

RHETT'S BLUFF - SUPPLEMENTAL GUIDELINES

September 1, 1990

Revised: November 13, 2025

1. ARCHITECTURE

1.1. BUILDING DESIGN

1. Structures having their first floor at or within one (1) or two (2) feet of the Minimum First Finished Floor Elevation (MFFFE) should prove sufficient to achieve the goal of nestling structures in the forested settings while affording filtered views.
2. Parking underneath the primary structures is discouraged or prohibited on large lots. Design solutions are encouraged to integrate detached or semi-detached garages where site conditions allow.
3. Appropriate ancillary structures (gazebos, pool houses, garages) are only allowed within the buildable area of the lot.

1.2. BUILDING HEIGHT

1. Roof ridge height shall be no more than forty (40) feet above Base Flood Elevation (BFE).

1.3. MATERIALS AND COLORS

1. Building exteriors must be finished using wood or products that convincingly simulate authentic wood siding materials in texture, dimensionality, and application as the predominant material.
2. Foundation walls, chimneys, and other similar elements may be brick (e.g., Old Savannah/Charleston Gray), genuine stucco, or authentic oyster shell tabby.
3. Canvas awnings are permitted for shading decks and windows.
4. Wood roofing shingles are encouraged.
5. Semi-solid or solid stain finishes should be used rather than paint. Lighter exterior colors may be selected with a minimum value of three (3) on the ARB's Value Finder. Darker colors (dark gray, black, Charleston Green) may be used for detailing.