

Kiawah Island.

# Marsh Cottage, Club Cottage, & Osprey Cottage Lanes Supplemental Guidelines

**MARSH AND CLUB COTTAGES - SUPPLEMENTAL GUIDELINES**
(Marsh Cottage, Club Cottage, and Osprey Cottage Lanes)

September 26, 2003
Revised: October 1, 2026

## 1. LANDSCAPE

### 1.1. SITE DESIGN

1. Each lot has been carefully planned and configured to take advantage of ideal buildable areas, with no more than one (1) detached single-family dwelling to be erected thereon.
2. Parking for at least four (4) vehicles (including those located inside garages) is required to assure the convenience and ambiance of the streets.

### 1.2. SOFTSCAPE

1. Preservation of existing trees and understory along the street and side lot lines is an important part of the environmental theme of Club Cottage Lane Subdivision. It is encouraged that all Oaks, large Pine, and Palmetto trees be saved, including, when reasonably possible, those inside the buildable areas. Plant material that is added to a lot should consist predominantly of native species. Landscaping should be natural and informal.

## 2. ARCHITECTURE

### 2.1. BUILDING DESIGN

1. Shingle-style homes are to be added on the lots along the creeks and marsh bordering Club Cottage Lane, with delicate care evidencing the utmost respect for their surroundings.
2. Architectural creations that nestle into and blend with surrounding ecosystems will always be preferred. Homes may incorporate each homeowner's preferences, though extreme care as to size, height, form, materials, and color will be of utmost importance.
3. Large or imposing mansions that draw undue attention to themselves are not appropriate and will not be permitted.
4. Guest suites may be included as part of the main structure, but may not be rented or leased separately from the main dwelling.
5. Parking shall be underneath the main structure, with additional onsite parking allowed.

### 2.2. BUILDING SIZE

1. Conditioned area minimums and maximums are intended to sensitively match structures with discrete size, shape, topographic, and vegetative nuances.
2. The minimum allowable conditioned area is 1,900 SF. For homes with more than one story, the minimum allowable conditioned area of the first floor is 1,500 SF. The maximum allowable conditioned area for individual structures, dependent on specific lot conditions, is 3,500 SF.
3. The amount of conditioned area in the initial homes built on Lots 1, 2, 3, 4, 5, 6, 10, and 11 shall be the maximum allowed in the future unless varied by the ARB.

## 2.3. BUILDING HEIGHT

1. An overriding goal at Club Cottage Lane Subdivision is to nestle structures within the tree canopy and forested surroundings of each lot, fostering privacy while affording filtered views of the marsh and estuaries.
2. Any dwelling or structure shall have no more than two (2) habitable floors, and the overall height of the dominant roof structures shall be no more than thirty-seven (37) feet from the minimum first finished floor elevation (MFFFE).
3. Possible exceptions to height limitations may include chimneys and other minor accessory elements of the structure.

## 2.4. BUILDING FORM

1. Extreme care shall be taken to shape the building forms around specimen trees and groves of smaller trees.
2. Roof forms shall have gables or modified gable ends with pitch ranges of 8/12 - 14/12. Lower roof pitches of parts of structures may be considered when the dominant roof form meets the pitch range specified above.
3. The first floor of any dwelling shall be the dominant floor. The second floor shall be designed and constructed to fit within the roof structure, with allowance for carefully composed dormers for light and views.

## 2.5. ARTICULATION

1. Carriage-house style doors shall be utilized at garage doors unless otherwise permitted.

## 2.6. MATERIALS AND COLORS

1. Highest-quality authentic natural materials long associated with the Shingle-style coastal homes of the late 19$^{th}$ century are required. Emphasis shall be given to natural and blending colors that complement and reflect the natural vegetation's hue.
2. Foundation walls, chimneys, columns, and other similar elements shall be finished in genuine stucco of darker hues, authentic oyster shell tabby, or stone walls.
3. Exterior siding shall be Cedar shingles, Cedar board and batten, and stone.
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.

   Painted surfaces are discouraged except in limited circumstances.
5. Roof materials shall be limited to Cedar shakes or authentic slate, all of dark coloration intended to blend unobtrusively with the tree canopy.

## 3. ADDITIONAL GUIDELINES FOR LOTS ON OSPREY COTTAGE LANE

### 3.1. LANDSCAPE

1. Formal plantings and grassy areas shall be relatively small, and new plants, trees, and vegetation shall be designed in natural, asymmetrical arrangements to add to the informal, yet elegant ambiance of the collection of homes on Osprey Cottage Lane.
2. Special attention should be given to plantings within fifteen (15) feet of any portion of the property adjacent to a lagoon or pond to blend with the natural lagoon edges, although appropriately sized plant and tree material may be added anywhere on the property to promote and enhance privacy.

### 3.2. BUILDING DESIGN

1. To ensure the consistency of architectural design and appearance for the unique collection of dwellings to be constructed on Osprey Cottage Lane, each dwelling shall have a *cottage* appearance.
2. An enclosed parking area sufficient to provide adequate parking space for two (2) vehicles must be completed in accordance with the plans and specifications approved by the ARB. Parking for additional vehicles may be required to limit off-street parking as much as possible.

### 3.3. BUILDING SIZE

1. The minimum allowable conditioned area is 2,000 SF. For homes with more than one story, the minimum allowable conditioned area on the first floor shall be 1,500 SF.
2. The maximum allowable conditioned area for Lots 800, 802, 803, 804, and 805 is 3,500 SF. The maximum allowable conditioned area for the residence at Lot 801 is 4,000 SF.
3. No more than one (1) detached single-family dwelling will be built on Lots 800, 802, 803, 804, and 805. No more than one (1) detached single-family dwelling and one (1) small one-story accessory building that may include a detached private garage and/or guest cottage shall be built on Lot 801.

### 3.4. MATERIALS AND COLORS

1. In addition to the material and color guidelines for the Club Cottage Subdivision, wooden clapboard may be approved for use.
2. Roofing materials shall consist of standing seam metal, painted dark charcoal or musket gray.

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