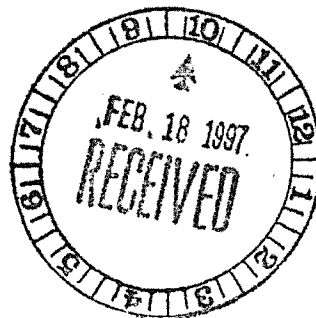


# The I'On Code

Mt. Pleasant, South Carolina



## SUMMARY OF THE I'ON CODE

I'On is designed with several objectives in mind. The first is to create a friendly pedestrian atmosphere with memorable streets and civic spaces. The second is to provide a range of distinctive house types so that each owner has the opportunity to create personalized interior spaces and private gardens. Finally, the Code is intended to help assure home marketability throughout development, to protect the market value of existing homes, and to assure the neighborhood vision is fulfilled.

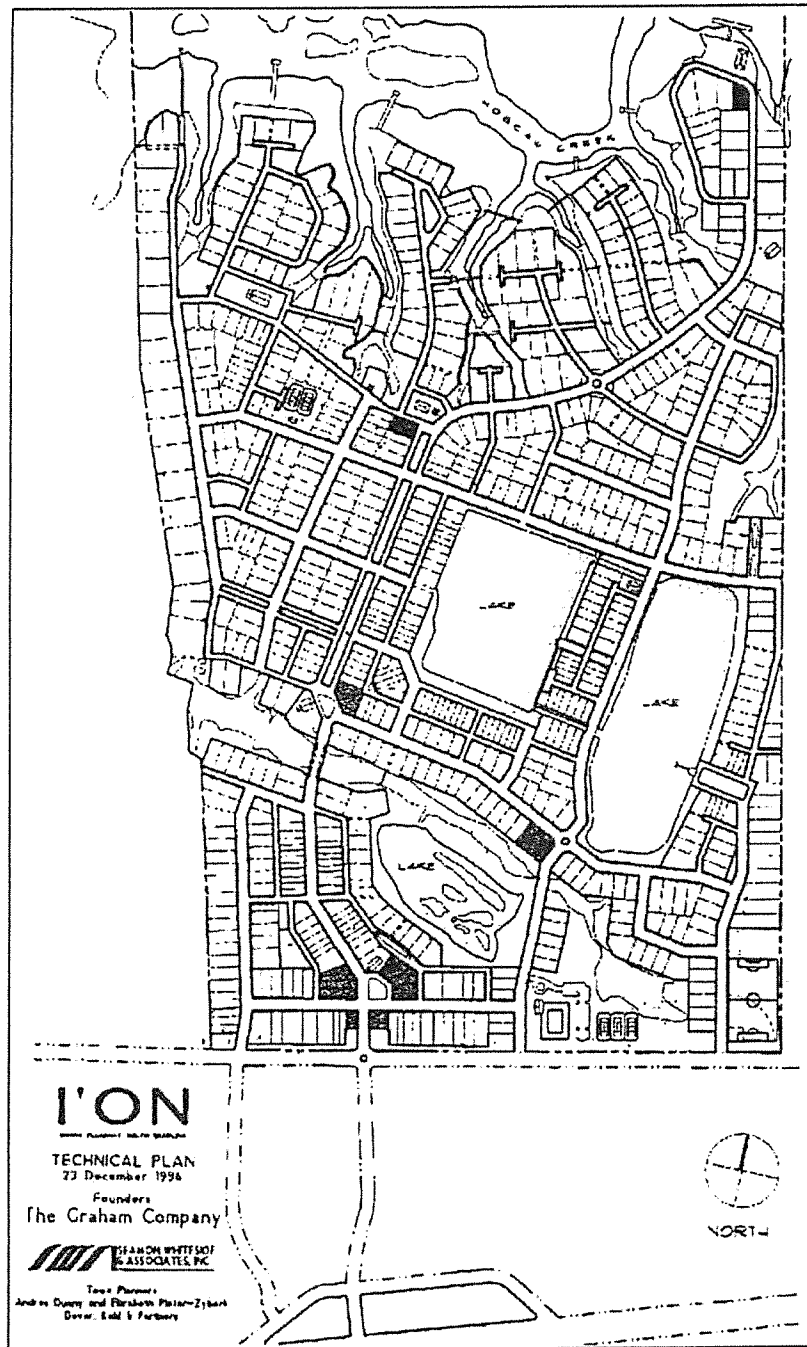
The Code consists of the I'On Plan, the Neighborhood Standards, Building Types, Thoroughfare Types, Architectural Standards and Landscape Standards. Each of these elements are outlined in the pages to follow.

### Table of Contents

The I'On Plan	2
The Neighborhood Standards	3
The Building Types	4
The Thoroughfare Types	6
The Architectural Standards	8
The Landscape Standards	9
Glossary	10

## The I'On Plan

This plan shows the lot boundaries and thoroughfares, as well as those sites reserved for squares, parks and civic buildings. The Plan also specifies those areas where small shops and office space accommodating small businesses are allowed.



**Neighborhood Standards** pertain to the placement of buildings, their height, parking, locations and extensions. These standards coordinate aspects of buildings which shape and define the civic spaces of I'On including the parks, greens, squares and thoroughfares.

### **Specifications**

1. All building plans shall be submitted to the I'On Design Committee for conformity to the Code.

### **Yard**

1. Buildings shall be set on the lot relative to the build-to-zones and setbacks specified for each building type.
2. Stoops, chimneys, balconies and bay windows may encroach within the setback or build-to zone.
3. Street walls shall be built on frontage lines as shown.

### **Porches**

1. Shopfront buildings shall have an arcade that extends along 100% of the street facade.
2. Side-yard and All-yard buildings shall have a covered porch a minimum of 8 feet in depth.
3. The porch shall extend a minimum of 50% of the length of the home in the case of Side-yard buildings and a minimum of 40% of the street facade in the case of All-yard buildings.
4. The street facade of All-yard buildings shall extend along the front yard a minimum of 40% of the lot width.

### **Outbuildings**

1. Outbuildings shall have a maximum footprint of 625 square feet and building height of 18 feet.
2. The walls of the outbuildings at interior property lines shall be left windowless and shall be two-hour fire rated.

### **Height**

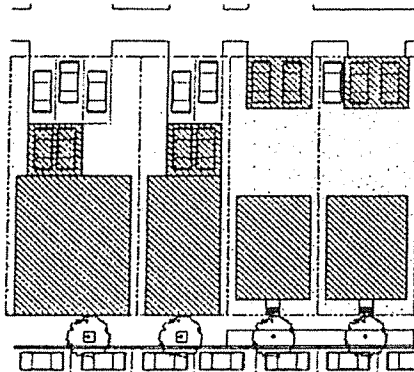
1. Entry floors for homes shall have a minimum elevation of 30 inches above grade or sidewalk level, whichever is higher.
2. Entry floors for homes shall have a minimum interior ceiling height of 9 feet.
3. Maximum building height shall be 30 feet.

### **Parking**

1. The parking required shall be 2 per principal dwelling and 1 per 400 square feet of small shop and office use.
2. The required parking shall include on-street parking along the frontage. Trucks, boats, campers and trailers shall be parked in rear yards only.

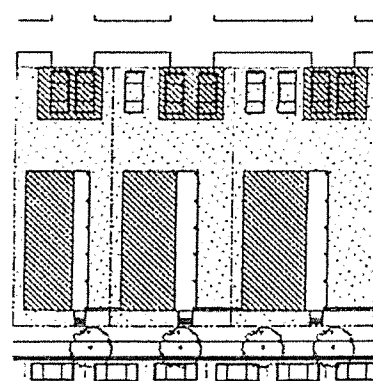
# Building Types

Rear-Yard Building

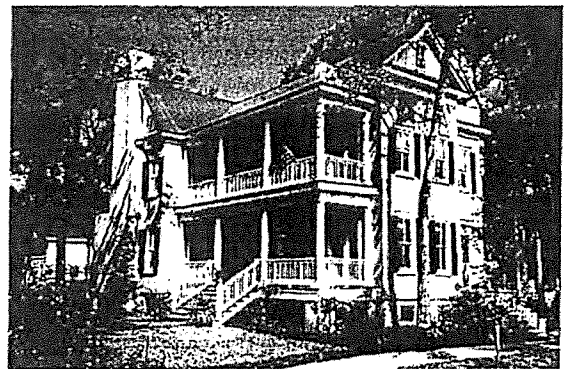
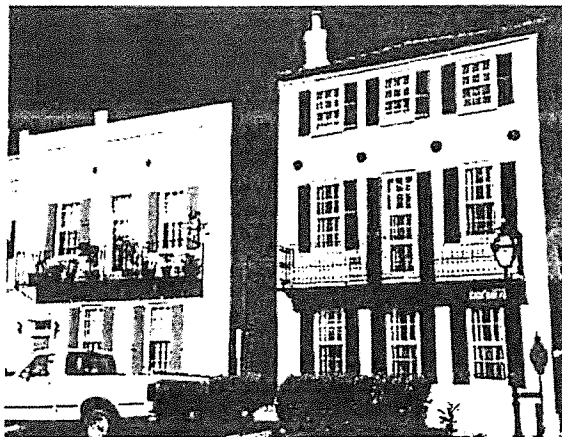


Lot Width	27 Ft. Min., 70 Ft. Max.
Build-to-Zone	0 ft. to 12 Ft.
Side Setback	3 Ft.
Rear Setback	0 Ft.
Corner Setback	0 Ft.
Building Coverage	60%

Side-Yard Building

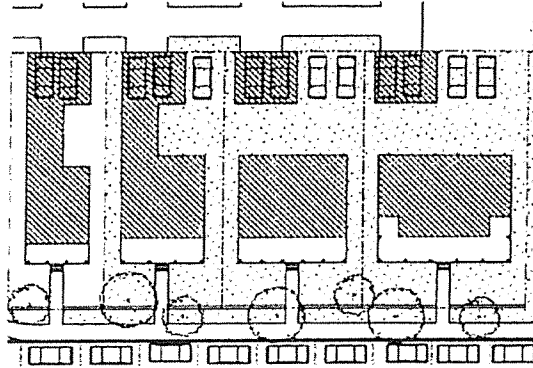


Lot Width	36 ft. min, 63 ft. max.
Build-to-Zone	0 ft. - 9 ft.
Side Setback	3 ft. - 8 ft.
Rear Setback	0 ft.
Corner Setback	0 ft.
Building Coverage	50%



## Building Types

### All-Yard Building

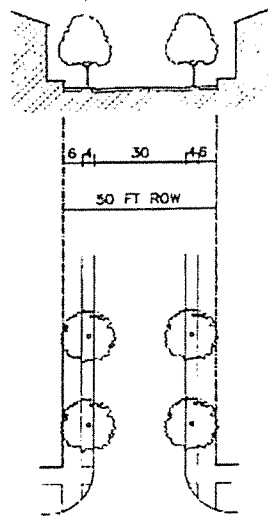


Lot Width	36 ft. min.
Build-to-Zone	0 ft. - 25 ft.
Side Setback	5 ft.
Rear Setback	0 ft.
Corner Setback	0 ft.
Building Coverage	40%



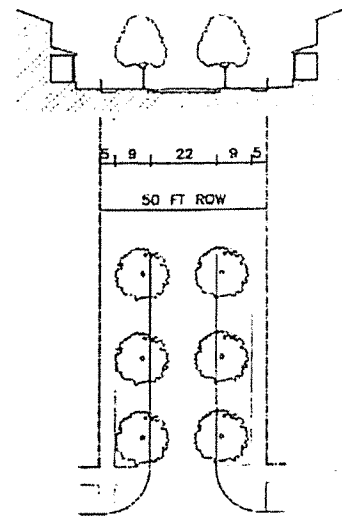
## Thoroughfare Types

Streets, roads and lanes comprise the largest portion of the civic realm. The thoroughfares depicted in these drawings help the pedestrian feel comfortable, while adequately accommodating automobile movement. In addition to providing an efficient and pleasant path of travel, thoroughfares foster the bonds of community by providing a setting conducive to neighborly interaction.



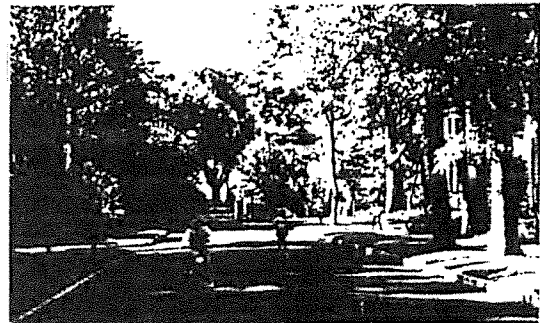
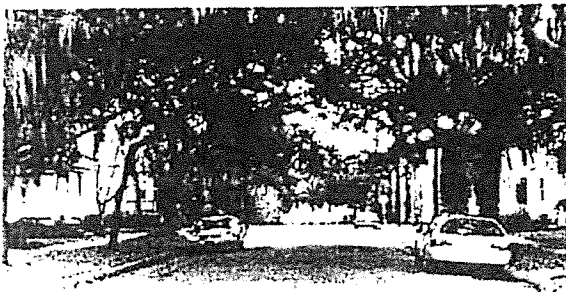
LARGE STREET  
(LS - 50)  
Two Way

Design Speed	20 MPH
Pavement Width	30 Ft.
ROW Width	50 Ft.
Max. Curb Radius	15 Ft.
Pedestrian Crossing Time	10 Sec.
Drainage	Curb

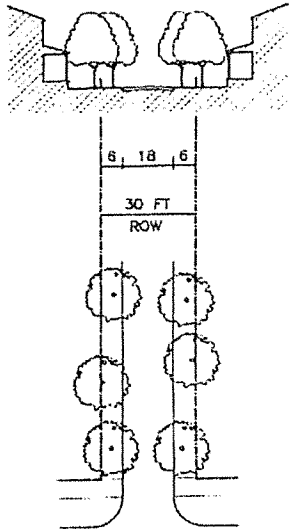


STREET  
(S - 50)  
Two Way

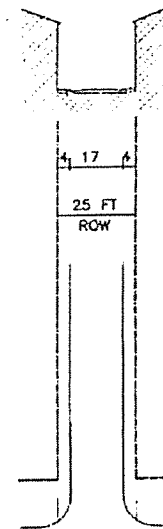
Design Speed	20 MPH
Pavement Width	22 Ft.
ROW Width	50 Ft.
Max. Curb Radius	15 Ft.
Pedestrian Crossing Time	8 Sec.
Drainage	Curb



## Thoroughfare Types



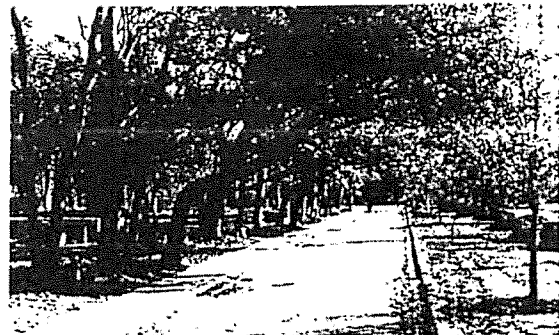
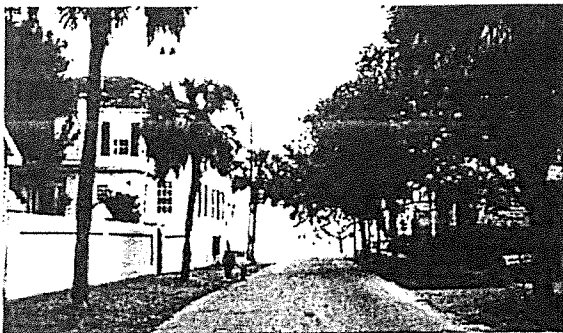
ROAD  
(R - 30)  
Two Way



SMALL STREET  
(SS - 25)  
One Way

Design Speed	15 MPH
Pavement Width	18 Ft.
ROW Width	30 Ft.
Max. Curb Radius	10 Ft.
Pedestrian Crossing Time	5 Sec.
Drainage	Open Section

Design Speed	15 MPH
Pavement Width	17 Ft.
ROW Width	25 Ft.
Max. Curb Radius	10 Ft.
Pedestrian Crossing Time	4 Sec.
Drainage	Curb





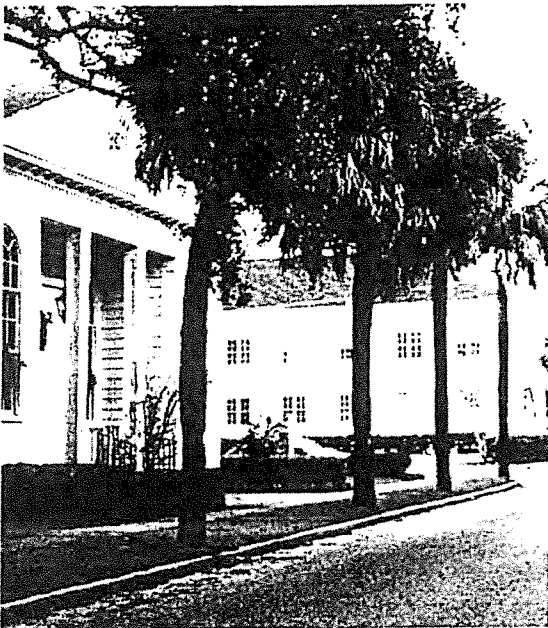
**Architectural Standards** specify materials and construction techniques which contribute to the character of each building as well as the civic realm of the neighborhood. The building materials recommended for I'On work well in the climate of the Lowcountry and age gracefully over time.

	<u>Materials</u>	<u>Configuration</u>	<u>General</u>
<b>Building Walls</b>	<ul style="list-style-type: none"> <li>-Wood clapboard or shingles, 3.5 - 8" to the weather</li> <li>-Board and batten</li> <li>-Brick selected from master list</li> <li>-Stucco with sand or trowelled finish</li> </ul>	<ul style="list-style-type: none"> <li>-Wood walls to be flush trimmed at corners</li> <li>- 3.5 - 8" trim at corners and openings</li> <li>-Stucco and brick homes shall have a minimum 10" frieze</li> <li>-Chimneys extend to ground</li> </ul>	<ul style="list-style-type: none"> <li>-Undercroft of decks &amp; porches enclosed by lattice or wood louvers</li> <li>-Foundation walls, piers and chimneys to be brick or finished with stucco</li> </ul>
<b>Garden Walls &amp; Fences</b>	<ul style="list-style-type: none"> <li>-Wood pickets of custom design</li> <li>-Brick or stucco to match the principle building</li> <li>-Wrought iron or wood pickets in combination with brick or stucco</li> <li>-Gates shall be wood or iron</li> </ul>	<ul style="list-style-type: none"> <li>-Brick walls shall be capped</li> <li>-Frontage walls for All-yard buildings not to exceed 1st story finish floor height. For Side-yard buildings - 6' max. height</li> <li>-Garden walls 6' max. height</li> </ul>	<ul style="list-style-type: none"> <li>-A living wall may serve as a garden wall.</li> <li>-Hedge from planting list may be used in combination with wood, brick or stucco as a frontage or garden wall</li> </ul>
<b>Arches, Columns &amp; Porches</b>	<ul style="list-style-type: none"> <li>-Brick, stone or stucco piers</li> <li>-Wood columns, porches, posts and balustrades</li> <li>-Iron railings and balconies with wood treads</li> <li>-Canvas awnings</li> </ul>	<ul style="list-style-type: none"> <li>-Arches no less than 8" in depth</li> <li>-Piers no less than 12"x12".</li> <li>-Posts no less than 6"x6"</li> <li>-Porch openings of vertical proportion</li> <li>-Top/bottom rails of custom design</li> </ul>	<ul style="list-style-type: none"> <li>-Cantilevered balconies supported by brackets</li> <li>-Wood elements must be painted or stained</li> <li>-Columns of the Doric, Tuscan or Ionic orders</li> </ul>
<b>Roofs</b>	<ul style="list-style-type: none"> <li>-Standing seam or 5-V crimp heavy gauge metal</li> <li>-Wood shakes</li> <li>-Slate and artificial slate</li> <li>-Dimensional asphalt fiber-glass</li> <li>-Gutters &amp; downspouts of galvanized steel or copper</li> </ul>	<ul style="list-style-type: none"> <li>-Principle roof: a symmetrical gable or hip with slope 4:12-10:12</li> <li>-Ancillary roof(s): shed, hip or gable with minimum slope 2:12</li> <li>-Flat roofs permitted as a habitable deck, enclosed by a balustrade or parapet</li> </ul>	<ul style="list-style-type: none"> <li>-Roof penetrations &amp; skylights shall be placed on the rear of the roof</li> <li>-Square or half round gutters</li> <li>-Dormers to be min. 2' from side walls</li> </ul>
<b>Windows, Doors &amp; Shutters</b>	<ul style="list-style-type: none"> <li>-Windows of painted wood, solid vinyl or anodized aluminum with clear glass</li> <li>-Doors of painted or stained wood</li> <li>-Wood shutters</li> </ul>	<ul style="list-style-type: none"> <li>-Rectangular single, double or triple hung, awning, or casement windows with vertical orientation</li> <li>-Multiple windows in the same opening separated by a 4" post</li> <li>-True divided light window muntins creating panes of square or vertical orientation</li> </ul>	<ul style="list-style-type: none"> <li>-Operable wood shutters sized to match openings</li> <li>-Garage doors 9' max. width</li> <li>-Bay windows shall project perpendicularly from main structure a min. 8"</li> </ul>
<b>Miscellaneous</b>	<ul style="list-style-type: none"> <li>-Exterior hardware &amp; lighting to be solid brass, bronze or wrought iron.</li> <li>-Signs for shops or offices of enameled steel</li> </ul>	<ul style="list-style-type: none"> <li>-Signs attached to buildings no taller than 18" &amp; externally lit</li> <li>-Spotlights attached to building walls or roof eaves are permitted in rear yards</li> </ul>	<ul style="list-style-type: none"> <li>-Electrical meters, A/C compressors, garbage cans, clothes lines or 18" satellite dishes shall not be visible from sidewalk</li> </ul>

**Landscape Standards** address planting along thoroughfares to enhance and further define the neighborhood's civic realm. The Recommended Planting List includes both indigenous species, as well as those plants introduced from Europe or Asia that through continued cultivation have come to be associated with the character of the Lowcountry.

## Techniques

1. Trees to be drawn from regional nurseries or transplanted from on site stock.
2. Trees over 6 inches in caliper may not be removed without approval from the developer. Trees over 24 inches in diameter to be pruned of dead wood, fertilized and provisions made to protect the tree prior to the onset of construction.
3. Each thoroughfare shall have a designated street tree planted within 5 feet of each edge of pavement as follows:
  - For wide canopy trees - one 3 inch minimum caliper, no further than every 50 feet on center.
  - For medium trees - one 2 inch minimum caliper no further than every 40 feet on center.
  - For small trees - one 1 1/2 inch minimum caliper no further than every 30 feet on center.
4. A delineation of the frontage line is encouraged for All-yard buildings and mandatory along the side yard of Side-yard buildings. This delineation may take the form of a hedge by itself or in combination with masonry columns or wood pickets.



## Recommended Planting List

### • Wide Canopy Trees

Live Oak*	Quercus virginiana
Mockernut Hickory*	Carya tomentosa
Laurel Oak*	Quercus
Southern Red Oak*	Quercus falcata
Red Maple*	Acer rubrum
Tulip Poplar*	Liriodendron tulipifera
Ginkgo (male variety only)*	Ginkgo biloba
Willow Oak*	Quercus phellos

### • Medium Tree

Blackgum*	Nyssa sylvatica
London Planetree*	Platanus var. 'Bloodgood'
Southern Magnolia	Magnolia virginiana
Persimmon	Diospyros virginiana
Scarlet Oak*	Quercus coccinea
Winged Elm*	Ulmus alata

### • Small Trees

Crepe Myrtle*	Lagerstromia indica "Natchez"
Cabbage Palm*	Sabal palmetto
Dogwood*	Cornus florida
Fringe Tree	Chionanthus virginicus
Redbud*	Cercis canadensis
Saucer Magnolia	Magnolia spp.
Silver Bell	Halesia diptera

\*Appropriate for the use as a street tree.

### • Hedges

Abelia	Abelia 'Edward Goucher'
American Holly	Ilex americana
American Beautyberry	Callicarpa americana
Anise	Illicium parviflorum
Azalea Cultivars	Rhododendrum sp.
Boxwood	Buxus microphylla vat.
Butterfly Bush	Buddleia davidi var.
Camellia	Camellia japonica & C. sanqua
Chaste Tree	Vitex agnus-castus
Cherry Laurel*	Prunus caroliniana 'compacta'
Cleyera	Cleyera japonica
Holly cultivars	Ilex spp.
Indian Hawthorne	Raphiolepis indica
Inkberry	Ilex glabra
Oleander*	Nerium oleander 'Calypso'
Pittosporum	Pittosporum tobira
Privet species	Ligustrum spp.
Spiraea	Spiraea sp.
Tea Olive*	Osmanthus fragrans
Wax Myrtle*	Myrica cerifera

\*Appropriate for use as a tall hedge.

## Glossary

**All-Yard Building:** A building that stands near the center of the lot, with substantial front and rear yards and smaller side yards.

**Arcade:** A covered passageway in front of shopfront buildings characterized by a continuous row of columns or piers that encroach into the right-of-way. Arcades may be substituted by awnings, marquees or second story overhanging balconies.

**Build -to-Zone:** Range of allowable distance from the frontage line where a building's front face may be placed.

**Building Height:** The vertical distance from the mean elevation of the crown of the frontage street to the eave line.

**Civic Realm:** Those spaces of the neighborhood shared by all residents. They include thoroughfares, greens, parks and squares.

**Esplanade:** A pedestrian promenade or walkway, along a natural feature such as a marsh or lake.

**Facade:** The elevation of a building parallel to a frontage line.

**Frontage Line:** The portion of the lot boundary line which coincides with a thoroughfare or a civic space such as a square.

**Frontage Wall:** A wall, fence or hedge built along the frontage line or in the build-to-zone where designated in the Neighborhood Standards.

**Garden Wall:** A wall, fence or hedge along rear and side property lines.

**Green:** A naturalistic, open space that is small and civic in nature, and is surrounded by buildings. Greens feature informal planting, often around a sunny central lawn.

**Lane:** A private access route.

**Living Wall:** A type of fence that may serve as a garden wall composed of (4 inch X 4 inch) wood posts with (2 inch X 4 inch) welded wire fabric for vines or similar plant material.

**Outbuilding:** A separate building from the principle building that has a maximum of 625 square feet of lot coverage.

**Park:** Naturalistic open space, usually located at the edge of a town or the neighborhood.

**Porch:** An open, roofed structure supported by posts or columns attached to a residence, and no less than 8 feet in depth.

**Rear-yard Buildings:** A building that occupies the front of its lot, leaving the rear portion as a private space for courtyards or parking. This type may accommodate both shops and office spaces as well as residential use.

**Road:** Thoroughfare, rural in nature, with open curbs and optional parking.

**Setback:** Minimum distance between the building face and the lot boundary line. At corner lots, buildings may be built up to the front and side lot boundary lines.

**Side-yard Building:** A building that occupies one side of its lot with the primary open space on the other side.

**Square:** An inherently civic and formal green space offering a potential setting for civic buildings and monuments. Squares are spatially defined by facades of buildings and formal tree plantings.

**Stoop:** A small platform and/or entrance stairway at a house door.

**Story:** A habitable level within a building.

**Street:** A thoroughfare with raised curbs, closed drainage and wide sidewalks.