

## **BUILDING DESIGN GUIDELINES**

### **New Construction and Modifications**

a. Design Theme. The design theme for each home shall be consistent with the overall theme of the Dutch Island community. All residences shall be traditional and enduring designs, such as Low Country, Colonial, Georgian, Federal, Greek Revival or Country European. Tudor, Spanish and Modern Architectural styles are specifically excluded.

b. Repetitive Designs. Some house designs may be unacceptable for a particular lot because similarity to homes in the immediate neighborhood. If the judgment of the Architectural Review Committee, basic style, roof line, exterior materials, colors, or other features of a home are too similar to its neighbors, the design will not be approved.

c. Site Placement. All buildings and other improvements shall be placed as approved by the ARC. The existing topography and landscape shall be disturbed as little as possible, such that the maximum number of desirable trees and other natural features will be preserved.

d. Building Setbacks. The following minimum building setback lines are required: A. Front – 35 feet B. Side – 20 feet, provided that if improvements include a garage that opens to the side of the lot the improvements are setback more than 20 feet from that side, the setback line on the side away from the garage shall be not less than 10 feet, so long as the sum of the side setbacks on both sides is not less than 40 feet.. Rear Property Line – 25 feet

A home situated on more than one street (such as a corner home site) shall require minimum “front setback” on both streets, effectively making one side a front for “building setback” requirements. The direction in which any dwelling unit’s front elevation shall face on a home site shall be approved by the ARC. A garage may not be placed on a side of a home site that faces a street. The ARC may grant an exception for the above minimum setbacks in a case where a home could not be built due to its size, shape or topography and to save existing trees.

e. Building Size. The following minimum square footage of air conditioned living area, exclusive of screened or unscreened porches, patios, terraces and garages is required for main residential dwelling structures:

One story --- 2,400 square feet minimum

Two story --- 2,400 square feet minimum with the first floor minimum of 1,400 square feet. No building may contain more than two (2) stories of living space or have a garage for more than three (3) cars, without the prior written consent of the ARC.

f. Exterior Materials Finish building materials shall be applied consistently to all sides of the exteriors of buildings. Recommended materials shall be brick, stone, stucco, hardiplank, finished exterior decorative wood (not plywood or similar material), or other approved natural material. No simulated brick or stone shall be permitted.

g. Exterior Colors. Finish colors shall be applied consistently to all sides of the building. Acceptable colors shall include, but not be limited to neutral colors with traditional trim colors and muted pastels common to the southeastern coastal region. All exterior wood must be painted or stained, except for decks, docks, fences and other structures constructed out of treated or decorative lumber and not visible from the street.

h. Exterior Trim and Decoration. Exterior window and door trim and similar decorations shall all be the same color and material, unless otherwise approved, and shall be either of the same material as exterior walls or directly compatible. Fascia, gutters and downspouts shall blend in and be compatible with the architectural detail of the exterior walls.

i. Roof. Roof pitches and overhangs may vary as necessary by architectural design; however, no flat roofs are allowed as a major structural element and no other unusually steep roof or other unusual roof lines are allowed. A minimum of three (3) feet high to twelve (12) feet horizontal slope is a standard, but steeper slopes are recommended. All roof stacks, flashings, metal chimney caps and gutters shall be painted to match approved roof colors or trim. Roof stacks and plumbing vents shall be placed on the rear slope where possible.

j. Roof Colors and Materials. Roof colors/textures shall be an integral part of the exterior color scheme of the building. Approved roofing materials include, but are not limited to fiberglass, asphalt, Masonite®, or cedar wood shingles or shakes; concrete tiles with natural color and texture; natural clay tiles and copper simulated or standing seam tin.

k. Windows. Wood, vinyl clad wood, vinyl and metal windows are allowed, provided that metal windows must be anodized bronze or factory finished colors compatible with the primary and trim colors. Reflective glass is prohibited.

l. Chimneys. Any exposed portion of a chimney outside of the building shall be constructed solely of brick, stone, stucco, or wood. If the fireplace is a metal (self-insulated) type with a metal spark arrestor at the top of the chimney, this arrestor must have a shroud or surround.

m. Garages. All residential dwellings shall include a garage adequate to house two (2), but not more than (4) large sized American automobiles and shall include adequate space for storage. All garages shall include garage doors (which shall be minimum width of eight (8) feet for each automobile) and a service door. Any garage attached to a residence shall not open so that it is exposed to a main street. Notwithstanding the foregoing, in the event that a lot is a corner lot, the garage may open so that it is exposed to the less traveled of the streets. Garage doors shall be constructed of a material that is similar in appearance of the exterior materials of the building, and the color of the garage door shall be compatible with the color of other materials in the building. No carports will be permitted.

n. Driveways. Parking spaces, garages, curb cuts, and the driveway to a garage shall be planned and executed in an attractive and functional manner and shall consider the location of existing trees, topography, streetscape and compatibility with surrounding improvements. All

home sites shall have a paved driveway of stable and permanent construction of at least twelve (12) feet in width. Unless prior approval is obtained from the ARC, all driveways must be constructed of asphalt, brick, concrete or stone. All driveway approaches must be concrete. When curbs are required to be broken for driveway entrances, the curb shall be repaired in an orderly fashion in such a way as to be acceptable to the ARC.

o Service Court. A service court, or drying yard area, hidden from view from the marshes, from any adjacent street, and from the adjoining lots, must be constructed so as to provide space for garbage and trash cans, wood piles, clothes drying area and other similar usage.

p. Fences and Walls. All fences and walls must be approved by the ARC. Side and rear yard fences are permitted to entirely enclose or define property lines of individual home sites, and to enclose service areas, patios, gardens, pet enclosures, swimming pools or other areas requiring privacy. Fences and walls in the front yard or visible from the road are discouraged, and all fences and walls must be attractive from both sides. Painted or treated wood, brick, wrought iron, stucco or combinations thereof, as well as plant materials are considered suitable fence and screen material. Wire and chain link fences are not allowed. Notwithstanding the foregoing, a retaining wall shall be constructed along each side of the driveway crossing the culvert to said lot of such design and material as is acceptable to the ARC. Fences shall be no taller than 6 feet unless permission is granted by ARC.

q. Mailboxes. All mailboxes shall be of an approved design determined by the ARC and shall include only the surname and house number.

r. Accessory Structures. No more than one (1) detached single family residential dwelling shall be erected on a home site. The ARC may approve accessory structures (such as garages, gazebos, guest houses, workshops and the like) that are detached from a main residential dwelling so long as they are not erected prior to construction of the main residential dwelling and are not intended to be held for lease. The addition of accessory structures shall be subject to the applicable building setback lines.

s. Window Air Conditioning Units. No window air conditioning units shall be permitted, except for the limited use of through wall units for bonus rooms and accessory buildings as approved by the ARC. Where possible, all exterior air conditioning units shall be screened from view from the street.

t. Utility Service. No lines, wires or other devices for communications purposes, including telephone, television, or electric shall be constructed or placed on any home site unless the same shall be in or by conduits or cables constructed, placed and maintained underground or concealed in, under or on buildings, or other approved improvement. In addition, all gas, water, sewer, oil and other pipes for gas or liquid transmission shall also be placed underground or within or under buildings. Nothing herein shall be deemed to forbid the erection and use of temporary power or telephone services incident to the construction of approved improvements.

u. Interior Design. The ARC will not normally comment on or reject a home because of its interior elements, except in cases where those features affect the exterior appearance.