



# The I'On Code

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*"Not built for a day, but for generations to come."*

### Summary

The I'On Code is written with several objectives in mind. The first is to create a friendly pedestrian neighborhood of memorable streets and civic spaces. The second is to offer a range of distinctive house types, which relate to the sidewalk and street while providing the owner the opportunity to create personalized interior spaces and gardens. Finally, the Code is intended to assist the owner, architect, and builder in their appreciation for the vernacular architecture of the Lowcountry. This will help assure home marketability throughout the building period, protect the market value of existing homes, and assure the neighborhood vision is fulfilled.

The Code consists of The Neighborhood Plan, Thoroughfares, Lot Types, Neighborhood Standards, Architectural and Landscape Standards, Landscape Guidelines, and Glossary.

In order to protect the property values of all owners, now and in the future, the I'On Design Committee has been formed to review all residential and landscape plans and provide guidance when necessary.

In summary, the I'On Code encourages homes simple in design, which depend for beauty upon careful proportion and harmonious surroundings. Homeowners may have utmost freedom in planning and building their own homes, so long as the designs tend to preserve the charm and unity of the neighborhood as a whole. Please note that the Code is not intended to replicate older homes, but to encourage design with a classic sense of timelessness. "Not built for a day, but for generations to come."

# The TOn Code

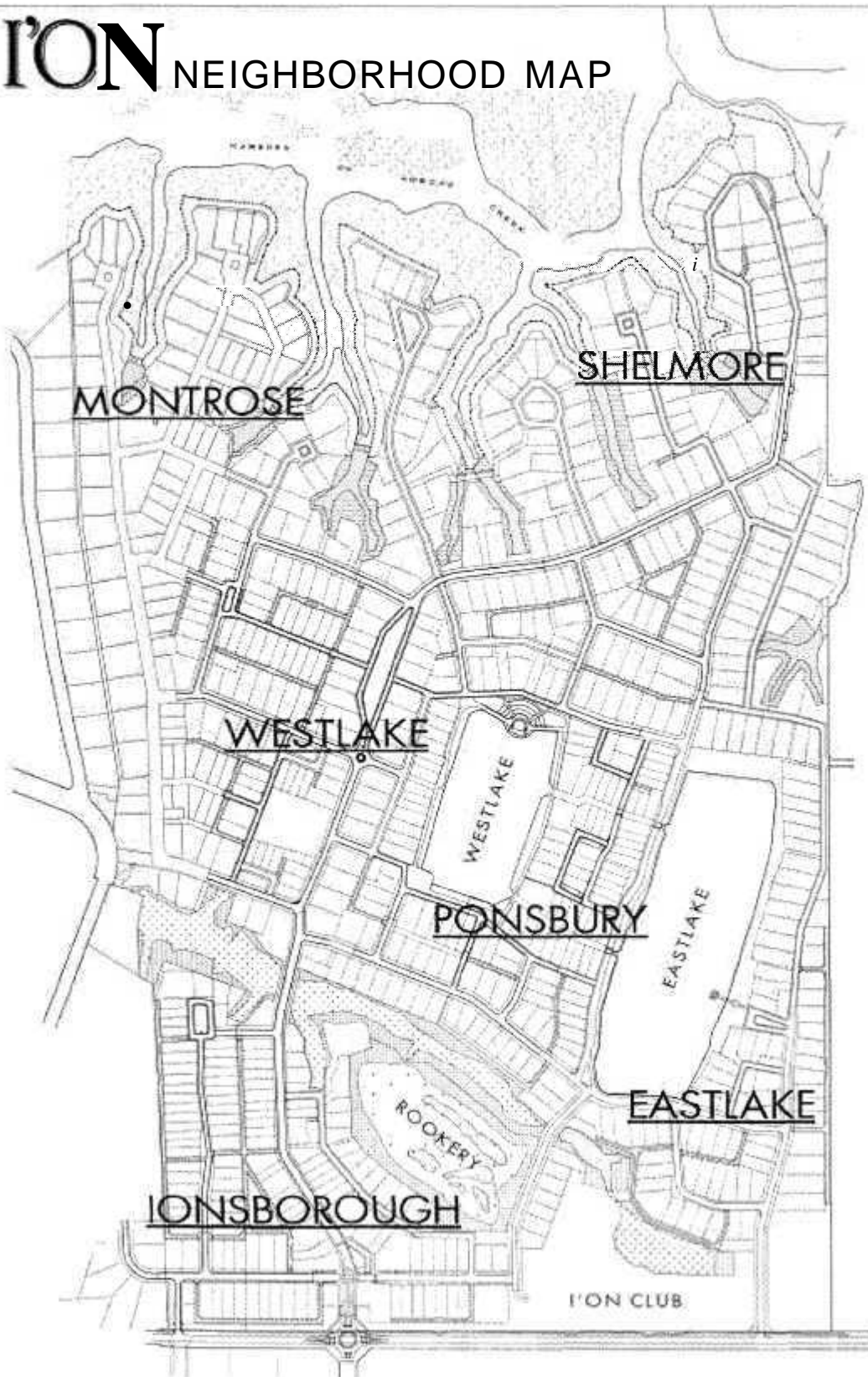
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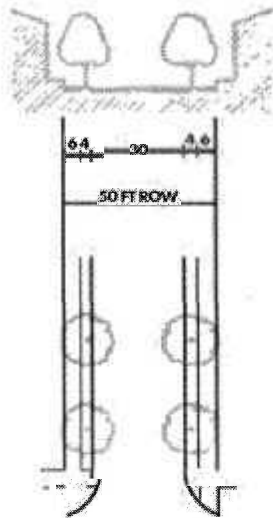


**The Neighborhood Plan** indicates lot boundaries and thoroughfares, as well as sites reserved for squares, parks, and civic buildings. I'On is divided into six smaller neighborhoods, or boroughs, each having 80 to 150 homes. These boroughs are Eastlake, Ponsbury, Shelmore, Westlake, Montrose, and Ionsborough. Each borough is planned around a significant geographical feature, such as a lake, park or waterfront area.

# I'ON NEIGHBORHOOD MAP

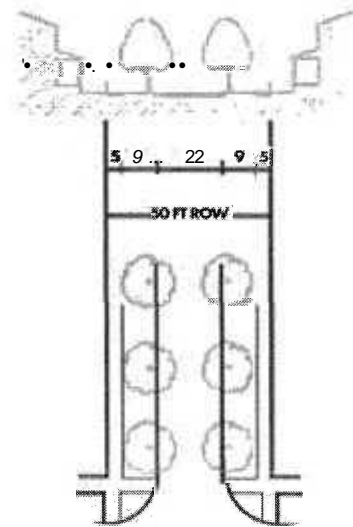


**Thoroughfares** can be thought of as "outdoor rooms" with the frontage walls, porches, or front building walls of the homes built on either side representing the walls, the paving surface and sidewalks representing the floor, and the canopy formed by street trees representing the ceiling. Benches, lamp posts, and signage constitute "furniture" in this out door room. I'On's thoroughfares accommodate the safe and efficient movement of automobiles while providing a comfortable setting for pedestrians and community interaction. A diversity of thoroughfare types enhances the neighborhood's character.



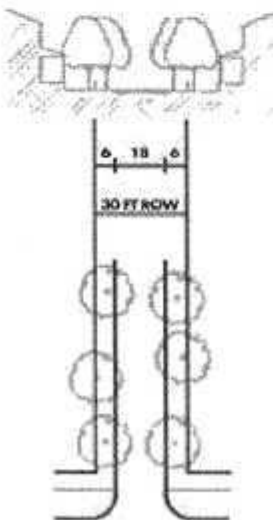
**LARGE STREET**  
Two-Way

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



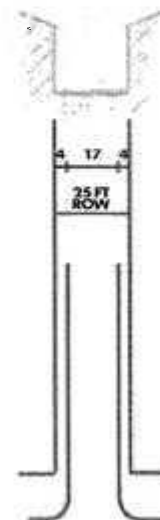
**STREET**  
Two-Way

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



**ROAD**  
Two-Way

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

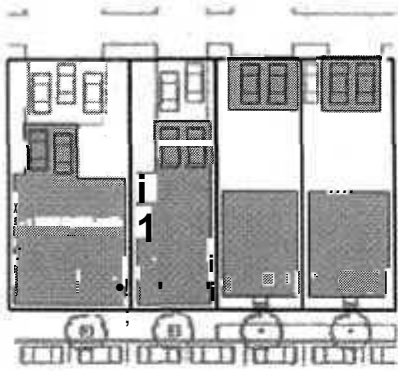


**SMALL STREET**  
One-Way

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

# Lot Types

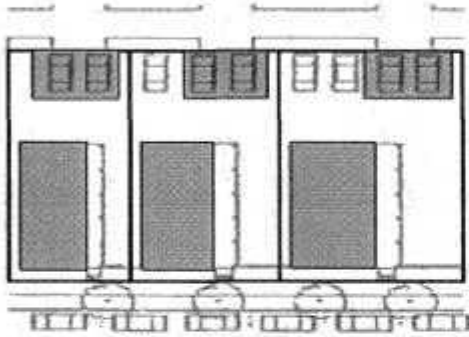
## Rear-Yard Lot



The principle yard is behind the house, and the house is built to within twelve (12) feet of the frontage line. The front yard of the house, if any, is viewed as an extension of the porch or house, and semi-public in nature.

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%

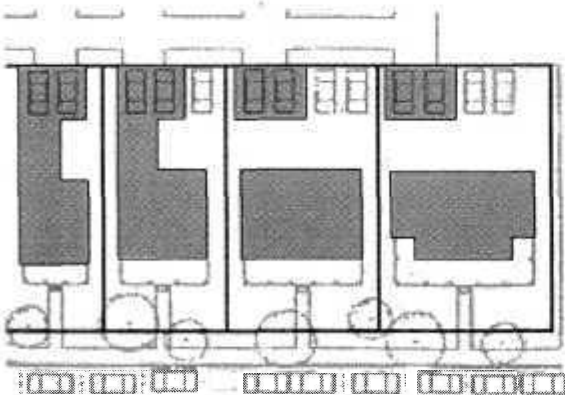
## Side-Yard Lot



The principle yard is to one side of the house, and the house is built to within nine (9) feet of the frontage line. The front yard of the house, if any, is semi-public in nature.

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

## All-Yard Lot



The house is entirely surrounded by its yard, and the house is built to within twelve (12) to twenty-five (25) feet of the frontage line.

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

While we have provided minimum setbacks and build-to zones, please be aware that you need to consider and make allowances for Building Code requirements, existing and proposed easements, utilities and natural amenities (e.g., trees), Community Patterns, etc. which impact the placement of a house, ancillary structures, and landscaping on the home site.

**Neighborhood Standards** guide the arrangement and design of the buildings, which in turn shape and define the civic spaces of I'On including, the parks, greens, squares, and thoroughfares.

**Specifications:**

1. All building and landscape plans must be submitted to the I'On Design Committee for review of their conformity to the Code.
2. Variances to the Code may be approved on the basis of architectural merit.

**Yard:**

1. Buildings must be set on the lot relative to the build-to zones and setbacks specified for each lot type. Adjustments may be required if easements exist on a lot.
2. Stoops, chimneys, balconies, and bay windows may encroach within the construction setback or build-to zones.
3. Frontage walls must be built to a lot's frontage line.
4. A building's front is considered to be the elevation facing the primary thoroughfare unless the building is adjacent to water or marsh in which case the front is the side of the building facing the water or marsh.

**Porches:**

1. Buildings on Side-yard and All-yard lots must have a covered porch, a minimum of eight feet in depth.
2. The porch must extend a minimum of 40% of the length of the home on a Side-yard lot, and minimum of 40% of the street facade of an All-yard lot.
3. The street facade of a building on an All-yard lot shall have a minimum width of 30% of the lot frontage.

**Outbuildings:**

1. Outbuildings must have a maximum footprint of 625 square feet.
2. Outbuildings with a footprint greater than 150 square feet must have a minimum height to the eave of eleven feet.
3. Outbuildings must have a maximum height to the eave of eighteen feet.
4. An outbuilding is not allowed to be a separate dwelling unit.

**Height:**

1. Entry floors for homes must have a minimum elevation of 30 inches above grade or sidewalk level, whichever is higher.
2. Two-story homes must have a minimum interior ceiling height of nine feet on the first and second floor.
3. One and a half-story homes must have a minimum principle story ceiling height of ten feet
4. One-story homes must have a minimum interior ceiling height of eleven feet.
5. Maximum building height is 38 feet as measured to the peak from the average grade at the base of the structure.
6. Maximum height to the eave is be 30 feet as measured from the average grade at the base of the structure.

**Parking:**

1. Two onsite parking spaces per principal dwelling and one per 400 square feet of small shop and office use must be created.
2. On-street parking is encouraged on curbed streets. Trucks, boats, campers, and trailers must be parked on in rear yards only.

**Architectural Standards** contribute to neighborhood harmony. Materials specified have been found to work well in this climate and age gracefully over time.

	<b>A. Materials</b>	<b>B. Configuration</b>	<b>C. General</b>
1. Building Walls	<ul style="list-style-type: none"> <li>• Wood clapboard painted or stained with min. 1/2" butt, 4" - 8" exposure</li> <li>• Wood shingle</li> <li>• Board and Batten</li> <li>• Brick of natural color</li> <li>• Cement stucco - sand or smooth troweled finish</li> <li>• White or tinted white mortar</li> </ul>	<ul style="list-style-type: none"> <li>• Wood walls w/ min. 3.5" trim at corners and openings</li> <li>• Frieze height: Min 10" on masonry; 6" on wood homes</li> <li>• Chimneys extend to grade</li> <li>• Masonry walls shall have projecting water table to grade</li> <li>• Window/door casing separated from frieze by min. 6"</li> </ul>	<ul style="list-style-type: none"> <li>• If not enclosed by wood lattice or louvers, space beneath porch decks <math>\geq</math> 5' above grade, shall have vents sized and detailed as window openings on foundation wall beneath and behind deck/porch.</li> <li>• Foundation walls, piers and chimneys to be brick or stucco</li> <li>• Piers to align w/ columns</li> </ul>
2. Garden Hardscape	<ul style="list-style-type: none"> <li>• Custom design wrought iron</li> <li>• Painted/stained wood pickets of custom design</li> <li>• Masonry walls to match house</li> <li>• Living fences fully planted</li> </ul>	<ul style="list-style-type: none"> <li>• Frontage walls that complement home and public realm</li> <li>• Garden walls 8' max. height</li> <li>• Iron or pickets in combination with masonry</li> </ul>	<ul style="list-style-type: none"> <li>• Tops of fences and walls must be level</li> <li>• Paved areas must use varied materials, textures, and colors to minimize the visual mass</li> </ul>
3. Arches Columns Porches	<ul style="list-style-type: none"> <li>• Masonry piers</li> <li>• Wood, composite, or fiberglass columns of classical proportion</li> <li>• Wood or stone 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 min. 8" in depth</li> <li>• Piers visible from the public realm min. 16" x 16". Posts min. 6" x 6"</li> <li>• Vertically proportioned porch openings of equal size</li> <li>• Porch architrave/frieze height <math>\geq</math> column diameter. Architrave/frieze depth = column diameter</li> <li>• Equal or rhythmic column spacing</li> </ul>	<ul style="list-style-type: none"> <li>• Cantilevered balconies of metal supported by brackets</li> <li>• All wood to be painted or stained</li> <li>• In-filled porch walls placed behind plane of railings</li> <li>• Column shafts, piers, foundation walls, and corner boards coplanar with frieze above and below</li> <li>• Top and bottom rails of custom design</li> <li>• Void between porch foundation piers infilled with trimmed wood lattice, louvers, etc.</li> </ul>
4. Roofs	<ul style="list-style-type: none"> <li>• Metal: Shingles, standing seam, 5-V crimp, or corrugated</li> <li>• Wood shingles</li> <li>• Slate and artificial slate</li> <li>• Dimensioned asphalt shingle</li> <li>• Pantile with "S" profile</li> <li>• Metal gutters</li> </ul>	<ul style="list-style-type: none"> <li>• Principle roof: symmetrical gable or hip w/ slope 3:12 — 12:12</li> <li>• Ancillary roof(s): shed, hip or gable with slope 2:12-9:12</li> <li>• Flat roofs permitted; enclosed by balustrade or parapet</li> </ul>	<ul style="list-style-type: none"> <li>• Max. 24"x48" , low-profile only on rear of metal roofed homes <math>\geq</math> 2 stories. Only one visible from any given vantage point</li> <li>• Square or half round gutters</li> <li>• Dormers min. 2' from side walls</li> <li>• Max eave depth of 12"</li> </ul>
5. Windows Doors Shutters	<ul style="list-style-type: none"> <li>• Windows of painted wood, solid vinyl, vinyl clad or aluminum</li> <li>• Doors of painted or stained wood or fiberglass</li> <li>• Wood or solid PVC shutters</li> <li>• Wood or masonry sill projecting enough for drip kerf</li> <li>• Masonry walls shall have expressed lintels or jack arches above opening</li> </ul>	<ul style="list-style-type: none"> <li>• Operable casement or sash of vertical orientation</li> <li>• Multiple windows in same opening separated by 4" mullion</li> <li>• Divided lite window panes, no more squat than square</li> <li>• Muntins of same angled profile as, and coplanar with, sash</li> <li>• SDL exterior muntins to be permanently affixed</li> <li>• windows and casings inset min. 1.5" in masonry walls</li> </ul>	<ul style="list-style-type: none"> <li>• Operable shutters sized to match openings</li> <li>• Garage doors 9' max. width</li> <li>• Bay windows shall project perpendicularly min. 8" from main structure</li> <li>• Windows sized to "fill" dormers</li> <li>• 48" max. doorway opening</li> <li>• Window panes of equal size</li> <li>• Wall openings no more squat than square, trimmed with casing and jamb trim above sills</li> <li>• Glazed door lites to match window lites</li> </ul>
6. Misc.	<ul style="list-style-type: none"> <li>• Exterior hardware and lighting to be of non-plated metal</li> </ul>	<ul style="list-style-type: none"> <li>• Exterior downlights attached to building walls or roof eaves must be hooded and are permitted in rear yards only</li> </ul>	<ul style="list-style-type: none"> <li>• Electrical meters, propane tanks, garbage cans, HVAC units, antennae, clotheslines, satellite dishes, etc., shall be screened to diminish visibility from public realm.</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. Required hedges must be at least 24" high at planting and spaced closely.
2. Trees over 6 inches in caliper may not be removed without approval from the I'On Design Committee. Trees over 24 inches in diameter are 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 inches minimum caliper, no further than every 50 feet on center.
  - For medium trees - one 2 inches minimum caliper, no further than every 40 feet on center.
  - For small trees - one 1 ½ inches minimum caliper, no further than every 30 feet on center.

### Landscape Review & Installation Standards

To satisfy the minimum landscape installation and completion requirements, a landscape must have met the following criteria:

1. Landscape Design Review submittal and approval must be consistent with I'On Code and Community Patterns.
2. Satisfaction of all requirements noted in Design Review.
3. Installation must be consistent with the approved plans, and all required elements must be completed.
4. All areas of property must be landscaped; either, sodded, paved, and mulched with no excessive areas of mulch left unplanted.
5. All areas of adjacent rights-of-way must be landscaped, and if sodded, done with centipede sod.
6. All visible utilities, mechanicals, propane tanks, trash receptacles, etc. must be sufficiently screened from view from the public realm.
7. All parked cars, boats, etc., must be sufficiently screened from view from the public realm.
8. Linear landscape element must be properly installed along all property lines bounding the public realm.
9. Living fences must be planted appropriately and completely.
10. Hardscape elements must be constructed consistent with approved design.
11. Any issues which affect neighboring property must be resolved, i.e. drainage, erosion, encroachment, damage, etc.
12. Drainage swales on curbless streets should not be impeded by driveways, walks, or landscape features.

### Recommended Planting List

- **Wide Canopy Trees**

Live Oak*	Quercus virginiana
Mocknut Hickory*	Carya tomentosa
Laurel Oak*	Quercus
Southern Red Oak*	Quercus falcata
Red Maple*	Acer rubrum
Tulip Poplar*	Liriodendron tulipifera
Ginko* (Male variety only)	Ginkgo biloba
Willow Oak*	Quercus phellos
Sycamore*	Plantanus occidentalis
Bald Cypress	Taxodium distichum
- **Medium Trees**

Blackgum*	Nyssa sylvatica
London Planetree*	Plantanus var. "Bloodgood"
Southern Magnolia	Magnolia virginiana
Persimmon	Dyospiros virginiana
Scarlet Oak*	Quercus coccines
Winged Elm*	Ulmus alata
- **Small Trees**

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

\* Appropriate for use as a street tree
- **Hedges**

Abelia	Abelia "Edward Goucher"
American Holly	Illex americana
American Beautyberry	Callicarpa americana
Anis	Illicium paroflorum
Azalea Cultivaus	Rhododendrumn sp.
Boxwood	Buxus microphylla vat.
Butterfly Bush	Buddleia davidi var.
Camellia	Camellia japonica & C. sanqua
Chaste Tree	Vitex angus-castus
Cherry Laurel*	Prunus caroliniana "compacta"
Cleyera	Cleyera japonica
Holly Cultivaus	Illex spp.
Indian Hawthorne	Raphiolepis indica
Inkberry	Ilex glabra
Oleander*	Nerium oleander "Calypso"
Pittosporum	Pittosporum tobira
Provet Species	Ligustrum spp.
Spiraea	Spiraea sp.
Tea Olive*	Osmanthus gragans
Wax Myrtle*	Myrica cerifera

\*Appropriate for use as a tall hedge

# Residential Landscape Guidelines

## **General Principles**

Appropriate landscaping is a critical component of the overall look and feel of I'On. One should approach the landscaping of a residential lot with an attitude similar to that demonstrated in the placement, design and detailing of the house. Variables to consider while developing the landscape design include, the type, location, size and configuration of the lot; the design and configuration of the house; site drainage; solar orientation; street trees; existing vegetation; and adjacent residential lots.

Landscape designs should be ordered and well composed, rather than random and scattered. Trees, shrubs, hedges and ground cover should be massed together in appropriate groupings to make and frame outdoor living spaces and garden rooms, to reinforce the major entry, define the relationship/transition between public and private areas, and to enhance the design of the house, the street and the neighborhood. Emphasis should be placed on the creation of useable outdoor living space, rather than filling voids in the lot.

## **Initial Planting Requirements**

Prior to occupancy of a house, the lot must be landscaped. We encourage the appropriate use of foundation plantings, planting/ground cover beds and front yard hedges/fences to frame the architecture and create outdoor spaces. Land in the Rights-of-Way between the property lines and edge of paving must be planted or sodded as a part of the landscape by the owner of the adjacent property. All lawn areas must be sodded, not seeded. Shrubs or groundcover planted individually or together, should have mulch beds. Organic, undyed, materials such as pine needles, shredded bark, and bark chips must be used as mulch.

## **Irrigation**

All landscaped areas must be properly irrigated. While the use of an automatic underground irrigation system to facilitate a vibrant landscape is encouraged, other means of irrigation are permitted.

## **Maintenance**

Long-term growth and maintenance should be considered when developing the landscape design. Landscape materials should present an attractive presence at the time of initial planting and, in order to preserve their health and appearance, all landscape areas shall be properly maintained. Proper maintenance includes watering, mowing, weeding, edging, fertilizing, pruning, insect control, removal and/or replacement of dead or diseased plant materials and maintenance of drainage patterns and facilities

# Glossary

**All-yard Lot:** A building on an All-yard lot stands near the center of the lot, with substantial front and rear yards and smaller side yards.

**Arcade:** A covered passageway in front of shop-front 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 lot grade or sidewalk at frontage line, whichever is higher, to the peak of the roof.

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

**Entry Statement:** Pair of masonry piers (min. 16"x16") or wood columns or posts (min. 8"x8") placed no further apart than 14', at least 6'-0" tall.

**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 that coincides with a thoroughfare or a civic space such as a square or waterfront park.

**Frontage Wall:** A wall, fence, or hedge built to within three feet of a lot's frontage line (min. height: wall - 18"; fence - 3'-0"; hedge - 24" at planting).

**Garden Wall:** A wall, fence, or hedge along rear and side property lines (min. height 5'-0").

**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.

**Linear Landscape Element:** a frontage wall or continuous planting along property lines bounding the public realm.

**Living Wall:** A type of fence that may serve as a garden wall composed of (min. 4"x4") wood posts, trimmed and covered with welded wire fabric and sufficiently planted with vegetation to cover fully within 18 months of planting.

**One and a Half Story Home:** Must possess a permanent, finished stairway to a potentially habitable half story.

**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 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 Lot:** A building on a Rear-yard lot occupies the front of its lot, leaving the rear portion as a private space for courtyards or parking. This type may accommodate 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 Lot:** A building on a Side-yard lot 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 building and monuments. Squares are spatially defined by facades of buildings and formal tree planting.

**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.

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2005 Revision 2

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