiple<br/>Structures</i> |
|--------------|---|---|--|
| 1            | 3,000 Sq. Ft.                                 | 5,000 Sq. Ft.                             | 4,500 + 1,500 Sq. Ft.                        |
| 2            | 3,000 Sq. Ft.                                 | 5,000 Sq. Ft.                             | 4,500 + 1,500 Sq. Ft.                        |
| 3            | 3,000 Sq. Ft.                                 | 5,000 Sq. Ft.                             | 4,500 + 1,500 Sq. Ft.                        |
| 4            | 3,000 Sq. Ft.                                 | 5,000 Sq. Ft.                             | 4,500 + 1,500 Sq. Ft.                        |
| 5            | 3,000 Sq. Ft.                                 | 5,000 Sq. Ft.                             | 4,500 + 1,500 Sq. Ft.                        |
| 6            | 3,000 Sq. Ft.                                 | 5,000 Sq. Ft.                             | 4,500 + 1,500 Sq. Ft.                        |
| 7            | 3,000 Sq. Ft.                                 | 5,000 Sq. Ft.                             | 4,500 + 1,500 Sq. Ft.                        |
| 8            | 3,000 Sq. Ft.                                 | 5,000 Sq. Ft.                             | 4,500 + 1,500 Sq. Ft.                        |
| 9            | 3,000 Sq. Ft.                                 | 5,000 Sq. Ft.                             | 4,500 + 1,500 Sq. Ft.                        |
| 10           | 2,600 Sq. Ft.                                 | 4,000 Sq. Ft.                             | 3,500 + 1,200 Sq. Ft.                        |
| 11           | 3,000 Sq. Ft.                                 | 5,000 Sq. Ft.                             | 4,500 + 1,500 Sq. Ft.                        |
| 12           | 2,600 Sq. Ft.                                 | 4,000 Sq. Ft.                             | 3,500 + 1,200 Sq. Ft.                        |
| 13           | 2,600 Sq. Ft.                                 | 4,000 Sq. Ft.                             | 3,500 + 1,200 Sq. Ft.                        |
| 14           | 3,000 Sq. Ft.                                 | 5,000 Sq. Ft.                             | 4,500 + 1,500 Sq. Ft.                        |
| 15           | 2,600 Sq. Ft.                                 | 4,000 Sq. Ft.                             | 3,500 + 1,200 Sq. Ft.                        |