

Kiawah Island.

Glossy Ibis Supplemental Guidelines

GLOSSY IBIS - SUPPLEMENTAL GUIDELINES

August 3, 2005
Revised: October 1, 2026

1. LANDSCAPE

1. The ARB may require additional specimen tree planting on Glossy Ibis lots. Emphasis will be placed on reestablishing a tree canopy on the street side of all lots.

2. ARCHITECTURE

2.1. BUILDING SIZE

1. The minimum allowable conditioned area is 1,750 SF, and the maximum allowable conditioned area is 3,500 SF.

   Conditioned area should be limited to two (2) habitable floors, and a limited conditioned area on the third floor if integrated within the roof.

2.2. BUILDING HEIGHT

1. The overall height of the dominant roof structure shall be no more than thirty-five (35) feet above the minimum first finished floor elevation (MFFFE).
2. Exceptions will be made where unique topographic conditions require increased elevation to obtain a primary view (e.g., of the golf course).



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1996 Recipient of the Urban Land Institute Award for Excellence for Exceptional Community Planning America's
Host Site of the 1991 Ryder Cup and the 1997 World Cup