



I'On Design Committee
Architectural & Landscape Guidelines, Procedures, and
Policies.

Approved by the I'On Assembly Board and the I'On Design
Committee (IDC) 2021

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The I'On Design Committee (IDC)

The I'On Design Committee (IDC) was formed to protect the property values of all owners and to ensure the Architectural & Landscape guidelines are followed and to protect the visual integrity of I'On, so it remains a cohesive neighborhood modeling quality Lowcountry Vernacular Architecture. The IDC is comprised of 3-5 persons that may, but need not be, Titleholders and may include professional Architects, Landscape Architects, Engineers, or similar professionals. The IDC receives and reviews all applications of Titleholders seeking approval for proposed new home construction and any proposed exterior architectural and landscape changes to existing property. The IDC also establishes the Architectural & Landscape guidelines and Review procedures and fees. All property owners are advised to use the established Architectural & Landscape guidelines and/or appropriate historic precedents as tools and resources for planning and seeking IDC approval. Please note, that IDC Meetings are closed meetings, therefore the IDC does not meet with Homeowners, Architects, Designers, or Contractors.

In reviewing each application, the IDC review decisions are guided by the I'On Code, Principles of Lowcountry Vernacular Architecture, and the established Architectural & Landscape guidelines. However, these shall not be the exclusive basis for IDC decisions. The IDC may consider any factors it deems relevant, including harmony of external design with surrounding structures and environment and consistency with the visual themes and established community patterns for I'On. IDC decisions may also be based purely on aesthetic considerations. Compliance with the I'On Code and/or the Architectural & Landscape guidelines does not guarantee approval of any application. Each Titleholder, by accepting a deed to Real Property in I'ON, acknowledges that determinations as to such matters are subjective and opinions may vary as to the attractiveness or desirability of individual improvements/changes.

The IDC does not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes or other governmental requirements, nor for ensuring that all dwellings are of comparable quality, value, and size. The I'On Assembly and IDC shall not be held liable for misrepresentation, conflict, or issues with any Government and/or Municipal rules, regulations, ordinances and/or their approved documents.

Additionally, The I'On Assembly and IDC shall not be held liable for soil conditions, drainage, or other general site work; any defects in plans revised or approved hereunder; or any injury, damages, or loss arising out of the manner or quality of approved construction or modifications. In all such matters, the Assembly shall defend and indemnify the I'On Design Committee and its members.

All homeowners are provided with details of how the community functions (CC&R's, etc.) when they purchase their property, and these guidelines will be available 24/7 on I'On's website under the IDC tab.

The I'On Code

The I'On Code was created by the I'On Company as a design guideline when I'On was first planned in the late 1990's and was approved by Town Council on March 11, 1997. The Code is part of the recorded charter for I'On and the planned development ordinance with the Town of Mount Pleasant (TOMP).

Because the I'On Code is part of the recorded charter, the Town of Mount Pleasant is the authority on determining certain building specifications and standards. In addition to the I'On Code, all property owners are bound by the provisions in the Declaration of Covenants, Conditions and Restrictions (CC&Rs) and the Bylaws of the I'On Assembly Inc.

The I'On Code provides:

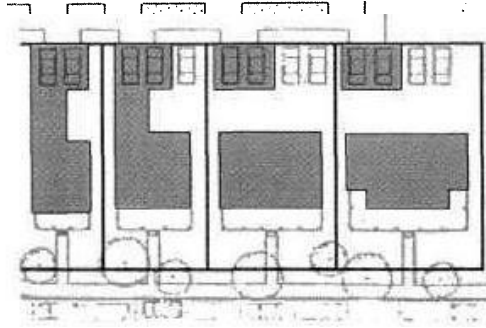
- The initial I'On Plan sketching out the neighborhood's original boundaries and the general lot layout, thoroughfares, and parks.
- The Neighborhood Standards: the requirement to submit building plans to the IDC for their conformity to the Code, the defining of yards and lot types, the role of porches, the guidelines for outbuildings, the height restrictions, and the initial parking requirements.
- Building Types: the lot width minimums and maximums, the build-to-zone, setbacks, and maximum buildable coverage percentages for the three building lot types: Rear-Yard, Side-Yard, and All-Yard.
- Thoroughfare Types: describe how I'On streets use Right-Of-Way, street trees, sidewalks, and curbing to help pedestrians feel comfortable and accommodate automobile movement.
- Original Architectural Standards A simple guide to materials, configurations, and construction techniques that are appropriate for traditional Lowcountry Vernacular Architecture.
- Original Landscape Standards define how trees are to be placed along thoroughfares, the recommended planting lists, and the requirement for a delineation of a frontage line, or linear element, for all side yard lots and preferably for all yard lots.

The TOMP Zoning department determines official building lot types and any variances to those building lot types must be approved in writing by the TOMP through the Board of Zoning.

I'On Building Lot Types: Setbacks and Building Coverage Allowance

All-Yard Building lot

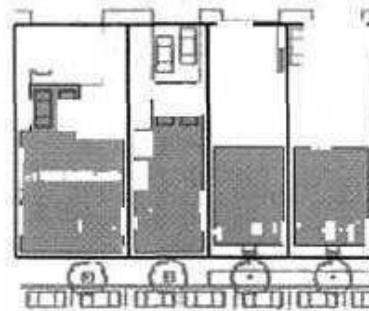
Lot Width 36 ft. min.
Build-to-Zone 0 ft. - 25 ft.
Side Setback 5 ft.
Rear Setback 0 ft.
Corner Setback 0 ft.
Building Coverage 40%



A building that stands near the center of the lot with substantial front & rear yards and smaller side yards. The house is built to within 12' to 25' of the frontage line with a covered porch that extends a minimum of 40% of the length of the street façade & a minimum depth of 8'. The street façade of a building on an All-yard lot shall have a minimum width of 30% of the lot frontage. A delineation of the frontage line is encouraged, but a frontage wall must not exceed the 1st story finished height.

Rear-Yard Building lot

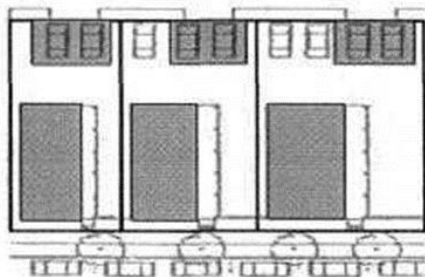
Lot Width 27 Ft. Min., 70 Ft. Max.
Build-to-Zone 0 ft to 12 Ft.
Side Setback 3 ft.
Rear Setback 0 ft.
Corner Setback 0 ft.
Building Coverage 60%



A building that occupies the front of its lot, leaving the rear portion as a private space for courtyards or parking. This building type may accommodate both shops & office spaces as well as residential. The house is built to within 12' 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. Rear yard lots are not required to have porches. Frontage walls must not exceed 42".

Side-Yard Building lot

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%



A building that occupies one side of its lot with the primary open space on the other side. The house is built to within 9' of the frontage line & have a covered porch that must extend a minimum of 40% of the length of the home & with a minimum porch depth of 8'. The front yard of the house is semi-public in nature. A delineation of the frontage line is mandatory along the side yard of side yard lots. A frontage wall has a 6' maximum height for Side-yard lots.

General IDC Information

IDC Office address & phone number
159 Civitas Street, Suite 210
Mt. Pleasant, SC 29464
(843) 606-6366

Email address: Idc_ion@outlook.com
Office hours: M, T, & Th. from 9:00-4:00pm
I'On website: www.ioncommunity.com

IDC meeting & deadline dates: The IDC meets on the first and third Tuesday of each month, unless otherwise noted. The complete hardcopy application package must be delivered to the IDC office by the submission deadline which is noon on the Tuesday before an IDC meeting.

Design fees: Review and Deposit Fees are established and set by the I'On Assembly and the IDC. The I'On Assembly and IDC reserves the right to change or waive these fees from time to time. Specific fees will be listed on each application.

Use of Design Professionals: Plans for any new structures, structural changes, and major landscaping plans, shall be prepared by licensed professionals or otherwise qualified architects, designers, landscape architects, and/or engineers. It is highly recommended that a team of qualified professionals be used in the preparation of the plans.

Application submittal requirements: Please refer to the appropriate application submittal checklist, found on the I'On website under the IDC tab for a list of what is required to be submitted with your application for an IDC review.

Design Variances: The IDC may authorize variances from compliance with the I'On Code or any of its guidelines and procedures under certain circumstances. No variance shall be effective unless in writing nor shall it bind the IDC to grant a variance in other similar circumstances. The granting of a variance for one property owner will not set a precedent for any future variance nor apply to or transfer to any other IDC request. Variances can be granted only when deemed not to be contrary to the community interest and where, owing to special conditions, a literal enforcement of the provisions of the guidelines will, in an individual case, result in unnecessary hardship. Such variance may be granted in the case of unnecessary hardship upon a finding by the IDC that all 4 of the following conditions have been met:

1. A unique hardship described by the applicant exists preventing the design or construction of a residence and/or other improvement(s) on the subject property.
2. Extraordinary and exceptional conditions described by the applicant exist preventing the design or construction of a residence and/or other improvement(s) on the subject property.
3. Such hardship and conditions are peculiar to the particular piece of property; and
4. The requested relief, if granted:
 - a) would not cause substantial detriment to the I'On community nor to owners of adjoining property
 - b) would not impair the intent of the I'On Code and/or Architectural & Landscape Design Guidelines, and
 - c) shall not constitute a precedent.

The IDC must find in favor of the applicant on each of the above requirements and that, in its opinion, such finding constitute a valid justification for granting the variance. No variance can be granted which does not comply with the codes, ordinances, rules, or regulations of any governing authority.

Final Inspections for Deposit Refunds: A Final inspection and Deposit Refund application, for all MajorLandscape Changes, Structural Changes to Property & New Home Construction, must be submitted when the approved project is complete and/or by the approved project's 12-month completion date. The completion date is 12 months from the original approval date. If a final inspection is not approved, the homeowner must rectify the unapproved items within 90 days and resubmit for another final inspection. If not rectified within the specified time frame, the project will be considered in violation and the HOA may begin to assess fines to the account.

Architectural and Landscape Design Guidelines

The I'On Architectural and Landscape Design Guidelines are a tool to help in making design decisions for proposed new structures, structural changes/modifications, Major & Minor landscape changes, and/or any minor exterior changes to your property.

Builder & Design Professional Requirements

- Builders and Design professionals must be licensed and insured.
- Plans for structures shall be prepared by a licensed professional Architect, Landscape Architect and/or qualified Designer or Engineer.

Tree care requirements during construction

- Trees over 16" in diameter are to be pruned of dead wood, fertilized and protected by temporary fencing and hardwood mulch at the base of the tree during construction. Per the TOMP.
- A homeowner must get permission from the I'On Assembly to trim any tree in the Right-of-Way between the sidewalk & curb and any tree on I'On Assembly property unless a tree branch is encroaching within your property line. In such cases, the homeowner may trim the encroaching limb only up to the property line.
- A homeowner is not allowed to trim any trees that are within the wetlands buffer zone unless a tree branch is encroaching within your property line. In such cases, the homeowner may trim the encroaching limb only up to the property line.
- Consultation with an Arborist is recommended.

General Building & Construction Guidelines

- New construction must be harmonious in size, scale, massing, form, & roof type. New construction must also be harmonious to neighboring buildings on a specific block as well as the neighborhood/burrow that it is located.
- New construction must adhere to the underlying I'On Code setback requirements of the lot. Buildings must be set on the lot relative to the build-to zones & setbacks specified for each lot type. Adjustments may be required if easements exist on lot. Where the setbacks of structures on a block deviate from the underlying code, the setbacks should be determined by the existing streetscape, particularly the setbacks of structures on adjacent lots.
- Re-grading or adding fill within platted lots of record should not change the elevation except to accommodate drainage. A drainage plan is required.
- All wood elements must be painted or stained. IPE & SA hardwoods shall be sealed or left natural.
- Stoops, chimneys, balconies & bay windows may encroach within the construction setback or build-to-zones. Roof overhangs may not.
- Construction barricades are required around existing trees to remain, per TOMP requirements.

Easements

Utility easements: No permanent structure or impervious hardscaping is to be constructed or installed within a utility easement nor block the utility company's easement access.

The Assembly/IDC does not have any authority to give a homeowner permission to install or construct anything within a utility easement or that blocks access to a utility easement. The property owners are responsible for maintenance within the utility easement, not the I'On Assembly.

Drainage easements: No permanent structure or impervious hardscaping is to be constructed or installed within a drainage easement nor block the utility company's easement access.

The I'On Assembly/IDC does not have any authority to grant homeowners permission to install impervious material or construct a structure within drainage easements. Homeowners must have written permission from the TOMP via an "Encroachment Permit" to do so. The property owners are responsible for maintenance within the utility easement, not the Assembly.

Rights-of-Way Easement: There are 2 different Right-of-way easements and each property in I'On has at least one Right-of -Way easement within their property.

- Planting & maintenance of the entire Right-of-Way is the responsibility of the homeowner.
- The I'On Assembly/IDC does not have any authority to give homeowners permission to install impervious material or install a structure in the rights-of-way easements. The homeowner must have written permission from the TOMP via an "Encroachment Permit" & IDC approval to do so.

1) *The strip between the sidewalk and curb on a curbed street.*

A pre-approved chart of plant material that can be installed in the right-of-way strip between the sidewalk and curb can be found on page 23. Shrubs/bushes and/or trees are not allowed to be installed on the right-of-way strip between the sidewalk and curb. Ground cover plantings not on the pre- approved list may be considered upon IDC application submittal & review.

2) *The strip of land from the property line to the edge of pavement on curb-less streets.*

The Rights-of-Way strip between the property lines and the edge of paving must be planted or sodded and maintained as part of the landscape by the owner of the adjacent property. The homeowner may not plant a tree in this area unless they have written permission from the TOMP via an "Encroachment Permit" & IDC approval to do so.

I'On Assembly Property Easements

I'On Assembly owned property, other than easements, is maintained by the Assembly. Homeowners must have written permission from the I'On Assembly to install any structure, fence, and plants via written encroachment agreement from the Assembly. However, adding only plants on the Assembly property along the Marsh path next to a built lot usually does not require a written encroachment agreement, but homeowners need to check with the Assembly before installing.

Fences may not be carried up to the alley pavement. The I'On Assembly alley easement extends 5 feet on each side of the paved 10' wide alley.

Building Guidelines

Building Fronts: Per I'On Code, A building's front is considered 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.

Square footage

- The total maximum square footage is determined by the lot's allowable building coverage percentage & overall height to determine the number of stories.
- Outbuildings must not exceed a maximum footprint of 625 square feet.
- Detached ADU's are limited to a 625 sq. ft. "footprint". Footprint is defined by the measure along a building's eaves. Maximum size for all ADU's is limited to 850 sq. ft. in area unit applying to conditioned space. Maximum height is 18' to eave from grade.

Building coverage percentage

Allowable building coverage percentage is determined by the building lot type. It is the maximum percentage of coverage of any built structures above grade level that is allowed on a lot. There are 3 building lot types in I'On, and each lot type has specific minimum setbacks, build-to zones, and a maximum buildable coverage percentage. The TOMP is the authority on determining building lot types and can identify the lot type through the TOMP's Zoning department. The IDC does not determine lot types or existing & proposed building coverage percentage.

Parking

- Parking space minimum size is 9'x18'.
- Must have two parking spaces on property per principal dwelling.
- One additional, separate parking space (not tandem to an existing space) on property must be included if property has an ADU.
- Trucks, boats, campers, and trailers must be parked in rear yards and screened so as not to be visible from the public realm.

Building Elevation Heights

- Entry floors for homes shall have a minimum elevation of 30 inches above grade or sidewalk level, whichever is higher.
- Two story homes must have a minimum interior ceiling height of 9 feet on the first and second floor.
- One and a half story homes must have a minimum interior ceiling height of 10 feet.
- One-story homes must have a minimum interior ceiling height of 11 feet, per 2005 A&L guidelines.
- Maximum height to the eave for any main structure is 30 feet maximum as measured from average grade at the base of the structure & a total of 38' as measured from average grade at base to ridge.
- Eave heights for attached additions, including garages and accessory dwelling units, can be as high as the existing home but cannot exceed it.
- Eave heights for detached additions/outbuildings may not exceed 18 feet from grade to the bottom of the eave. Detached buildings greater than 150 ft must have a minimum height of 11 feet from grade to bottom of eave.

Foundation Walls & Foundation Piers

- Foundation walls and piers can be constructed of brick, stucco over block or Tabby. Artificial brick siding, stone, artificial stone, or brick veneer are not on the Approved Materials list.
- No parging of block or slab.
- Foundation height to be reflective of historic references with oversized foundation vents.
- Foundation piers must align with columns.
- Undercroft of decks & porches and the area between foundation piers need to be enclosed. Horizontal and vertical-slat wood screens are appropriate treatments for these areas. Lattice screens must be custom built with $\frac{3}{4}$ " x $\frac{3}{4}$ " lattice.
- Elevated foundations beneath porch decks greater than 5' above grade to have period historic vent openings that should be sized and detailed as window openings on foundation wall beneath and behind deck/porch.
- Foundation walls/structures may not be constructed on utility or l'On Assembly easements.

Chimneys

- Chimneys must be brick or stucco, extend to the ground and may encroach on the setback or build-to-zone.
- Chimney caps should have a historic profile and be covered with chimney pots or metal shroud.
- Proper flashing along shoulders of chimney should be added to minimize water intrusion.

Exterior Building Walls: Approved wall materials include wood clapboard with $\frac{1}{2}$ " butt, 4"-8" exposure (painted or stained), Hardie Artisan plank, Board & Batten, brick, or cement stucco with sand or smooth troweled finish, white or tinted white mortar.

Masonry exterior walls

- Brick should be natural color or painted. Artificial brick siding, stone, artificial stone, or brick veneer are not allowed.
- Masonry exterior walls shall have projecting water table to grade.
- Window & door casings on masonry walls should be separate from frieze by 6" minimum.
- Trim at openings should have historic brick mould profiles around doors & windows.
- Stucco walls should be done with sand or smooth troweled finish.
- Stucco and brick homes shall have a minimum 10" frieze.
- Patched, repaired, or additions in brick should match the original brick in color and texture as closely as possible.
- When repairing mortar, use a mortar of the same consistency and composition, duplicate old mortar in joint size, method of application, and profile.
- When necessary, repair or replace masonry details such as window arches, lintels, sills, and decorative corbelling using similar and matching materials.
- Stucco repairs need to match the original as closely as possible or can be replaced with Hardie artisan siding with IDC approval.

Wood exterior walls

- Siding can be wood clapboard, Hardie Artisan plank, Board & Batten or Cedar Shake.
- Wood clapboard or shingles should be applied 3.5-8" to the weather.
- Wood walls should be flushed trimmed at corners with 3.5-8" trim at corners and opening.
- Window & door casings must be separated from frieze by 6" minimum.
- In-filled porch walls placed behind plane of railings.
- It is acceptable to replace horizontal wood siding with cementitious siding (Hardie Plank Artisan). Replacement siding must match the original in profile and reveal, as closely as possible. The installation must take care to protect and keep the original trim, including windowsills, corner boards, mitered edges, and existing details.

- When repairing or making additions to the wood exterior, keep and protect the original wood weatherboards, wood shakes, and wood shingles that sheathe walls. When necessary, replace individual pieces with wood to match the original in size, profile, and texture.
- Wood detailing on a house, such as cornices, brackets, dentil molding, pediments, window hood molding, and the like if replaced or added on additions should match the original in size and detail as closely as possible.

One and a half story home

- Must possess a permanent, finished stairway to a potentially habitable half story.
- One and a half story homes must have a minimum interior ceiling height of 10 feet.

Roofs & Roof pitches

- Roofs should be constructed with dimensional Architectural asphalt, fiberglass shingles, standingseam, 5V-crimp or corrugated heavy gauge metal, copper, slate or artificial slate, wood shakes or Pantile with “S” profile.
- Principle roofs must have a symmetrical gable or hip with slope 3:12 – 12:12. Ancillary roof(s) can be shed, hip or gable with a slope of 2:12 - 9:12.
- Flat roofs are permitted: enclosed by a balustrade or parapet and as a habitable deck.
- Roof penetrations, such as skylights or solar panels, etc. shall be placed on rear roof and/or not seen from public realm.
- Dormer windows minimum 2’ from side walls and maximum eave depth of 12”. (See Dormer window guidelines, pg. 14)
- Use the existing roofs in the neighborhood as a template when deciding on a roof color. Metal roofs should be based on historical colors such as tinner’s red, black, natural grey/silver, or patina green and evident in the district in some form. Shingle roofs should complement the structure they are on, and the color should already exist within the district.

Skylights

- Skylights have a maximum size of 24”x48”, must be low profile and shall be placed on the rear roof and/or not seen from the public realm.
- For metal roofed homes less than 2 stories, skylights are only allowed on the rear with only one visible from any given vantage point.

Solar Panels

- Solar panels are strictly reviewed on a case-by-case basis. If approved, they will be approved with a variance only.
- If solar panels are desired on a building, they should be placed on a rear elevation or in a valley area of the roof that is not visible from the public realm.
- Mounting must be done so that there is no visible hardware, conduit, or piping; panels are limited and mounted parallel to roof slope.
- Wall mounted utility boxes must be indicated on plans, painted to match siding, and buffered from view by the public realm. Taller evergreen landscaping may be required for buffering in certain applications.
- Ground mounted applications are not allowed.

Columns, Piers, Posts & Arches

- Arches to be 8" in depth.
- Column shafts, piers, foundation walls & corner boards must be coplanar with frieze above & below.
- Columns should be constructed of wood, wood composite, fiberglass, or stone in classical round or square proportion.
- Columns must be of historic proportion & size, of the Doric, Ionic, or Tuscan orders and must taper.
- Columns must be installed in equal or rhythmic spacing, be vertically proportioned and coplanar with frieze above & below.
- Column shafts & piers must be coplanar with frieze above & below.
- Columns must align with foundation piers.
- Piers constructed of masonry such as brick, stone, or stucco.
- Foundation piers to align with columns.
- Masonry Piers to be no less than 12"x12" and masonry piers visible from the public realm to be a minimum of 16"x16".
- Piers & posts must be installed in equal or rhythmic spacing, be vertically proportioned and coplanar with frieze above & below.
- Posts or balustrades constructed of wood or stone.
- Wood posts a minimum of 6"x6".

Porches & Balconies

Porches

- Side-Yard buildings shall have a covered porch a minimum of 8 feet in depth. Porch(es) on a Side-Yard building shall extend a minimum of 40% of the length of the home.
- All-Yard buildings shall have a covered porch a minimum of 8 feet in depth. Porch(es) on an All-Yard building shall extend a minimum of 40% of the street façade length.
- Rear-Yard buildings are not required to have front porch(s).
- Porch openings should be vertically proportioned with equal or rhythmic column spacing. Columns must be of historic proportions and size with equal spacing. (Reference Column guidelines & see Lowcountry Vernacular for ideas).
- Porch architrave/frieze height must be greater than or equal to column diameter. Architrave/frieze depth must equal the column diameter.
- Void between porch foundation piers less than 5' must be infilled with wood trim & louvers.
- If space beneath porches is greater than 5' above grade level, the space shall have vents sized and detailed as window openings on foundation wall beneath and behind deck/porch.
- Porch top & bottom railings should be of custom design.
- Cable railings may be appropriate on porches of new construction located in rear of marsh view lots. In general, Vinyl-coated cables are not harmonious with Lowcountry vernacular architecture.
- Lighted porch caps & similar modern porch details are inappropriate for structures within l'On.
- Porch fans may be installed on any elevation. However, porch fans with attached light fixtures should not be visible from any right-of-way that is not an alley.
- In-filled porch walls must be placed behind plane of railings.
- Screen porches must have screen installed behind/inside of railings.
- Screening or adding Bahama shutters on the front/primary façade of porches is not allowed in l'On.
Please note the frontage of houses on lakes, marsh & canals.
- Side and rear porches may be screened or have Bahama shutters added; however, the screening must be behind the columns, balustrades, railings, and decorative detailing.

Balconies

- Cantilevered Balconies to be of metal supported by brackets, iron railings and wood treads.
- Balconies, in general, of wood treads & iron railings.

Porch Enclosures

- Columns are to remain.
- Windows should be proportionately spaced between columns & of vertical orientation & match the existing windows on the house in design, grid pattern, material, profile & color.

Garages & Carports

- Detached garages have a maximum footprint of 625 feet. They cannot exceed a maximum height of 18 feet from grade to eaves. If their footprint is greater than 150 sq. ft., they must have a minimum height from grade to eave of 11 feet.
- Garages that are connected by heated space to the main dwelling may be of any size (if it does not exceed the allowable building coverage percentage for the lot) and roof slope, but they are subjected to a 3-foot side setback.
- Detached garages may be placed up to side setback provided their roof overhang does not encroach on neighboring yard.
- The scale, height, mass, and location of garage should be appropriate for the primary structure it accompanies. It is inharmonious for garages to be taller than the primary structure.
- Carports must be used for parking. If enclosing a carport, you must show a minimum of 2 parking spaces on the property.

Garage Doors

- Garage doors should be constructed in wood or wood composite (painted or stained), steel base with composite overlays, and high-quality steel based with steel overlays is also an option. Stamped doors are not approved by the IDC.
- Garage doors must have vertical design orientation instead of horizontal.
- Window lites for garage doors are not required but should be more vertical than horizontal and in equal size & proportions.
- Garage door openings should be a 9' max width.
- Carriage style hardware is highly recommended on all garage doors.
- Garage door approvals are on a case-by-case basis. Garage doors with a prominent view from public realm may be required to install a higher quality door than one that is not visible from public realm.
- Cross braces should be designed to originate on the bottom hinge side and be directed towards the middle as they would be if the door is constructed of wood and needed such a cross brace to support its stability and lift.

Additions

General guidelines for additions

- Buildings must be set on the lot relative to the build-to zones & setbacks specified for each lot type. Adjustments may be required if easements exist on lot.
- Design additions to complement the existing home should avoid visually or physically overwhelming the original building. It is inharmonious for additions to be taller or out of scale with the primary structure.
- Position the addition at the rear or on an inconspicuous side so that it does not destroy character-defining architectural features on the façade or on other prominent elevations of the existing structure. The elevation that faces Eastlake, Westlake, or the Marsh Path are considered the front elevation of the house. Both the rear and front elevations on these houses are considered prominent.
- Additions should not be aligned with the corners of the original portion of the structure. Additions should be joined to the existing structure in such a manner that illustrates that it is an addition and not part of the earlier construction.
- Maximum building height for any structure is 38'.
- Confirm all 'On Code requirements with the Town of Mount Pleasant to make certain your lot coverage allows for a garage, accessory dwelling unit, and/or outbuilding.
- New siding material on additions should match the original material in reveal and dimensions and should complement the original materials.
- Plan the addition so that if it were removed in the future, the original building would still be intact.

Attached Additions

- Max building height for any structure is 38 feet from average grade to peak.
- Max height to the eave for any structure is 30 feet from average grade to base of structure.
- For attached buildings: Grade to eave may be as high as existing house but may not exceed it.
- Materials must match existing.
- Those that look like detached outbuildings but are, in fact, connected by heated space to the main dwelling may be of any size (if not exceeding the max. build coverage) and roof slope but are subject to a 3' side setback requirement.
- Must meet all Code & Zoning requirements for TOMP.

Outbuildings/Detached Additions

- Outbuildings must not exceed a maximum footprint of 625 square feet and a maximum height from grade to eaves of 18 feet.
- Outbuildings with a footprint greater than 150 square feet must have a minimum height from grade to eave of 11 feet.
- Outbuildings can have 0" side setbacks from adjoining property line (may be placed right up to the side property line) provided their roof overhang does not encroach into a neighbor's yard.
- The walls of the outbuildings at interior property lines that are less than 3' from the adjoining property line must have no openings (windows, doors, etc.) & shall be 2-hour fire rated. If outbuilding is 3' or further from adjoining property line, there are no special requirements.
- Outbuildings are not required to have a roof pitch identical to the primary structure.
- Materials must match existing or proposed residence.
- Those that look like detached outbuildings but are, in fact, connected by heated space to the main dwelling may be of any size and roof slope but are subject to a 3' side setback requirement.

- The scale, height, mass, and location of garage and accessory buildings should be appropriate for the primary structure it accompanies. It is inharmonious for outbuildings to be taller than the primary structure that they accompany.
- Design elements of outbuildings/garages, accessory buildings, etc. should take their cue from the primary structure. Roof forms and slopes should be complementary to the primary structure. When replacement of original features or materials is necessary, match the original in scale, detail, and design.
- Must meet all Code & Zoning requirements for TOMP.

ADU's

- Outbuildings may be used as ADU's but must meet all Code & Zoning requirements for TOMP.
- Unattached ADU's may not exceed 625 sq. ft. Exterior stairs of an ADU are included in sq. ft. totals.
- Maximum size for all ADUs is limited to 850 sq. ft. in area limit applying to conditioned space.
- Materials must match existing or proposed residence.
- Accessory dwelling units must have one more additional parking space on the property beyond the primary home's two required parking spaces on property.
- Dormers on accessory structures if present, must match main house in style, scaled appropriately and no more than 4' in width.
- It is inharmonious for a detached ADU to be taller than the primary structure that they accompany.
- When applying for a space over a garage which may not be planned to be used as an accessory dwelling space (does not have a cooktop or is not approved by the Town of Mount Pleasant) consider planning for a potential conversion to an ADU over time or with change of ownership. Not offering a parking space for a potential ADU could limit a future use or future property owner's use.

Entry Doors

- Doors should be constructed of wood (painted or stained), composite, fiberglass, or steel. Doors should be consistent with buildings' character, style & setting.
- Entry doors must have a vertical orientation.
- Door openings to be 48" max width, not including sidelights.
- Glazed/glass door lites should match window lites; where possible.
- Leaded, frosted, etched, or large expanses of glass without divided lites are not preferred.
- Full glass doors are not allowed. Three-quarters of an entry door can be glass but a fourth of the door should include a wood panel at the bottom.
- Storm doors are not allowed.
- Flush Glaze doors are typically not approved but are reviewed on a case-by-case basis and must have a profile depth.
- Door casing must be separated from Frieze by 6" minimum.
- Tripartite, Palladian or Sidelight designed doorways are to have mullions of at least 4" in width.

Windows

- Windows constructed with wood (painted), anodized aluminum, or solid vinyl clad frames.
- Windows in 'On must be operable casement or sash of vertical orientation (Double hung, Awning or casement). "No more squat, than square". Wall openings trimmed with casing & jamb trim above sills.
- Windows should generally be of the same width in vertical secession and lined up directly above one another. Windows should be no closer than one window width, nor farther than 2 window widths from the corners of the building.

- Windows should generally be tallest on the primary story and the same height at the same level throughout the story unless used as doors.
- Window grid patterns must be equal with a vertical orientation and reflective of the house's architectural style and period.
- Muntins must be true divided lites (TDL) or permanently affixed simulated divided lites (SDL) with 7/8" depth minimum and should be of the same angled profile as & coplanar with sash.
- Windows should use clear glazed glass. Leaded, frosted, or stained glass is not allowed.
- The glass tint for all windows should exactly match & be consistent throughout the entire structure(s) on the property structure.
- Window casing must be separated from the Frieze by 6" minimum. Sash style should be appropriate to that of the style of the house.
- Multiple windows in the same opening must be separated by 4" mullions minimum.
- No flush mounted windows. Wood or masonry sills must project enough for drip shelf. Stucco window and casing specifics must be inset a minimum of 1.5".
- Windows profiles/trim must have a historic profile and Brick mould and/or casing width.
- Masonry walls shall have expressed lintels or jack arches above window opening.
- When necessary, repair or replace deteriorated details using materials that match the original in appearance, texture, dimensions, scale and /or color. When replacing windows, windows should match the buildings original windows in terms of style, detail, muntin profile and configurations as closely as possible.

Dormer windows

- Must be sized to fill the dormer with a minimum of 2 feet from side walls and maximum eave depth of 12".
- The dormer should be in scale and no wider than the window plus its trim.
- The dormer should be framed with studs turned sideways to reduce the wall thickness and with minimal or no soffit and placed where the sill can be 6"-8" above the roof line.
- Dormers may be added to an existing building, including to a façade or highly visible elevation, when the scale of the dormer, its roof shape, and its architectural detailing are appropriate to the scale and architectural style of the building. The new work must also be compatible with the building in terms of detailing, materials, placement, and balance. Windows must match existing.

Bay windows

- Must project perpendicularly a minimum of 8" from the main structure and can encroach in a setback or "Build to" zones.

Shutters

- Shutters must be operable and constructed of wood (painted or stained) or composite (Solid PVC). Metal shutters, if profile provides historic detail, have been considered on a case-by-case basis and a sample must be submitted.
- Shutters should generally be paneled on the ground floor and louvered on the upper stories.
- When closed, shutters should match window openings and cover the window completely without overlapping each other on the wall surface.
- Shutters should be hung with hardware below the sash which can be locked in the closed position by lifting the bottom window sash from the interior of the house.
- Louvered shutters should be installed with the louvers pointing in the same direction and louvers should point up when open and down when closed.
- "Closed shutters" can be used to balance windows or break up a long wall with a false window.
- Shutter dogs must be installed and should be installed below shutter and not off to the side.

- Bahama/Louvered shutters are not allowed to be installed on the front façade or front façade porches of the house. (For houses on the lake or marsh, the front façade is the façade facing the lake or marsh), but they are allowed on the sides of porches. Bahama shutters must be hung to close within and not on-top of the porch opening. They must be sized to match the opening.

Exterior Lighting

- Exterior hardware and lighting to be constructed of non-plated metal.
- Porch fans with attached light fixtures should not be visible from any right-of-way that is not an alley.
- Exterior lights attached to building walls or roof eaves must be hooded and are only permitted in rear yards and mounted no higher than 14' from grade.
- Exterior lighting, except for tree lighting, must be pointed down.
- All landscape lighting must be turned off by midnight.

HVAC, Trash/Recycle, Electrical meters/boxes, and Satellite dishes

- Mechanical units for air conditioning should be placed on the rear elevation. If it is necessary to place HVAC units, gas tanks, or other mechanical equipment where they may be seen, they must be screened by evergreen vegetation, or appropriate fencing of at least 4 foot in height.
- Fence, masonry walls, hedges or other may not obstruct access to service workers to service HVAC, propane tanks, and/or utility boxes on your property and/or your neighbor's property. HVAC, propane tanks, and/or utility box locations must be accessible to service by the service workers. The homeowner is responsible for confirming this with their professional Architect, Landscape Architect and/or Design professional.
- Trash and recycling cans must be stored inside dwelling or garage or otherwise at rear or rear side of house and screened from public view by evergreen vegetation that is a minimum height of 36" at planting or appropriate fencing screen a minimum of 4' in height.
- Electrical meters should be placed on the rear elevation and painted to match exterior paint color(s) or screened with evergreen vegetation to diminish visibility from public realm.
- Meter boxes must be painted to match siding.
- Satellite dishes should be placed in an inconspicuous space and screened with evergreen vegetation or appropriate fencing to diminish visibility from public realm, if possible.

Exterior paint

- The IDC references the Historic colors of Charleston, by Duron and Farrow & Ball, as a point of beginning when reviewing exterior colors. Not all the Historic colors of Charleston are considered exterior colors. Some are interior colors and may not be approved for exteriors.

Accessibility/ADA ramps

- Alterations to entry doors, porches, or façade (outside of the temporary removal of banisters) for ADA accessibility, including ramps, will require review by the IDC.
- Temporary ramps or chair lifts should be built of wood or metal in a manner which could be easily removed and do not damage, obscure, or require the removal of character defining architectural features.
- Ramp should have two guardrails that are 36" in height with slopes no greater than 1:8.

Shops

- Shop front buildings shall have an arcade that extends along 100% of street façade.
- Signs for shops or offices of enamel steel.
- Signs attached to buildings no taller than 18" and externally lit.

Landscaping Guidelines

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 placement, design & detailing of the house. Landscape design should be ordered & well composed rather than random and scattered. Trees, shrubs, hedges & 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 & private areas, and to enhance the design of the house, street & neighborhood. Emphasis should be placed on the creation of usable outdoor living space, rather than filling voids in the lot.

General Landscaping Guidelines

- All Property areas must be landscaped; either sodded to street and/or lake, paved or mulched. All areas adjacent to rights-of-way must be landscaped, sodded, or mulched.
- All landscape plans must be reviewed & approved, in writing, by the IDC prior to install.
- Drainage swales on streets without curbs should not be impeded by structures, driveways, walks or landscape features.
- Any issues which effect neighboring property, such as with drainage, erosion, encroachment, damage must be resolved/rectified by the homeowner owning the property causing the issue.
- Landscaping should be irrigated or receive enough irrigation until new plants are established, typically for the first 2 growing seasons, at minimum.
- No excessive mulch areas may be left unplanted. Rule of thumb is "No areas greater than 8'x8' maybe left unplanted".
- Large hardscaped areas must use varied materials, textures, colors, & scoring to minimize/break-up the visual mass.
- Required evergreen hedges must be at least 36" high at planting & have a maximum foliage to foliage gap of 6"-9" at planting.
- Fences intended to screen utilities, propane tanks, trash/recycle bins must be a 4' height minimum.
- Fences intended to screen cars & boats, must be a 5' height minimum & high enough to screen the car/boat from public view.
- Each thoroughfare shall have a designated street tree planted within 5 feet of each edge of pavement as follows:
 - a. For wide canopy trees – one 3-inch minimum caliper no further than every 50 feet on center.
 - b. For medium trees – one 2-inch minimum caliper no further than every 40 feet on center
 - c. For small trees – one 1 and ½-inch minimum caliper no further than every 30 feet on center.
- Engage a Design Professional.

Tree Removals

- All trees with a 6" DBH or larger must have IDC approval to be removed. An arborist letter may be required to determine the health of the tree and the recommendation to remove it.
- Mitigation could be required by the IDC if tree canopy is reduced. If so, the IDC will follow the TOMP's typical mitigation ordinance of 50% of the removed tree(s) diameter.
- Protected trees with a 16" DBH or greater must have TOMP written approval to be removed. (Exception are Gum, Bradford Pear, China Berry, Pines, River Birch, Mimosa, Chinese Tallow, Camphor, and White poplar.)
- Protected trees with a 6"-15" DBH which are posing a threat to property or diseased, will require a written letter from a certified Arborist recommending that the tree be removed.

Linear Element

A linear element is a wall, fence or hedge that should be installed along all property lines bounding the public realm.

- A linear element is mandatory for side yards of "Side yard" buildings per I'On Code and is encouraged for "all-yard" buildings.
- This delineation may take the form of an evergreen hedge, masonry wall, wood fence, or evergreen hedge in combination with masonry columns or wood pickets.

Bed lines & Edging

- Brick and/or natural pavers that match existing brick/natural pavers can be used to define bed lines.
- Metal edging can be used if detailed properly at corners to avoid sharp edges.
- All other material will be reviewed on a case-by-case basis.

Foundation Plants

Must be evergreen plant material 36" in height at the time of planting and have a maximum foliage to foliage gap of 6" to 9" at maturity.

Hedges

- All required hedges must have a maximum foliage to foliage gap 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.
- Hedges shall not be installed on the lot in a manner as to interfere with or obstruct access to utility meters or sewer cleanouts by any utility company or public works employees or agents. In the event of a violation, the utility or public works company effected is entitled to enter the lot and remove the hedge or fence or other obstruction and recover all costs incurred from the owner of the lot.

Drainage, Gutters & Downspouts

- Stormwater run-off from the property must be directed responsibly so it does not affect, erode, or damage neighboring property.
- Homeowners are responsible for ensuring that gutter & downspout stormwater does not drain onto neighboring property or HOA property. Any issues which affect neighboring property must be resolved.
- Gutters should have downspouts which tie into French drains which have pop-ups. This controls direction of waterflow to a point of outfall and not on adjacent properties.
- Gutters can be constructed in metal, aluminum, or copper. They must be smooth square or ½ round. Downspouts must be smooth, square or ½ round without ridges.
- K-style gutters and ridged downspouts are not approved by the IDC. Below is an example of K-



K-Style gutter



Ridged downspouts

style gutter & ridged downspouts not approved by the IDC.

- Downspouts should be located on secondary facades wherever possible. Screening of downspouts may be required.
- Drainage swales on curb less streets should not be impeded by driveways, walks, or landscape features.
- Homeowners are encouraged to install pervious (rather than impervious) hardscape materials for walkways, patios, & driveways.

Mulch/mulch areas

- Mulch must be organic undyed materials such as pine needles, shredded pine bark, or pine bark chips, per Code. Dyed mulch is not approved by the IDC.
- No large area of mulch (8x8 or larger) may be left unplanted.
- Decorative stone material such as crushed slate or beach pebble may be used in limited quantities and must be reviewed & approved by the IDC.

Lawns

- Lawns must be sodded, not seeded, per Code, and extended to the street curb or lake.

Artificial Turf

- Artificial turf will be considered if not visible by the public realm.
- It will be reviewed on a case-by-case basis and approved only with a variance.

Irrigation

- Landscape should be irrigated or receive sufficient irrigation until plants are established, typical the first 2 growing seasons.

Shade Sails

- Shade sails are only approved with a variance, as necessary.

Landscape Lighting

- Exterior hardware & lighting to be of non-plated metal.
- Exterior downlights/flood lights are permitted in rear yard only and must be hooded, pointed down and no higher than 14 feet from grade.
- Exterior lighting must be pointed down except tree lights, which may point up.
- Bistro lights will be reviewed on a case-by-case basis and may not be left "ON" permanently.
- All landscape lighting must be turned off by 12:00A.M.

Bollards

- Bollards may be installed on streets/alleys that DO NOT have curbs and with an encroachment permit from the TOMP. Bollards may not be installed on streets that have curbs.
- Bollards may not be installed in cemented footings.
- Bollards should not exceed 30" in height and should be spaced 6' apart to adequately light a path.
- Bollards should be painted Charleston Green.

Play equipment

- Children's play structures must be in the rear yard when possible and be effectively screened by fencing or evergreen plant material from the public view.
- Large temporary playhouses should be aesthetically pleasing and match/coordinate with the color & material of the house.
- Large temporary play structures should be anchored for hurricane winds.
- Temporary play equipment does not need to be submitted for IDC review & approval.

Right of Way Strips

Right-of-way between sidewalk & curb on curbed streets

- Right of way strip between the sidewalk and curb can be planted without IDC approval only if plant material is used from the Right-of-Way Approved Planting Chart. Otherwise, it must be submitted for IDC review & approval.
- Walkways through the Right-of-Way strip must be reviewed & approved by the IDC and installed in a pervious setting bed (NOT in concrete).
- Any impervious walkway or permanent structure/post proposed for the Right-of-Way must have an encroachment permit from the TOMP allowing it. Bollards are not allowed on Right-of-Way strip between the sidewalk & curb.
- Trees are not allowed to be planted in the Right-of-Way between the sidewalk and curb on curbed streets.

Right-of-way strip between the property line and edge of pavement on curb-less streets

- Any impervious walkway, bollards, or permanent structure/post proposed for the Right-of-Way on must have an encroachment permit from the TOMP allowing it.
- The Right-of-Way between the property line and the edge of paving on curb-less streets must be planted or sodded as part of the landscape and maintained by the owner of the adjacent property.
- Trees are not allowed to be planted in the Right-of-Way between the property line and edge of paving on curb-less streets unless the TOMP has given permission via an encroachment permit.

Right of Way Strip Approved Planting Chart

<u>Common Name</u>	<u>Size</u>	<u>Remarks</u>
Zoysia Sod	pallet	
Flax Lily	3 gal.	Variegated or not
Liriope	1 gal.	Big blue, super blue, evergreen giant, or variegated.
Asiatic Jasmine	1 gal.	
Katrina Breeze Grass	3 gal	
Holly Fern	1 gal.	

**Oaks are very greedy with water and nutrients so prepare to fertilize or consider other options.*

Screening

Screening for building foundations, HVAC, utilities, meters, Trash & Recycle, Propane tanks, etc. Evergreen hedges at the correct height and spacing & wood fencing structures at the correct height can be used as screening material.

- Building Foundation must be screened with evergreen plants & installed at 36” height at time of planting & have max foliage gap of 6”-9” at maturity.
- Utilities, Meters, & HVAC, must be screened with evergreen plants or fencing to diminish visibility from public realm. Screening hedge 36” in height at planting & have max foliage gap of 6”-9” at maturity. Fence screen must be 4’ minimum.
- Trash & Recycle containers must be screened with evergreen plants or fencing to diminish visibility from public realm. Screening hedge must be 36” in height at planting & have max foliage gap of 6”- 9” at maturity. Fence screen must be 4’ height minimum.
- Fence enclosures intended to screen trash and/or recycling containers are defined as fences and may not be constructed forward of homes.
- Propane tanks & Generators must be screened with evergreen plants or fencing to diminish visibility from public realm. Hedge screen to be 36” minimum height at planting & spaced with a minimum of 6”-9” foliage gap at maturity. Fencing screens must be 4’ minimum height.
- Clotheslines, satellites dishes must be screened with evergreen plants or fencing to diminish visibility from public realm. Screening hedge 36” in height at planting & spaced with a minimum of 6”-9” foliage gap at maturity. Fence must be 4’ minimum.
- Parked cars, boats, etc. must be screened with evergreen plants or fencing from the public realm. Evergreen screening hedge 36” in height at planting & spaced with a 6”-9” foliage gap at maturity. Fence screening must be a minimum of 5’ in height should hide car/boat from public view.

Hedge Plants for Screening Chart

<u>Common Name</u>	<u>Botanical Name</u>	<u>Size</u>	<u>Remarks</u>
Anise	Illicium parviflorum	15 gal.	30” spacing; full to ground
Japanese Yew	Podocarpus macrophyllia	15-30 gal.	12” –18” spacing, full to ground
Little Gem Magnolia	Magnolia ‘Little Gem’	15-30 gal.	24” – 30” spacing; full to ground
Sweet Viburnum	Viburnum odoratissimum	15 gal.	24” -30” spacing; full to ground
Wax Myrtle	Myrica cerasifera	15 gal.	30” spacing; full to ground
Yaupon Holly	Illex vomitoria	15 gal.	30” spacing; full to ground
Camillia	Camellia japonica & Sasanqua	15 gal.	30” spacing; full to ground

Propane Tanks & Generators

- Generators & propane tanks may not be placed in filtration buffer between critical line & OCRM buffer line. The gas line or utility line to a generator may not go through the filtration buffer nor through the dripline of any tree.
- Buried propane tanks must be placed a specified distance from any structure, as specified per the authorized regulatory agency.
- Generators & propane tanks must be placed a specified distance from the property line, a window and/or a door, as specified per the manufacturer requirements & the authorized regulatory agency.
- A permit from the TOMP is required to install a propane tank or generator (unless generator is portable).

Hardscapes: Impervious & Pervious

- Paved areas must use varied materials, textures, colors, & scoring to breakup/minimize visual mass.
- Pavers may also be of stone such as Bluestone, Slate, Travertine, Coral Stone or of pre-cast concrete.
- Brick of natural color is preferred. Pavers other than brick can be approved on a case-by-case basis with a variance. Dyed brick is not allowed.
- Homeowners are encouraged to install pervious (rather than impervious) hardscape materials for walkways, patios, & driveways.
- Stamped concrete is not allowed.

Driveways

- Homes should have two designated parking spaces on their lots. Accessory dwelling units must have an additional, separate (non-tandem) parking space.
- Driveways are reviewed on a case-by-case basis.
- Design of driveways should be compatible with the examples which already exist in the neighborhood. Select a design that is harmonious in terms of pattern, relationship, and proportion to buildings and other paved areas and open space. Gravel, crushed shells, brick, and concrete are typical parking treatments as is gravel, brick, or concrete runners with a grassy median.
- Asphalt and concrete pavers are not allowed.
- Use brick or metal edging to contain loose paving materials.
- Driveway entrances have a minimum width of 9'. In some cases, 9' may also be the maximum width, per the community patterns specific to a lot.
- Driveway entrances may require an entry statement, per the Community patterns specific to a lot.
- Site parking areas with sensitivity & not within drainage, utility, or HOA easements. Driveways should lead into rear yard or side yard areas whenever possible.
- Overwhelming hardscapes in the front yard are not compatible with the streetscape of I'On.

Walkways

- Select a design that is harmonious in terms of pattern, relationship, and proportion to buildings and other paved areas on the property.
- Walkways can be of approved brick, stones, concrete, concrete tabby, gravel, crushed shells, decorative gravel, pavers, & mulch.
- Decorative but simple scoring patterns for concrete paved areas is encouraged.
- Pervious walkways are encouraged.

Patios

- Use varied materials, textures, colors, and scores to minimize/break-up the visual mass. Decorative but simple scoring patterns for concrete paved areas is encouraged.
- Patios can be of approved brick, stone, pavers, concrete, and concrete tabby.

Decks/Decking

- Decks/decking may be built of wood that must be painted or stained. Decks/decking built of IPE or similar hardwoods do not need to be painted or stained. Plastic decking material is not allowed.
- Decks are appropriate when their design, location and materials are harmonious with the primary structure and other examples in the neighborhood.
- Like any other additions, decks should be joined to the existing building to avoid causing any damage to the existing building.
- Cable railings may be appropriate on decks of new construction only if not visible from public realm. Vinyl-coated cables are not appropriate in l'On.

Swimming Pools

- Swimming or wading pools should be sited inconspicuously and predominately in rear yards. On certain lots with only the front or side property available for a pool, the pool can be approved & must be screened with fencing and evergreen plant material, so it is as inconspicuous as possible from the public realm.
- A pool plan with elevations and all elements labeled must be submitted. Label pool elements on site plan as well.
- Pool lights are limited to white or blue.
- Pools must have an entire surrounding fence at a minimum height of 48" with self-closing & self-latching gates or with an electronic cover that complies with the current ASTM F1346-91 code.
- Both fence & gate should be of vertical (not horizontal) design to help prevent the possibility of a person climbing over the fence.
- Pool equipment must be screened with a hardscape screen/wall/fence with plantings & not visible to the public realm. Location must be labeled on pool & landscape plans.

Outdoor Fireplaces & Outdoor Kitchens

- Outdoor fireplaces should be of brick or stucco in a style & color which matches the residence.
- Spark arrestors to be covered with metal screen or clay pots.

Pergolas & Large trellises

- Pergolas, trellises, and arbors should be of proportional and harmonious design to the primary structure & other structures on the lot.
- They must be structurally sound.

Fences & Masonry Walls

General guidelines for fence & masonry walls

- Fences & masonry walls are reviewed on a case-by-case basis.
- No double fencing is allowed along property lines.
- Fences can be constructed with painted or stained wood pickets of custom design or customdesigned wrought iron. (See Wood fencing specifics on pg. 21)
- Fence sections must start & stop between posts.
- True wood post caps are recommended for fence posts. Wood constructed post caps will be reviewed on a case-by-case basis. Lighted fence posts caps are inappropriate for within l'On.
- Masonry walls can be constructed of brick or stucco to match house, and may include wrought iron,wood, or brick details. (See Masonry wall specifics on pg. 21)
- Living fences are to be constructed of 4"x4" wood posts (painted or stained dark Green), high- quality woven wire used as a support for evergreen plant material that fully landscapes the fence.Living fences are not allowed in the fronts of homes. (See Living fence specifics on pg. 22)
- Tops of Fences and Walls must be level. They may be stepped to accommodate grade changes but must remain level. Variations in typography must be accounted for at the base of the fence or wall.
- If the fence will be tying into a neighbor's fence or if fence or fence footings will be encroachingwithin a neighboring property, permission, in writing, from the neighbor(s), allowing the encroachment is required.
- Fences should not be installed directly on the property line without permission, in writing, from the neighbor(s) agreeing to allow a "Party fence". (See "Party fence" guidelines on pg. 21)
- Fences and Walls may not be installed on Utility, Drainage or HOA easements. (i.e., Fences backingup to an alley may not be carried to the alley pavement.)
- No person shall construct/install a fence, wall, hedge, etc. that interferes or obstructs access to HVACs, propane tanks, utilitymeters or sewer cleanouts by utility company, public works employees/agents and/or service workers. The homeowner is responsible for confirming this with their professional Architect, Landscape Architect and/or Design professional.
- Chain-link fencing, vinyl, plastic, and aluminum fencing are NOT appropriate in l'On and not approved by the IDC.
- Vehicular sight triangles must be respected at intersections & street corners. Consideration forsafety of pedestrians is important and should be considered when determining height and positioning of a fence.
- Fence enclosures intended to screen trash and/or recycling containers are defined as fences andmay not be constructed forward of homes.
- Look at the surrounding streetscape to design a fence/wall that can be harmonious with neighbors.
- A landscape plan is usually required for plant material replacement for damaged plants, and/or tobreak up the wall/fence mass and/or for screening purposes.

Party Fences: Party fences are fences that are installed directly on the property line and shared by two neighbors. Any installation of a new "party fence" or replacing/repairing of an existing "party fence" requires a signed written agreement from both neighbors stating that they understand that installationand maintenance of the fence is a shared expense. Also, if a homeowner decides to sell their house andthe property has an existing "Party fence", the homeowner must disclose this to the potential buyers with the sale of the house.

Wood Fencing

- Generally wood fences are to be 4-6 feet in height and should not exceed 6’.
- A wood privacy fence over 6’ in height requires special permission from the IDC and is only approved with a variance in certain situations in which the scale and need for privacy make the taller fence appropriate. Maximum height of a wood fence approved with a variance is 8’.
- Wood picket fences should not exceed 4’ in height.
- Fence sections must start and stop between posts. Posts must anchor ends of fences.
- Wood fences must be painted or stained within 3 months of installation. Paint color should blend with surroundings. (i.e., Charleston Green, Black or White). Lighter colors can be approved if the fence relates to an existing fence or another element on the house.
- The “good” side of the fence must face outward, toward the street, right-of-way, or neighbor.
- Distance between fence posts/column or other break should be equally/proportionately spaced & no less than every 8 feet.
- Fence posts should be proportionally sized/scaled for fence height & for sound structural integrity.
- True wood post caps are recommended for fence posts. Wood constructed post caps will be reviewed on a case-by-case basis. Lighted fence posts caps are inappropriate for within 1’ On.

Masonry Walls & Piers

- Brick walls must be capped.
- Brick or stucco piers must be spaced no less than every 8 feet to break up the wall and should be of equal spacing.
- Masonry wall piers must have a cap.
- The stucco color or brick of masonry walls should match the stucco color/brick that already exists on the home.
- A masonry base wall may be combined with wrought iron, wood pickets and/or brick details.
- Masonry garden walls in the rear of the yard can be approved with a variance up to 8 feet in height if the lot is not a corner lot. Each request is reviewed on a case-by-case basis.
- Low retaining walls of brick and/or stucco over concrete block are harmonious with the character of the neighborhood.
- New retaining walls should complement the streetscape.

Living Fences

- Generally living fences are to be 4 feet in height and should not exceed 6’. A living fence serving as a “Garden wall” (encircling/defining a portion of the rear yard) can be approved up to a 6’ maximum height if the lot is not a corner lot and it may not continue/extend past the rear sides of the house.
- Living fences are to be used on the rear & rear sides of the yard only and are not allowed on the front or front sides of homes.
- Living fences should not extend beyond the primary wall façade of the principal structure (porches, stoops, and other appurtenances are not considered to be part of the primary wall façade).
- Living Fences should have wood posts (painted or stained dark green), and high-quality woven wire that can be used to support evergreen plant material. Painted wood posts of 4”x4” are allowable for these fences. Welded wire should be 2”x4”, 2”x2”, or 1”x1” for vines or similar plant material.

Living Fences cont.

- Distance between fence posts should be equally spaced & no less than every 8' feet.
- Living fences must be painted or stained dark green and be fully landscaped with evergreen plant material. The spacing of evergreen vines for living fences must be planted with a minimum 3-gallon plant spaced 12"-24" apart at the time of planting and provide full/significant screening coverage within a year.
- Approved plant material screening must be planted within thirty (30) days of the completion of the supporting structure.

Frontage & Garden Walls, Fences, and/or Hedges: Are reviewed on a case-by-case basis. It depends on several factors including location on lot, lot type, fence construction material, etc.

Frontage walls, fences, and/or hedges: Must be built along the lot's frontage line or within 3' of the frontage line where designated in the Neighborhood Standards. The frontage line is the portion of the lot's boundary line that coincides with a thoroughfare or civic living space such as a Square.

- Frontage fence, walls, and/or hedges should complement the house architecture & public realm and must adhere to specific heights for the specific lot type.
- Frontage walls can be a masonry wall, wood or wrought iron fence, evergreen hedge or be formed by combining iron or wood fencing with a masonry base or combining evergreen hedges (from the approved hedge plant list) in combination with wood or masonry piers.
- Minimum height for masonry frontage wall is 18 inches.
- Minimum height for frontage fence (wood or wrought iron) is 3 feet & can have a maximum height of 4 feet.
- Minimum height for frontage hedge is 24" at planting. Evergreen hedges must have a maximum foliage spacing of 6" to 9" at planting.
- Minimum height for frontage hedge plants combined with masonry piers or wood posts from soil to tip must be at least 36" at planting, but the IDC reserves the right to require larger plants.

Frontage fences/walls of those yards fronting Eastlake or Westlake must be 42" or lower in height and must not be solid. (The front façade is considered the façade facing the lake.)

Frontage fences/walls along a street fronting the side yard of a corner lot may be up to 48" from the rear sides of the lot & back to the rear property line, but otherwise shall not be taller than 42".

All-Yard Building Lots: A delineation of the frontage line is encouraged, but a frontage wall must not exceed the 1st story finished height.

Side-Yard Building Lots: A delineation of the frontage line along the side yard of Side-yard building lots is mandatory. The delineation may take the form of a hedge by itself or in combination with masonry columns or wood pickets & should not exceed a 6 ft. max. height.

Rear-yard Building Lots: A delineation of the frontage line is optional. The frontage wall/fence must not exceed 42". If on a corner lot, the maximum height for the side of the yard & back to rear corner on the street side is 48".

Garden walls, fences, and/or hedges: Are located along rear & side property lines.

- Garden walls can be of masonry, wood, wrought iron, living fence or an evergreen hedge. Garden walls can also be formed by combining iron or wood fencing with a masonry base or combining evergreen hedges (from approved hedge planting list) in combination with wood, or masonry piers.
- Garden fences of either wood or wrought iron encircling or defining a portion of the rear yard can be up to a 6' maximum height when the lot is not a corner lot.
- Garden walls of masonry or of a masonry/masonry base combined with iron/wood or brick detail can have an 8' maximum height when the lot is not a corner lot or marsh front parcel.
- Garden walls using hedge shrubs or hedge shrubs in combination with masonry or wood piers must use evergreen hedges at least 36" at planting with a maximum foliage spacing of 6" to 9" at planting. The IDC reserves the right to require larger plants.

Fence and Wall Gates

- Gates can be made of wood, wrought iron, or a combination of the two. Aluminum gates will not be approved by the IDC.
- Gates are to be no wider than 4' and have painted wood posts matching the fence color, or brick/masonry piers.
- For masonry wall gates, provide brick/stucco piers with caps on each side of gate to break up the run of the wall.
- Gate hardware must be appropriate for size of gate and durability based on gate's anticipated use.
- Pools must have an entire surrounding fence with gates that are at a minimum height of 48" and gates must be self-closing & self-latching. Gate design, as well as fence design, should be of vertical construction and may not be of horizontal construction.

Landscape Maintenance

All landscape areas should be properly maintained by the homeowner. Proper maintenance includes watering, mowing, weeding, edging, fertilizing, pruning, insect control, removal and/or replacement of dead or diseased plant material and maintenance of drainage patterns and facilities.

Recommended Planting List

Small trees

Vitex (Angus-castus)

Windmill Palm (Trachycarpus Fourtune)
Crape Myrtle (Lagerstroemia indica)
Cabbage Palm* (Sabal palmetto)
Dogwood• (Cornus florida)
Fringe Tree (Chionanthus virginicus or retusus)
Redbud* (Cercis canadensis)
Saucer Magnolia (Magnoliasoul angeana)
Silver Bell (Halesia diplera)
Japanese Maple (Ares palmation)

Medium Tree

Black gum* (Nyssa sylvatica)
Little Gem (Magnolia grandiflora/Little Gem)
Yoshino Cherry (Prunus yedensis)
Winged Elm* (Ulmus alata)
Persimmon (Dyospiros virginiana)

Large Canopy Trees

Pecan (Caray Illinonensis)
Chinese Elm* (Ulmus paruifolia)
White Oak (Quercus Alba)
Crape Myrtle (Largerstroemia indicis)
Live Oak• (Quercus virginiana)
Laurel Oak• (Quercus)
Southern Red Oak* (Quercus falcata)
Scarlet Oak* (Quercus coccinea)
Red Maple* (Acer rubrum)
Tulip Poplar* (Liriodendron tulipifora)
Ginkgo (male variety only)* (Ginkgo biloba)
Willow Oak* (Quercus phellos)
London Planetree* (Platanus acerifolia)
Southern Magnolia (Magnolia grandiflora)

*Appropriate for the use as a street tree.

Hedges/Shrubs

Abelia (Abelia 'Edward Goucher')
American Holly (Ilex amricana)
American Beautyberry (Callicarpa americana)
Anise (Illicium paroiflorum)
Azalea Cultivaus (Rhododendron spp.)
Boxwood (Buxus microphylla var.)
Butterfly Bush (Buddleia davidi var.)
Cleyera (Cleyera japonica)
Holly cultivaus Ilex spp.
Hydrangea (Hydrangea macophyllia/
Hydrangea panisulata)

Inkberry (Ilex glabra)
Lorapetlum (Lorapetlum Chinese)
Oleander* (Nerium oleander spp.)
Pittosporum (Pittosporum tobira)
Podocarpus* (Japanese Yew)
Camellia* (Camellia japonica & C. Sasanqua)
Cherry Laurel* (Prunus caroliniana 'compacta)
Privet species* (Ligustrum spp.)
Tea Olive* (Osmanthus gragans)
Viburnum (Odoralisslium/Suspensium)
Wax Myrtle* (Myrica cerifera)

*Appropriate for use as a tall hedge.

IDC Review Procedure Summary

- Applications can be found on the I'On website, www.ioncommunity.com . Applications and their requirements must be delivered to the IDC office, in one complete hardcopy application package by the submittal deadline and emailed in PDF format in one email for filing purposes. Incomplete submissions will not be reviewed. Late submissions will not be included on the upcoming IDC meeting agenda.
- The application submittal deadline is 12:00pm (noon) on the Tuesday a week prior to a scheduled IDC meeting. IDC meetings occur the 1st and 3rd Tuesday of each month unless otherwise noted. Please note that IDC meetings are closed meetings.
- The IDC shall notify an applicant of its review decision, in writing, within thirty (30) days from receiving both the completed hardcopy & digital application package.
- Once a submission has been reviewed, the review fee is non-refundable. This includes any reviewed application that has expired and/or any reviewed application withdrawn by a homeowner after being reviewed.
- IDC approved projects must commence work within six (6) months from the original approval date. If work has not begun within six months from the original approval date, the approval on that project expires and the project is closed. Once an approval expires, if the homeowner wants to move forward with that project, they must submit a new application with the appropriate fees for IDC review and approval.
- If IDC approval is not given after an IDC review and additional items, revisions, information, and/or material samples are requested by the IDC, the requested revisions, information, items and/or materials must be submitted within 6 months from the original review date. If the requested items are not submitted within 6-months of the review date, the application expires. Once an application expires, if the homeowner decides they want to move forward with the project, they must submit a new application with appropriate fees for IDC review and approval.
- If a homeowner withdraws an application or asks for return of their compliance deposit on any approved or unapproved application, the application is closed. If the homeowner decides they want to move forward with the project, they must submit a new application with appropriate fees for IDC review and approval.
- Once final written approval is given for a project and a signed copy of the Homeowner Agreement has been submitted, the homeowner must pick up the IDC Approval permit to display before work begins. The permit must be displayed where it can be seen from the street when the project begins and until completion.
- Approved projects must be completed within one (1) year of the original approval date or a shorter period, if specified by the IDC.

- If you desire to make any design, color, structural, or material changes to an already approved project, you must submit for review and approval by the IDC using the “Change to Approved Design” application before making the change. No work should start on any design change until it is reviewed and approved by the IDC.
- A “Final Inspection & Deposit Refund” application must be submitted by the homeowner within 90 days from the project’s 12-month completion date or the deposit be forfeited. If a final inspection is not approved, the homeowner must rectify the unapproved item(s) within 30 days and resubmit for another final inspection. If not rectified within the specific timeframe, the project will be considered in violation and the HOA can begin to assess fines to your account.
- If a homeowner does not agree with an IDC review decision on their application request, the IDC will work with the homeowner to try and reach a solution agreeable to both; however, if the homeowner disagrees with the IDC’s final decision, the homeowner may file a written appeal to the HOA Manager. Once the written appeal is received, the HOA Manager will schedule a hearing with the Board of Appeals. The Board of Appeals is a separate Board from the IDC and HOA Board.

Please Note:

- All architectural plans for new structures and additions to existing structures must be to scale and prepared by a qualified licensed professional. Hardcopies of architectural plans must be a minimum size of 11x17 but larger is preferred for a preliminary review.
- Prior to submitting to the IDC for review and approval on a new structure, addition, and/or enclosure, homeowners must apply online with the Town of Mt. Pleasant (TOMP) for a Zoning letter identifying their lot type. Typically, the homeowner will need a current survey, and a site plan overlaid on the survey with the existing and proposed building coverage percentage calculations indicated on the site plan. This is important to determine before an IDC review to make sure there is enough available buildable coverage to move forward with a proposed new structure, addition and/or enclosure on the lot.
- Some examples of structures that the TOMP calculates in determining the buildable coverage percentage are as follows: outbuildings such as garages, sheds, carports, additions, pools connected to a raised deck, pool houses, masonry walls, raised patios, decks & platforms for generators or propane tanks, decks, pergolas, trellises, arbors, large outdoor masonry fireplaces & outdoor kitchens, etc. Please refer to the TOMP for more information.
- Any improvement/enhancement to your property is subject to a “Single Family Site Improvement Permit” with the TOMP and some require a building permit or other permits. Please refer to the TOMP for more specific information.
- The TOMP requires homeowners to get a building permit for installing generators and/or propane tanks on your property. Please refer to the TOMP for more information.

IDC Policies

Construction Completion Deposit Policy

- A. A construction completion deposit (the “Deposit”) is required for IDC applications for projects that involve new construction or changes to the property (as opposed to maintenance or repair involving no changes.) The amount of the Deposit shall be set by the IDC in its discretion.
- B. The Deposit must be paid by check to the Assembly and submitted along with the preliminary review application to the IDC. The Deposit will be held by the I’On Assembly in an Assembly bank account. No interest shall accrue to the applicant on the Deposit, and the Assembly is permitted to commingle all Deposits with other funds.
- C. Applicants must request a final inspection from the IDC (the “Final Inspection”) no later than ninety (90) days after the completion of the project (the “Inspection Request Deadline”).
- D. A Deposit will be refunded to the applicant if: (1) the project is constructed and completed according to the plans approved by the IDC (the “Approved Plans”), (2) the project is completed no later than twelve (12) months after the IDC issues final approval for the Approved Plans (the “Approval Date”)(the “Required Completion Date”), and (3) the project receives final inspection approval from the IDC (the “Final Inspection Approval”). Refunds will be processed by the Assembly within fourteen (14) days after the issuance of the Final Inspection Approval.
- E. However, the Deposit will be deemed forfeited by applicant to the Assembly if any one or more of the following occurs (each a “Deposit Default”):
 - 1. The project is not completed by the Required Completion Date.
 - 2. The applicant does not request a Final Inspection by the Inspection Request Deadline.
 - 3. IDC discovers at its Final Inspection (deviations from, or other noncompliance with respect to, the Approved Plans (each a “Nonapproved Item”), and such Nonapproved Items are not remedied by the applicant to the IDC’s satisfaction within the Final Inspection Cure Period (as described below.)
 - 4. Damage arises from the construction of the project to any Assembly property, road/street right-of way areas, or adjacent or nearby properties, including but not limited to damage to landscaping and/or trees.
 - 5. The Assembly incurs any road/street cleaning expenses because of activities related to the project.
 - 6. Any fines are levied for noncompliance with Approved Plans.
- F. If Nonapproved Items are discovered during the Final Inspection, then the applicant shall have thirty (30) days from the date the IDC informs the applicant of such Nonapproved Items to make the required corrections and re-submit for another Final Inspection (the “Final Inspection Cure Period”). During this thirty (30) day period, an applicant may request from the IDC an extension of the Final Inspection Cure Period, which extension request shall be in writing and state (a) the reason(s) applicant requires more time, (b) applicant’s plan of action to correct the Nonapproved Items, and (c) applicant’s requested time frame for the extension. However, the IDC is not required to extend the Final Inspection Cure Period and any extension of the Final Inspection Cure Period shall be in the IDC’s sole discretion. If the IDC extends the Final Inspection Cure Period, it shall notify the applicant of the extended deadline for the Final Inspection Cure Period in writing.

- G. If a Deposit Default has not occurred, the Assembly shall refund Deposits to applicants after written request of the applicant, if the applicant withdraws its application from the IDC prior to receiving IDC approval. However, notwithstanding the foregoing, the Deposit will be forfeited if the applicant does not submit a written request for a refund of the Deposit to either the IDC or the Assembly within twelve (12) months after the date the initial application was submitted to the IDC.
- H. If a Deposit Default has not occurred, the Assembly shall refund Deposits to applicants after written request of the applicant, if the applicant abandons the project after receiving IDC approval but prior to commencing construction. However, notwithstanding the foregoing, the Deposit will be forfeited if the applicant does not submit a written request for a refund of the Deposit to either the IDC or the Assembly prior to the Construction Completion Date.

I'ON Construction Work Hours

Mon.-Fri.	7:30am-6:00pm
Saturday	8:30am-4:00pm
Sunday	1:00pm-4:00pm

- Interior work is permitted outside of these hours ONLY if all openings are closed and no noise is audible outside the home.
- All deliveries must be scheduled during construction hours.
- No work is permitted on Federal Holidays.
- Failure to comply with above could jeopardize a builders' right to continue to work in I'On.
- Homeowners: It is your responsibility to inform anyone doing work on your property of these conditions.

Construction Site Conduct, Standards & Maintenance Regulations

To provide a compatible environment for residents during project construction the homeowners are responsible, along with their builders, contractors, and sub-contractors, to maintain a safe, clean, orderly construction site by following these minimum guidelines/standards.

1. Silt fencing and tree protection barricades should be erect and maintained per TOMP and OCRM standards.
2. Sites should be organized and cleared of debris and trash every day. During storms and hurricane season, construction sites must be clear of loose trash & debris and all items must be secured.
3. Dumpsters are to be regularly emptied prior to overflowing. During storms and hurricane season, all trash & debris must be pushed down into the dumpster and secured.
4. All materials and equipment must be kept on the job site and may not be placed, stored, or staged in a street, service lane right of way or sidewalk.
5. Deliveries, dumpster pick-ups and porta-potty service should be staged from the rear of lots.
6. Adequate space for parking & deliveries should be provided. If not possible, a parking and/or staging plan should be established by the builder and included in the design submittal for approval. Clear access to accommodate emergency vehicles to the site must always be maintained.
7. Construction material and construction vehicles may not block or inhibit neighbors from accessing or leaving driveways, streets, or alleys.
8. Fires are not permitted on construction sites.
9. All deliveries must be scheduled during construction hours.
10. Homeowners are responsible for informing anyone doing work on their property of the Site Conduct & Standards & Maintenance Regulations.
11. Homeowners should inform their immediate neighbors of upcoming projects.

I’On Assembly Tree-Trimming Policy for Street Right of Ways

Purpose: To inform the residents of the I’On community of the Assembly’s policies regarding the maintenance of trees and branches located within the street right of ways throughout the I’On community.

Scheduled Maintenance by the Assembly

The Assembly maintains, at its expense, trees located within the street Right of Ways as follows:

1. **Canopy Lifts:** Every two (2) years, the Assembly engages Charleston Tree Company, LLC to perform a Canopy Lift on all trees throughout the I’On community that are located in the Right-of-Ways. a. “Canopy Lift” is the dedicated removal of canopy branches, or portions thereof, located below thirteen (13) feet over the roadway portion of the Right-of-Way, and below eight (8) feet over the sidewalk portion of the Right-of-Way.

“Right-of-Ways” means the roadway right of way areas for the roadways in the I’On community, including but not limited to streets, roads, and alleyways, including the areas within such right of ways that extend into and/or through sidewalk areas.

2. **Hazard Pruning:** The Assembly engages Charleston Tree Company, LLC to perform Hazard Pruning on all trees within the Right-of-Ways on a four (4) year area rotation throughout the I’On community.

“Hazard Pruning” means the removal of limbs, foliage, branches, or trees that could be hazardous or dangerous to persons or property in or in the vicinity of the Right-of-Way.

Hazard Pruning occurs during a one-week period in either January or February of each calendar year on as many trees as possible during such one-week period. The four-year area rotation begins with the front of the community, working toward the back of the community. Each year, the Hazard Pruning begins where it ended the previous year, with the rotation resulting in Hazard Pruning in each area of the neighborhood once every four years.

Interim Maintenance by Homeowners

1. Upon written request from a Homeowner, the Assembly shall provide the dates for the next scheduled Canopy Lift or Hazard Pruning near such Homeowner’s property.
2. If prior to the next scheduled Canopy Lift or Hazard Pruning a Homeowner desires to have Hazard Pruning performed on trees that (a) are located wholly or partially within the Right of Way and (b) also extend into the boundary lines of the Homeowner’s lot (“Interim Hazard Pruning”), such Homeowner shall be permitted to do so, subject however to the following conditions:
 - a. Prior to any Interim Hazard Pruning, Homeowner shall seek and obtain any approvals and/or permits required by the Town of Mount Pleasant to conduct the Interim Hazard Pruning, because certain types of tree pruning/cutting are regulated by the Town throughout Mount Pleasant. Permission from the Assembly to conduct Interim Hazard Pruning shall not constitute approval by the Town, or a waiver of any approval and/or permits that may be required from the Town.
 - b. Prior to any Interim Hazard Pruning, Homeowner must seek and obtain approval from the Assembly, and shall provide the Assembly written notice of its intent to conduct Interim Hazard Pruning, which must contain: (a) the reasons for the Interim Hazard Pruning, (b) the quantity and location of the limbs, foliage or branches to be pruned, (c) the time period during which the Interim Hazard Pruning will be scheduled to occur, (d) the identity of the Certified Arborist or other tree company the Homeowner proposes to retain to perform the

Interim Hazard Pruning, and (e) a statement that the Homeowner has sought and received any approvals and/or permits required by the Town of Mount Pleasant.

c. Only a Certified Arborist or other tree company reasonably acceptable to the Assembly shall conduct any Interim Hazard Pruning.

d. All expenses for and related to Interim Hazard Pruning, including but not limited to any expenses related to obtaining any required approval and/or permits from the Town of Mount Pleasant, shall be the sole responsibility and obligation of the Homeowner. The Assembly shall not have any obligation for expenses related to Interim Hazard Pruning.

Real Estate & Construction Signage Specifications

The following signage design and installation standards have been developed for all Real Estate and Construction signs for use in I'On.



All signs must be professionally produced.

Sign Material: ½" Exterior grade wood sign panel /painted all sides / color: Charleston Green.

Main sign panel size: 18" high by 22" wide. **Optional secondary panel size:** 5" high by 22" wide.

Support post: 4"x4" post with a chamfered top detail / painted all sides / color: Charleston Green.

Overall sign height: limited to 48" above grade.

Text and graphics: white on Charleston Green background.

Signage graphic materials: either die-cut vinyl lettering or full format vinyl print.

Sign Location: set back at least 5 feet from the front property line. If the front of the house is less than 5 feet from the front property line, the sign may be placed in line with the front of the house. **Quantity:** Only one sign is allowed per house.

Note: If I'On signage guidelines are followed, you do not need prior approval for installing a sign. If these guidelines are not followed, you will have to remove the sign and replace it with one that does meet the above guidelines. Failure to do so, could result in a fine for the property owner.

Board of Appeals Procedures

1. Consistent with the Declaration of Covenants, Conditions and Restrictions (the "CC&Rs"), the Bylaws of l'On Assembly (the "Bylaws") and these Procedures, the Board of Appeals (the "BOA") shall hear appeals from decisions of: 1) the l'On Design Committee (the "IDC"); and 2) the Covenants Committee (the "Committee").
2. To exercise a right of appeal, a Titleholder shall have 10 days from delivery of a decision of the IDC or the Committee to request an appeal. Such a request shall be in writing and delivered to the Community Manager. A tenant must have written authorization from the Titleholder-landlord to exercise any appeal.
3. In reviewing a decision of either the IDC or the Committee, the BOA may accept written statements and solicit testimony, as it deems appropriate. It shall not be required to conduct a full re-hearing of the matter heard by the IDC or the Committee unless, in the BOA's discretion, it so chooses.
4. Immediately upon the conclusion of the hearing, if one is held, or as scheduled by the Chair, the BOA shall meet in executive session to review the matter and reach its decision. The BOA shall deliver its decision, in writing, to the Titleholder, Community Manager and President of the Board of Trustees within 10 days following conclusion of the hearing. If the decision is on appeal from the l'On Design Committee (the "IDC"), a copy shall also be sent to the Neighborhood Design Coordinator. The decision of the BOA shall be final and binding.
5. The date of "delivery" shall be the date an item is personally delivered to the recipient or sent to the recipient by United States mail, first class postage prepaid, whichever is earlier. In all instances where written documentation is required, email or other electronic documentation shall be acceptable.

IDC Applications Overview

1. Maintenance & Repair-Like for Like - *NO fees. NDC can approve without an IDC review. Requires an IDC permit.*

- For maintenance & repair to existing property with NO changes to structure, design, product, material, size, style, color, or location.
- For trash & recycling screening that follows one that is listed on the Trash & Recycle pre- approved screening options/guidelines.
- For removal of a protected tree that has received written approval from the TOMP and/or, per an Arborist letter for a tree posing a threat to property.

2. Tree removal- *Review fee required/No deposit fee required.*

For removal of up to 2 trees with a 6" DBH or greater. Mitigation may be required.

- For requests to remove more than 2 trees, use the Landscape Change application for Minor landscape changes and the submittal requirements.
- For requests to remove one TOMP protected tree with a 16" DBH or greater only, see the Maintenance and Repair application and requirements. Mitigation may be required.
- For requests to remove one tree posing a threat to property, see the Maintenance and Repair application and requirements. Mitigation may be required.

3. Minor Property Changes- *3 minor changes per application max./Review fee required/No deposit fee required.* For minor property changes. 3 items of change are allowed on one application submittal. If you have more, submit the additional items on another Minor Property Change application.

- For making any exterior changes to existing property, which include changing the design, product, material, size, style, color, or location of any one exterior element.
- Multiple structural design changes to one or more elevation(s) and/or enclosing an existing porch will require submitting with the Structural Change less than 625 sq. ft. application.

4. Landscaping Changes – For either Minor or Major landscape changes. Indicate the appropriate landscape change on the application and submit corresponding submittal items & fees.

a) Minor Landscape changes – Review fee required/No deposit fee required. Two small items of change per application. Examples of one small change item are as follows: changing out a few plants in one small area of your entire yard, slightly enlarging one existing bed, extending an existing patio, walkway or driveway, adding a fountain, removing 3 or more trees with a 6" DBH or greater, adding a propane tank or generator, installing a trash & recycle fence screen that doesn't match an existing fence on your property or a hedge screen that uses hedge shrubs that are not listed on the pre-approved hedge screening list for trash/recycle, etc.

b) Major Landscape changes: - Review fee required /Completion deposit required/A Final inspection is required. Use if you have more than two minor items of change, for fences & partial fences, landscape changes that involve more than a few plants in one small area and/or involve plant changes in several areas of the property, hardscape changes, landscape structures, or any combination of landscape changes.

5. Conceptual: *Review fee not required/Deposit fee not required.*

- For a conceptual review on New Home construction, or Structural Changes and/or Major Landscape Changes to existing structures for IDC feedback before submitting for a formal preliminary review.

6. Exterior Structural Changes less than 625 sq. ft.: *Review fee required /Completion deposit required/Contractor deposit required/A Final inspection is required.*

- For requesting a new pool, solar panels, skylights, and structural changes less than 625 sq. ft. Typically, a zoning letter from TOMP verifying lot type, a current “As built” survey done by a licensed professional surveyor/engineer, and a proposed site plan with the existing & proposed building coverage percentage indicated on the site plan must be included in the application package before the IDC can review the request. There are exceptions to these application requirements when requesting Solar panels only or an application for exterior structural/design changes to one or more elevation that does not change the existing structural footprint or if the total proposed building coverage is less than 40%.

A landscape plan must be submitted with a Preliminary Review for any new structures, additions, outbuildings, etc.

7. Exterior Structural Changes greater than 625 sq. ft.: *Review fee required /Completion deposit required/Contractor deposit required/A Final inspection is required.*

- For submitting for structural changes greater than 625 sq. ft. Typically, a zoning letter from TOMP verifying lot type, a current “As built” survey done by a licensed professional surveyor/engineer, and a proposed site plan with the existing & proposed building coverage percentage indicated on the site plan must be included in the application package before the IDC can review the request. There are exceptions to these application requirements if the proposed changes do not change the existing structural footprint or if the total proposed building coverage is less than 40%.

A comprehensive landscape plan must be submitted with a Final Review for any new structures, additions, outbuildings, etc.

8. New Home Preliminary Review: *Review fee required /Completion deposit required/Contractor deposit required/A Final inspection is required.*

Property owners will need to include a current survey, showing all trees, done by a licensed professional surveyor and a proposed site plan (overlaid on a survey) done by a licensed professional architect/designer. The proposed building coverage percentage must be indicated on the site plan and a zoning letter from the TOMP verifying lot type must be included in the application package before the request can be reviewed. A professional landscape plan overlaid on the proposed site plan must be submitted with a Preliminary Review.

9. New Home Final Review: *Review & Deposit fees must be previously paid. A Final inspection is required.* Preliminary reviews MUST have been approved by IDC in writing before submitting for final. All fees MUST have been paid. A comprehensive professional landscape plan overlaid on the site plan must be included in the Final Review along with all other requested and/or required items and/or clarifications requested from prior preliminary reviews.

10. New Home Landscape Review: *Review & Deposit fees must be previously paid.*

- A proposed landscape plan, done by a licensed professional landscape architect/designer and overlaid on the site plan, must be submitted with a New Home Preliminary Review. If walls, pools, pool house, decks or any other structure effecting buildable lot coverage percentage is included in the plan, then the entire proposed buildable coverage percentage must be provided on the landscape plan along with any community pattern elements. Include all other application submittal requirements listed on the New Home Landscape submittal checklist.

11. Change to Approved Design application: *Review fee required.*

12. Request for Final Inspections & Deposit Refund. *No fee for first 2 inspections. A 3rd and any subsequent inspections will have an additional \$150.00 minimum fee.*

- A Design professional will conduct the final inspection on major landscape changes, structural changes, and New Home Construction.
- If a final inspection is not approved, the homeowner must rectify the unapproved item(s) within 30 days and resubmit for another final inspection. If not rectified within the specific timeframe, the project will be considered in violation and the HOA can begin to assess fines to your account.

**A Final inspection and Deposit Refund form for all Major Landscape Changes, Structural Changes to Property & New Home Construction, must be submitted when the approved project is complete and/or by the approved project's 12-month completion date. The completion date is 12 months from the original approval date.*

Work Which Can Typically Be Approved Quickly by the NDC

- Maintenance & Repairs that match the existing material, color & design. Like for like.
- Window replacement – like for like.
- Roof replacement – like for like.
- Siding repairs.- like for like.
- Exterior painting - like for like.
- Fencing repairs – like for like.
- Trash & Recycle Screening that exactly matches current fencing in size, color, material, design, etc. or uses the approved screening plant materials in the approved sizes from the pre-approved Trash &Recycle Plant Screening list.

Work That Does Not Require Approval

In general, the IDC has approval authority for any new construction, or any exterior alterations made to property within l'On. However, separate from Maintenance & Repair work, which may be approved by NDC, some selected work does not need to be approved. Such work as is follows:

- Installation of house numbers.
- Replacement of exterior lighting fixtures when not visible from the public right-of-way.
- Installation/ removal or change in location of mechanical equipment, such as heating and airconditioning units, if it is not visible from any right-of-way.
- Emergency installation of temporary features such as wood panels over windows or doors or sandbags in preparation for storms.
- Installation of temporary play equipment not visible from public realm.
- Installation of plant material in the right-of-way strip between the sidewalk and street in front of the Titleholder's frontage if using plant material from the "Approved Right-of-Way Plant Chart".

Glossary

ADU – Accessory Dwelling Unit. An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone single-family home.

All Yard Building - All-Yard building lots are surrounded by yard on the front, side, and back. They have a build coverage limit of 40%, with a 36' minimum lot width.

Alteration: a change in the external architectural features of any structure in the Historic District
Arbor - a shady garden alcove with sides and a roof formed by trees or climbing plants trained over a wooden framework.

Arcade: 1. a long, arched building or gallery. 2. An arched covered passageway or avenue.

Block: parcels on both sides on that portion of a street that lies between two intersecting streets. Houses on corner parcels stand on the block that the primary façade of the house faces; the other block is a secondary block for such buildings.

Bollards: A sturdy, short vertical post used to create protective perimeter or visual guide to marl boundaries & guide traffic.

Build to Zone: the range of allowable distance from the front property line where building's front face may be placed.

Building heights: the vertical distance at any point from natural ground level to the uppermost part of the building above that point (roof ridge, parapet, or wall)

Capping: a metal covering at a roof ridge

Casing: A moulding profile which frames a door or window (usually decorative) covering any space or gap between the drywall and frame.

Chimney Cap: a cap or cover for a chimney to improve the draft.

Craftsman: an early twentieth-century architectural style characterized by sheltering eaves, deep porches, exposed beams and rafters, and rustic materials

Cresting: ornamental work along a roof ridge; generally, a low metal railing

DBH: Diameter at breast height, or DBH, is a standard method of expressing the diameter of the trunk of a standing tree.

Dormer: a roofed structure often containing a window that projects vertically beyond the plane of the pitched roof.

Double-Hung Sash: a window with two moveable sashes

Elevation: one side or face of a building; the front elevation is also called the façade

Entry Statement: Pair of masonry piers (min. 16" x 16") or wood columns/posts (min. 8" x 8") placed no further apart than 14' and at least 6' tall.

Esplanade: a long, open level area, typically beside the sea along which people can walk for pleasure.

Façade: the front or main elevation of a building

Front Yard: that area of the parcel that lies in front of the house if lines were drawn from the front corners of the house to the side edges of the parcel. The front corners of the house include only enclosed spaces on the house and do not include porches or stoops.

Frontage line: a portion of the lot boundary line bordering with a thoroughfare or a civic space.

Frontage wall: a wall, fence or hedge built to within 3' of a lot's frontage line facing a public place.

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

Green Space: a naturalistic, open space.

Greek Revival: an early to mid-nineteenth-century architectural style characterized by symmetrical facades, low-pitched gabled or hipped roofs, pedimented porticos or porches supported by Classical columns, and tall six-over-six double-hung sash windows.

IDC: I'On Design Committee – the group of professionals and neighbors who review plans for their adherence to I'On Architectural and Landscape Design Guidelines.

Jamb: a side post or surface of a doorway, window, or fireplace.

Lane: A private access route.

Lite: individual pane of glass in a window or door

Linear Element: A frontage wall, fence or continuous hedge installed along property line bounding the public realm.

Lintel: the horizontal structural element that supports the wall above a window or door opening. Lot Type: Side-Yard, All-Yard, or Rear-Yard as defined by lot width and setbacks in the I'On Code; determined by Town of Mount Pleasant.

Living wall: a type of fence that may serve as a garden wall composed of (min. 4x4) wood posts, welded wire fabric and sufficiently planted with vegetation to cover fully in 18 months.

Mitered Edge: corner formed when two obliquely cut members are joined.

Moulding: a defining, transitional or terminal element that contours or outlines the edges and surfaces on a projection or cavity such as a cornice, architrave, capital, arch, base, jamb.

Muntins: a narrow strip of wood or metal that divide the individual panes of glass in a traditional sash.

Mullions: A heavy vertical or horizontal member between adjoining window units.

NDC: Neighborhood Design Coordinator

Outbuildings: a building such as a shed or garage, on the same property but separate from the main house.

Parging: Thin slurry coat of stucco used over block or slab.

Park: Naturalistic open space.

Pediment: triangular section outlined by molding; used above doors and windows or to finish the gable- end of a building.

Pergola: an archway in a garden or park consisting of a framework covered with trained climbing or trailing plants.

Porch: an opened roofed structure supported by posts or columns attached to the residence and no less than 8' in depth.

Profile: the shape and dimension of molding in a side view. Often, the profile of molding on modern replacement windows is shallow and undefined; this is one of the ways in which new windows may not match the character of historic window details.

Quartersawn: Resawn: clapboards cut with a nearly vertical grain; more stable and less prone to warping than the alternative, flatsawn-resawn.

Rear Yard: that area of a parcel that lies behind the house if lines were drawn from the rear corners of the house to the side edges of the parcel. The rear corners of the house include only enclosed spaces on the house and do not include porches, decks, or stoops.

Rear-Yard Building: Rear-Yard building lots have buildings occupying the front of the lot & leaving the rear portion larger for private space, courtyards & parking. They have a build coverage limit of 60%. These lots have a 27' minimum lot width & 70' maximum lot width.

Reveal: a vertical measurement of the amount of siding exposed when each board is installed
Sawnwork: ornament made with a saw, rather than carved or turned; often curved, scrolled, or lacy trim or brackets seen on Victorian-era houses.

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

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

Shake: a hand-split wood shingle

Side Yard: those areas of a parcel that are neither in the front yard or the rear yard.

Side-Yard Building: Side-Yard building lots have buildings occupying the one side of the lot with the primary open space on the other side. They have a build coverage limit of 50%. These lots have a 36' minimum lot width & 63' maximum lot width.

Sidelights: narrow windows, generally with fixed lights, flanking a door or set of windows

Simulated Divided Lites: false permanently affixed muntins on to a larger piece of glass.

Square: an open area surrounded by buildings in a town, village, or city.

Stoop: a porch, platform, entrance stairway at a house door.

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

Streetscape: The visible components within a street (or part of a street) including the private land between facing buildings, including the form of the building, treatment of setbacks, fencing, existing trees, landscaping, driveway and street layout and surfaces, utility services and street lighting.

Transom: a small window directly above a door or window

Trellis: a framework of light wooden or metal bars, chiefly used as a support for fruit trees or climbing plants.

True Divided Light: a window with individual panes that are held in place by muntins and a seal.

Vernacular: the common building style of a period or place

Woven Wire: panels of wire knotted or welded together used historically in fencing to contain or exclude animals. Woven-wire fencing, which was commonly used historically, is not the same as chain-link fencing.

Frequently Asked Questions

My proposed job is simple, do I have to wait until the next IDC meeting for approval?

Possibly not. If you are replacing “like for like” the neighborhood design coordinator should be able to approve your project and prepare an IDC permit.

Somebody else has what I want, doesn't that mean that I can have it too?

While there is value in walking the neighborhood and taking pictures of elements you want to emulate, just because something was approved in the past does not guarantee it will still be acceptable. I'On is more than 20 years old which means it has gone through economic booms and busts, multiple members of the IDC, and the aging process on materials. For example, there are a few visible aluminum fences that are no longer allowed, and screening of porches must now be done on the inside of the railings and columns. Each application is reviewed on a case-by-case basis.

What happens after the IDC reviews my project?

If your request is approved, you will receive written notice within 30 days, from the date a complete application package was submitted, from the NDC via email and can come by the I'On Office to pick up your IDC permit. Preliminary review will not result in an approval for construction but advice for how the project can best return for formal review.

If your project was unapproved, you may make the required revisions and/or gather the requested information and resubmit for review and approval. If you do not agree with an IDC decision you may file an appeal.

If your project was given conditional approval, you will have a certain amount of time in which to meet the approval conditions. Once the approval conditions are met, written approval can be given to begin work.

How long is an IDC approval valid?

IDC review approvals are good for 6 months from the original approval date but will expire if the project has not started within 6 months from the approval date. If IDC approval is not given & additional items and/or revisions for review are requested from the IDC, the requested items and/or revisions must be submitted within 6 months from the review date, or the application becomes expired.

Are neighbors notified when an IDC application is filed?

No. The IDC applications request photos of neighboring properties and considers how proposed projects impact the public streetscape, but it does not contact neighbors for their opinion. With the proximity of homes in I'On, the desire to be neighborly, and the recognition that neighbors can often offer an important perspective which may be missed by the property owner, applicants are encouraged to talk with neighbors during their planning and design process.

What information must be included with my application and proposal?

Greater detail provides members of the IDC with the clarity necessary to thoroughly review proposals and make informed decisions without requests for additional information which may delay approvals. Thus, wherever applicable, surveys, detailed, and accurate Architectural drawings to scale, current site plans, product manufacturer spec sheets for materials, photographs, paint color chips, and samples are required. Please refer to the application checklists on the I'On website, under the IDC tab, for specific application requirements to submit with an application for an IDC review.

Approved Materials List

New technology offers homeowners a constantly changing menu of materials. The Approved Materials List for each type of building feature may be updated periodically to allow homeowners the opportunity to select the best and most appropriate materials for their homes. Applications for new materials to be added to the list may be made, depending upon the material and its use, by homeowners & their agents. It is important that new materials be approved by the IDC before being installed. On occasion, the IDC may ask for samples of the materials to be used. Under such circumstances, applicants must provide samples prior to review.

Chimneys:

Brick
Stucco

Columns:

Wood
Fiberglass
Brick

Decks (Open & Covered):

Wood
Composite
IPE
Grapa Board
TREX

Doors:

Wood
Fiberglass
Steel

Driveways:

Concrete
Tabby
Stone (Bluestone, Travertine, Slate, etc.)
Brick
Crushed stone lines with brick or
other approved edging

Exterior Paint Colors:

Historic colors of Charleston (ie. Duron, Farrow & Ball) are referenced as a point of beginning for exterior color consideration.

Fences:

Wood picket
Wrought Iron
High-quality woven landscape wire with painted (Charleston Green) or stained (Dark Green) wooden posts & fully landscaped with evergreen vegetation.

Foundation Walls:

Brick
Stucco over block

Garage Doors:

Wood
Steel base with composite overlay
Steel base with steel overlay

Gates:

Wooden
Cast/ Wrought iron

Handrails & Pickets:

Wood
Brick
Iron

Exterior Steps:

Wood
Brick
Slate
Stone
Composite

Landscape Paths:

Concrete
Tabby Stone
Brick

Masonry Walls

Brick
Stucco

Mulch

Pine Needles
Natural (non-dyed) Shredded Bark
Natural (non-dyed) Bark Chips
Crushed slate or beach pebble in limited quantities

Piers

Masonry

Posts

Wood

Roofs:

Architectural asphalt shingles
Architectural fiberglass shingles
Standing seam metal -High quality 5-V crimp
Copper
Wood shakes
Slate

Shutters:

Wood— painted or stained.
Composite (Solid PVC)
Metal (on a case-by-case basis)- must submit for approval)

Siding/Building walls:

Wood
Hardie Artisan
Plank Brick
Stucco
Cedar shake

Soffits:

Wood
Vinyl
Hardie Plank
Aluminum

Windows-SDL or TDL with 7/8" muntins:

Wood
Anodized aluminum
Solid Vinyl
Clear glass

Revision History

December 2021 Architectural & Landscape Guidelines revised. Recorded 1-2022