

Kiawah Island.

Ocean Park Supplemental Guidelines

OCEAN PARK - SUPPLEMENTAL GUIDELINES

March 8, 2021
Revised: October 1, 2026

1. LANDSCAPE

1.1. SITE DESIGN

1. Emphasizing the relationship between architecture and landscape architecture will be extremely important as the design develops.
2. Use of soft, blending, pervious materials for walkways and driveways is encouraged in order to minimize hard surface runoff. Elevated materials such as brick, pavers, tabby, or exposed aggregate concrete are preferred for aprons, driveways, and parking surfaces. A salt-void concrete finish or dark gravel with steel edging is allowed for the main body of the driveway, but not the apron.
3. For the standard homesite, side yard areas outside the setback are intended as planted buffers to provide privacy between homes and should not contain hardscape areas.
4. Minimal disruption to natural grade and significant trees is required where possible.

1.2. SOFTSCAPE

1. Every effort should be made to minimize the removal of existing vegetation and maritime forest. Existing trees of all types and sizes are valued and must be included in coordinated landscape plans.
2. Lots in Ocean Park have a twenty (20) foot buffer of native vegetation along their front property line to create a consistent and informal streetscape of tree canopy and understory vegetation.
3. Every property will be required to supplement existing vegetation with additional and complementary native vegetation to accelerate the development of a lush and mature landscape on the lot. Non-native plant material is discouraged. Formal landscape design (e.g., straight-line hedges, sod, etc.) should be limited to the buildable area.
4. For lots adjacent to the maritime forest park, the areas between the property lines and the setback lines are to be maintained and/or enhanced with plant material consistent and compatible with the park's concept. Informal paths connecting to the park are encouraged.
5. Areas outside the buildable area are to be maintained in as natural a condition as possible and supplemented as needed to provide dense buffers between properties. Once a home is framed, selective clearing is allowed to achieve filtered views. Property owners are encouraged to supplement the landscape with native plant material in order to maintain a natural look consistent with the existing conditions.
6. Marsh Walk and Front Nine Lane homesites may have at-grade decking, at-grade pools, and pervious paving elements that extend over the setbacks, provided these elements are located a minimum of ten (10) feet from the property line and are composed features in the landscape design.

2. ARCHITECTURE

2.1. BUILDING DESIGN

1. The site, landscape, and architecture should read as one, without the architecture drawing too much attention (i.e., the natural site dominates).
2. Homes should immediately feel settled into the environment through architectural strategies, materials and color, and supplemental landscape material. Parking under structures is discouraged. This should allow home design that minimizes the separation between the first floor and natural grade. When parking under the home is approved due to site constraints, paving should be located within the buildable area so that the front and side yard buffer areas remain intact.
3. While a specific style is not prescribed, highest quality design and elevated detailing are required in Ocean Park. The neighborhood and its homes should feel coastal and may include covered porches and deep overhangs to provide for comfortable outdoor living. Homes may be inspired by traditional analogs but should allow for an updated contemporary lifestyle (i.e., not replications of old homes or imported styles from other geographic settings).
4. The majority of homesites along the external shorelines on the North and East sides have grades that are more elevated than other areas of Kiawah Island, and therefore should have their first floor located closer to existing grade.

2.2. BUILDING SIZE

1. Conditioned area is limited to 5,500 SF.
2. An additional increase of conditioned area of no greater than 10% may be allowed at the sole discretion of the ARB, provided the overall spatial program is organized in multiple structures that are detached or semi-attached. This provision will only be considered by the ARB provided there is no singular structure greater than 4,500 SF of conditioned area, and it is determined that the original intent of minimizing the massing of the overall home design is accomplished by breaking the home apart to visually reduce size.

   Select lots may have size limits that are greater or lesser based upon unique site conditions. Please verify with the ARB the specific home size limits prior to initiating design.
3. Conditioned area for lots in the Marsh Walk neighborhood is limited to 4,500 SF with an additional 500 SF allowed, provided no single structure is greater than 4,000 SF. For Cottages at Marsh Walk lots, the conditioned area is limited to 3,500 SF.
4. Conditioned area for lots along Front Nine Lane may not be less than 2,200 SF (with a minimum of 1,800 SF on the first floor should the residence be more than one story in height) and a maximum of 4,500 SF for individual structures, dependent on specific lot conditions.

   For larger lots where the ARB determines that the tree canopy can be well preserved and the scale of the home is compatible with existing and future development, up to 4,000 SF for the main structure and 1,000 SF of ancillary structure may be permitted by the ARB.
5. Lot #100 may increase conditioned area to 6,000 SF with an additional 10% allowed, provided no single structure is greater than 5,000 SF and the intent of minimizing massing is met.

2.3. BUILDING HEIGHT

1. The height limit from minimum first finished floor elevation (MFFFE) is forty (40) feet.

2.4. BUILDING FORM

1. In order to visually settle homes into the surrounding tree canopy, massing should be executed within a low profile, with the second floor predominantly embedded within the roof. Second-floor area should be no larger than 60% of the first-floor area to reduce second-floor wall exposure.

   When the intent for low-profile massing is met, and site conditions warrant, increases to second-floor area or wall exposure may be considered, but rarely both.

2. The dominant roof pitch should be in the range of 10/12 and 12/12, with secondary pitches varying and appropriate to the overall goal of a low profile, except for lots along Front Nine Lane and within the Marsh Walk neighborhood.

3. Foundation expression should be minimized to provide a settled appearance. Defining the first elevated floor level with a continuous bandboard or an apparent plinth should be avoided.

4. Designs should differentiate main structures from ancillary structures through architectural strategies that include, but are not limited to, the following: breakdown of massing and use of *connectors* (open or enclosed) to link building forms, application of different but complementary siding materials/colors, and the use of fenestration to express solid/void relationships. Vertical circulation that accesses all floor levels between main structures and ancillary structures will be subject to the single structure maximum conditioned area.

5. In order to accommodate the topographical and tree canopy impact, Marsh Walk and Front Nine homesites may increase the amount of foundation expression, second-floor exposure, and 60% second-floor ratio. For these homesites, parking underneath the primary structure is allowed.

6. Victory Bay South-facing lots may increase second-floor exposure and first-floor-to-second-floor ratio due to the unique site conditions of these lots.

7. Victory Bay lots 312, 314, 316, 318, and Front Nine Lane South-facing lots may have two-and-a-half-story homes.

8. In keeping with the original design intent, alterations to the massing or footprint of Cottages at Marsh Walk shall preserve the existing Live Oak canopy.

2.5. APPURTENANCES

1. Select lots adjacent to the pond edge with deck zones are allowed a small, uncovered seating area measuring twelve (12) feet by twelve (12) feet maximum in the deck zone beyond the property line.

   a. A low bench without a seat back may be located on the deck. Any storage must be integral to the design of the bench and deck.

   b. Lighting may consist only of low-profile shielded luminaires and shall be positioned so that the pond is not illuminated.

   c. A boardwalk may connect the deck to the buildable area at a level near the existing grade.

d. Handrails are discouraged except when crossing wetlands or as required by building codes.

2.6. MATERIALS AND COLORS

1. Exterior wall materials should be dominated by wood (shingle, board & batten, shiplap, etc.) with simple but well-crafted detailing. Products that convincingly simulate authentic wood siding materials in texture, dimensionality, and application may be used with prior approval by the ARB.
2. Roofing is limited to wood shingles, authentic slate, or standing seam metal in copper or a dark painted neutral color. Metal roofs with exposed fasteners or ribbing between standing seams are not allowed.
3. Masonry materials should be limited to foundations, fireplace chimneys, and/or other design elements where appropriate. Additional use of masonry detailing will be considered only when it is determined by the ARB that the material, texture, pattern, color, and related design attributes are consistent with the intent of blending with the natural vegetation.
4. Colors should be muted, mid/dark-tone, weather-blending, with minimal accent colors for windows/doors (weathering stains for primary body is preferred). High contrast between body and trim colors will be discouraged. Particular attention should be given to minimizing the visual impact of the foundation by selecting colors that blend with the natural setting.

3. RESTRICTIONS SPECIFIC TO LOTS IMPACTED BY EAGLE NESTING

From time to time, property owners on Kiawah Island may have the honor and privilege of hosting or having property nearby nesting sites of our national bird, the Bald Eagle. Property owners and builders of affected lots are subject to the *Bald and Golden Eagle Protection Act (16 U.S.C. 668-668d)* and the *Migratory Bird Treaty Act (16 U.S.C. 703-712)* as amended, and regulations established by the U.S. Fish and Wildlife Service for the management and preservation of both species of eagles.



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Host Site of the 1991 Ryder Cup and the 1997 World Cup