

Additional Architectural, Landscape and ADU Information

The l'On Code was created by The l'On Company as a design guideline when l'On was first planned in the late 1990's. Since that time the neighborhood has been largely developed and is a model of traditional architecture in keeping with lowcountry vernacular.

As a result of the build-out, parts of the *Code* are less applicable today, including sections dealing with The Neighborhood Plan, Thoroughfares and Lot Types. Other sections have been updated, including the Neighborhood, Architectural and Landscape Standards. The following updates are *in addition* to the Standards specified in *The l'On Code*.

Neighborhood Standards

Outbuildings are now permitted to be used as Accessory Dwelling Units (ADU). ADU's must be approved by the Town of Mount Pleasant and include one on-site parking space in addition to the two on-site parking spaces required for the primary residence.

Architectural Standards

- Hardie/Artisan is an approved building material.
- Living fences are to be painted and fully landscaped.
- Tops of fences and walls must be level or stepped level when installed on a sloped grade.
- Recycle bins, as well as trash receptacles, shall be screened from view from the public realm.

Landscape Standards

- All landscape plans must be reviewed and approved, in writing, by the IDC prior to installation to avoid sanctions.
- All required hedges must have a maximum foliage to foliage spacing of 6" to 9" at planting. Hedges intended to screen utilities; propane tanks, trash receptacles, boats, etc. must be a minimum of 36" in height at planting.
- Fences intended to screen utilities, propane tanks, trash receptacles, etc. must be at least 4' high. Fences intended to screen cars, boats, etc. must be a minimum of 5' in height.
- Landscaping should be irrigated or receive sufficient irrigation until plants are established, typical the first two growing seasons.
- Pecan (*Caray Illinonensis*), White Oak (*Quercus Alba*) and Crepe Myrtle (*Lagerstroemia indicis Natchez*) are added to the "Wide Canopy Trees" list.
- Vitex (*Agnus-castus*), Wind Mill Palm (*Trachycarpus Fourtune*) and Crepe Myrtle (*Semi Dwarf*) are added to the "Small Trees" list. Crepe Myrtle (*Lagerstroemia indicis Natchez*) is removed.