INDIGO PARK (THE SETTLEMENT – PHASE VII) - SUPPLEMENTAL GUIDELINES

September 24, 2008
Revised: November 13, 2025

1. LANDSCAPE

1.1. SITE DESIGN

1. Each lot has been planned with setbacks to take advantage of ideal building areas depicted on individual setback graphics. Conditioned area minimums and maximums are intended to sensitively match structures with discrete size, shape, topography, and vegetative nuances.
2. Lot coverage guidelines are formulated to ensure, at a minimum, open space of approximately 60%, and limit primary coverage to no more than 33% of each lot.
3. Parking for at least four (4) vehicles (including those located inside garages) is required to ensure the convenience and ambiance of the streets.

1.2. SOFTSCAPE

1. Native plantings will be added 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, and lawns is encouraged.
2. Natural vegetation within setback areas is 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.

2. ARCHITECTURE

2.1. BUILDING DESIGN

1. Architectural creations with classical styling and inspired blending with surrounding ecosystems will always be preferred. While homes may incorporate each property owner's preferences, extreme care as to size, height, form, materials, and colors is paramount.

2.2. BUILDING SIZE

1. For single structures, the minimum allowable conditioned area is 2,500 SF, and the maximum allowable conditioned area is 4,500 to 5,000 SF, dependent on specific lot conditions. For multiple structures that may be permitted for larger lots where the tree canopy can be well preserved and the scale of the home is compatible with existing and future development, the maximum allowable conditioned area is 4,500 SF for the primary structure, and 1,000 SF for ancillary structures.

2.3. BUILDING HEIGHT

1. The intent of the building height standard is to minimize the massing on each site, 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.
2. The overall height of the dominant roof structures should be no more than forty (40) feet above natural grade, and consist of no more than two (2) habitable floors. Possible exceptions

to this height limit may include chimneys and other minor accessory elements of the structure.

2.4. BUILDING FORM

1. 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.
2. Freestanding ancillary structures will be allowed only within the buildable area of the lot. Appropriate ancillary structures may include garages, guest quarters (including garage apartments), studios/workshops, garden pavilions, greenhouses, gazebos, and pool houses.

2.5. MATERIALS AND COLORS

1. The ideal color range should generally be muted colors and neutrals to reflect and blend with nature's hues.
2. Foundation walls, chimneys, and other similar elements may be brick (e.g., Old Savannah/Charleston Gray, or similar), genuine stucco of darker hues, authentic oyster shell tabby, or limited-height stone walls.
3. Exterior siding applications may be Cedar shingles, clapboard, or vertical board and batten.
4. Stain finishes, such as weathering, semi-transparent, and semi-solid stains, that accentuate the wood textures are preferred. Solid stains are the least preferred. Flat stains should be utilized for siding applications, with flat or satin stains used on trim elements.

   Preferred stain colors include warm grays, dark charcoal gray, dark forest green, dark olive greens, darker tans, deep sienna, and colors complementary to the nearby environment.

   Darker colors (dark gray, black, Charleston Green) may be used for detailing.
5. Roofing materials may be architectural-grade asphalt shingles, cedar shakes, cedar shingles, standing seam metal, or slate, all of dark coloration intended to blend unobtrusively with the tree canopy.