

INDIGO PARK (THE SETTLEMENT – PHASE VII)

DESIGN GUIDELINES

September 24, 2008

Revised September 1, 2016

Architectural Strategies

- Emphasis on lush, green vegetation will be accomplished by homeowners developing landscape strategies geared to preserving and featuring the ancient oaks and groves of pines found throughout these homesites.
- Architectural creations with classical styling and inspired blending with surrounding ecosystems will always be preferred. While homes may incorporate each owner's preferences, extreme care as to size, form, color, height, and materials is paramount.

Ideal Site Building Areas

- Each homesite has been planned with setbacks to take advantage of ideal building areas depicted on individual site plans. Heated square footage minimums and maximums are intended to sensitively match structures with discrete size, shape, and topographic and vegetative nuances.
- Homesite coverage guidelines will assure, at a minimum, open space of approximately 60% or more, and limitation of ground coverage to about 30% or less of each homesite.
- Homes will be approved with a minimum of 2,500 square feet of heated space and a maximum of 4,500 to 5,000 square feet of heated space for individual structures dependent on specific lot conditions. Up to 4,500 square feet of heated main structure space and 1,000 square feet of heated ancillary structures may be permitted for larger homesites where the tree canopy can be well preserved and the scale of the home is compatible with existing and future development.

Form and Massing

- The intent of height standards is to minimize the massing on each site, again reinforcing the preferred dominance of extensive natural and added vegetative cover. Viewed from their perimeters, homes should not be prominent and always have their green vegetation pervasive and memorable.
- The overall height of the dominant roof structures should be within 40 feet from natural grade. Possible exceptions to this height limit may include chimneys, vent pipes, and other very minor, ancillary elements of the structure.
- Homes should be designed with no more than two habitable floors.
- 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.
- Freestanding ancillary structures will be allowed only within the buildable area of the homesite. Appropriate outbuildings may include garages, guest quarters (including garage apartments), studios/workshops, garden pavilions, greenhouses, gazebos and pool houses.

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Materials

- Emphasis is on natural and blending materials. Wood used in exterior applications may be cedar shingle, clapboard, or vertical board and batten. All open areas below stairs, decks and the like should be enclosed by wood lattice, louvers or substantial, well-sized plant materials.
- Foundation walls, chimneys, and other similar details may be brick (e.g., Old Savannah/Charleston Gray, or other similar brick) genuine stucco of darker hues, authentic oyster shell tabby or limited height stone walls.
- Roofing materials may be architectural grade asphalt shingles, cedar shakes, cedar shingles, standing-seam metal (40 lb. tin) or slate, all of dark coloration intended to blend unobtrusively with the tree canopy.

Color and Texture

- The ideal color range should generally be muted colors and “neutrals” to reflect and blend with nature’s hues. Stain finishes (weathering, semi-transparent, semi-solid and solids, with solids the least preferred) rather than painted surfaces allow the wood texture to appear. Additionally, stains should have a flat finish for siding and flat or satin finish for trim.
- Preferred stain colors include warm grays, dark charcoal gray, dark forest green, dark olive greens, darker tans, deep sienna, and colors complementary of the nearby environment, although lighter exterior colors may be selected. “Cool” shades of colors are rarely acceptable.
- Darker colors (dark gray, black, Charleston Green) may be used for detailing.

Landscape Themes

- Native plantings will be added within common areas to create an added sense of privacy as well as texture and beauty. Creative landscaping solutions will always be favored. Use of native and flowering plants, annual/perennial flowers, lawns and hedgerows is encouraged.
- Setback areas with existing natural vegetation are to be preserved, with changes approved by the ARB. Natural vegetation left in essentially undisturbed condition (pruning, tree care and enhancement by adding indigenous species being exceptions) will reinforce the informality of the distinct, evergreen ambiance.
- Tree uplights and shielded path lights are preferred along with indirect lighting to accent important trees and create a soft glow at night for walking. No home or yard lights should be directed toward surrounding homes, the marsh or land masses.

Grading

- Every effort should be made to develop site plans consistent with the natural grading pattern. Excessive fill is discouraged so as to integrate homes closely with the existing terrain.

Site Design

- Parking plans for on-site location of at least four cars (including those located inside garages) is desired to assure the convenience and ambiance of the streets.

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- Tree removal must be reviewed by the ARB. It is encouraged that all oak, large pine and palmetto trees be saved, including when possible, those inside the building zones.
- Driveway locations will be predetermined with incentives to employ soft driving surface materials. Designs with curves will add informality and screen direct views toward garage openings. Unless homes are designed for main entries on the side, “straight shot” driveways are not permitted. Coupled driveway curb cuts for most homesites will serve to maximize screening provided by the evergreen hedgerows.

Fencing

- Fencing is allowed only if it is integrated with the architecture. Solid walls or fences, where permitted, should fall within the buildable setbacks, whereas open fences or trellises may encroach within ten feet of property lines. In all cases, landscaping should be selected of size and density to substantially shield and soften the impact of a fence. No chain link or similar fencing is permitted.