
Kiawah Island.
Summer Island &
Cormorant Island
Supplemental Guidelines

SUMMER ISLAND AND CORMORANT ISLAND - SUPPLEMENTAL GUIDELINES

August 12, 1997
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1. LANDSCAPE

1.1. SITE DESIGN

1. Each lot has been carefully planned and configured, and accordingly, no more than one (1) detached single-family dwelling is allowed (which may be segmented into two (2) or more sections).

1.2. SOFTSCAPE

1. Landscaping is an essential element of the Summer Island lots. Landscaping outside of the buildable area should be soft and informal. Use of native plants is encouraged.
2. Preservation of natural vegetation and trees (along with supplementing trees, as necessary) shall be important considerations in allowing or rejecting one or more ancillary structures on a lot.

2. ARCHITECTURE

2.1. BUILDING DESIGN

1. Ancillary structures, which may include a detached garage (including a garage apartment), guest cottage, studio/workshop, garden pavilion, greenhouse, gazebo, or pool house, may be allowed, provided that the construction of such dwelling and/or ancillary structure may not be built or occupied prior to the construction of the main dwelling.
2. Guest suites may be included as part of the main or ancillary structure(s), provided that the construction or addition of such suites shall, absent a variance for extraordinary or unusual circumstances, conform to the conditions and limitations set forth herein.

2.2. BUILDING SIZE

1. For a single structure on a lot, the minimum allowable conditioned area is 2,500 SF, and the maximum allowable conditioned area is 5,000 SF.
2. For multiple structures on a lot, the maximum allowable conditioned areas are 4,500 SF for the main structure and 1,500 SF for one or more ancillary structures.

2.3. BUILDING HEIGHT

1. No dwelling or structure may exceed forty (40) feet in height from the minimum first finished floor elevation (MFFFE).
2. Where the dominant roof structure does not exceed thirty-five (35) feet in height, chimneys and other accessory elements of the structure in excess of the height limitation may be allowed.

2.4. BUILDING FORM

1. Roof forms shall have gables or modified gable ends with pitch ranges of 8/12 – 14/12 (12/12 is preferred). Lower roof pitches may be considered when the dominant roof form meets the pitch range specified above.

2.5. MATERIALS AND COLORS

1. In order to reinforce the *countryside* nature of the Summer Island lots, the exteriors of all improvements constructed thereon shall generally be of natural materials that will blend with the environment.
2. Building exteriors shall be finished in Red Cedar shingles, clapboard, or vertical board and batten.
3. Foundation walls, chimneys, and other similar architectural features may be finished in Old Savannah/Charleston Gray brick (or brick of comparable style), genuine stucco, or oyster shell tabby.
4. Roof materials are limited to Red Cedar shakes, standing seam metal, or slate.
5. 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.

   Stain colors such as warm grays, olive greens, tans, deep sienna, or other colors that complement the natural environment shall be utilized.



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