

Kiawah Island.

Terrapin Island Supplemental Guidelines

TERRAPIN ISLAND - SUPPLEMENTAL GUIDELINES

August 30, 1995
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1. LANDSCAPE

1.1. SITE DESIGN

1. Each lot has been planned to take advantage of the ideal building areas. Conditioned area maximums are devised to sensitively match each structure with the topographic and vegetation nuances of each lot.
2. Integral to the overall master plan, each lot has been carefully planned to have three distinct areas delineated: non-buildable, limited buildable, and buildable areas. Development in the non-buildable area will generally be limited to access ways (i.e., driveways, walkways, or boardwalks).

1.2. GRADING

1. Driveway locations and grades should follow the existing topography as closely as possible and should be placed to protect existing vegetation while avoiding the fragile root zone structure of existing trees. Driveways should be designed with curves to add informality.

1.3. SOFTSCAPE

1. The overall planting scheme on each site should be to provide as natural an appearance as possible. The plantings should be used for maximum integration with the existing natural landscape. Use of a few exceptional varieties of native plant material is encouraged. Clipped formal hedges will not be approved, while massing of native plant materials to aid in transitioning each house to the ground is strongly encouraged.
2. All setback areas having existing natural vegetation shall be preserved and enhanced. Any disturbance of existing vegetation within the setbacks should receive prior approval and be justified by special grading conditions. Outside of the buildable area, the natural vegetation shall be left undisturbed except for pruning, tree care, and enhancement of the lot by placement of indigenous species.
3. A native planting zone along the roadway and within thirty (30) feet of the pavement or right-of-way will add interest and privacy. This area will consist of existing and new indigenous plant material.
4. It is encouraged that all Oak, large Pine, and Palmetto trees be saved (or transplanted, if possible).

2. ARCHITECTURE

2.1. BUILDING SIZE

1. For a single structure on a lot, the minimum allowable conditioned area is 2,800 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.

3. CONDITIONED AREA MAXIMUMS BY LOT (SF)

LOT NO.	MAX FIRST FLOOR, MAIN STRUCTURE	MAX TOTAL SINGLE STRUCTURE	MAX TOTAL MULTIPLE STRUCTURES
1	3,000	5,000	4,500 + 1,500
2	3,000	5,000	4,500 + 1,500
3	3,000	5,000	4,500 + 1,500
4	3,000	5,000	4,500 + 1,500
5	3,000	5,000	4,500 + 1,500
6	3,000	5,000	4,500 + 1,500
7	3,000	5,000	4,500 + 1,500
8	3,000	5,000	4,500 + 1,500
9	3,000	5,000	4,500 + 1,500
10	2,600	4,000	3,500 + 1,200
11	3,000	5,000	4,500 + 1,500
12	2,600	4,000	3,500 + 1,200
13	2,600	4,000	3,500 + 1,200
14	3,000	5,000	4,500 + 1,500
15	2,600	4,000	3,500 + 1,200

2.2. BUILDING HEIGHT

1. The overall height limit of the dominant roof of any structure shall be within thirty-five (35) feet from the minimum first finished floor elevation (MFFFE). Possible exceptions to this height limit include chimneys and other accessory elements of the structure that may be allowed where the other roof elements are in the lower end of the specified range.

2.3. BUILDING FORM

1. Roof forms should have gables or modified gable ends with pitch ranges of 8/12 – 14/12 (12/12) is preferred. Roof pitches lower than that prescribed will be considered when the dominant roof form meets the pitch range noted above.
2. Several of the lots are best suited for a collection of integrated smaller structures varying in size, rather than one large home structure. This opportunity allows the property owner to configure a main structure with one or more ancillary structures.
3. The massing and design of ancillary structures should be complementary to the main structure. Connections between structures may be direct (extended covered porches/walkways) or indirect (landscape pathways). Appropriate ancillary structures may include garages, guest quarters (including garage apartments), studios/ workshops, garden pavilions, greenhouses, gazebos, and pool houses.

2.4. MATERIALS AND COLORS

1. Preferred material textures will be those most consistent with natural materials (i.e., soft and rough-sawn textures rather than smooth, reflective finishes).
2. Wood used in exterior applications may be Cedar shingles, clapboard, or vertical board and batten.

3. Foundation walls, chimneys, and other similar details may be brick (Old Savannah/Charleston Gray or similar), genuine stucco, or oyster shell tabby indigenous to South Carolina's Lowcountry.
4. Roofing materials are limited to Cedar shakes, standing seam metal, or authentic slate.
5. Wood windows and doors are strongly preferred.
6. The color range should generally be darker, muted colors and neutrals to reflect and provide context for nature's colors and hues. Accent colors for trim, windows, and/or doors may be chosen in deep, rich tones that maintain harmony with the overall darker palette.
7. 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.

   Preferred colors should include grays, browns, olive greens, tans, deep sienna, and other colors complementary to the natural environment.

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