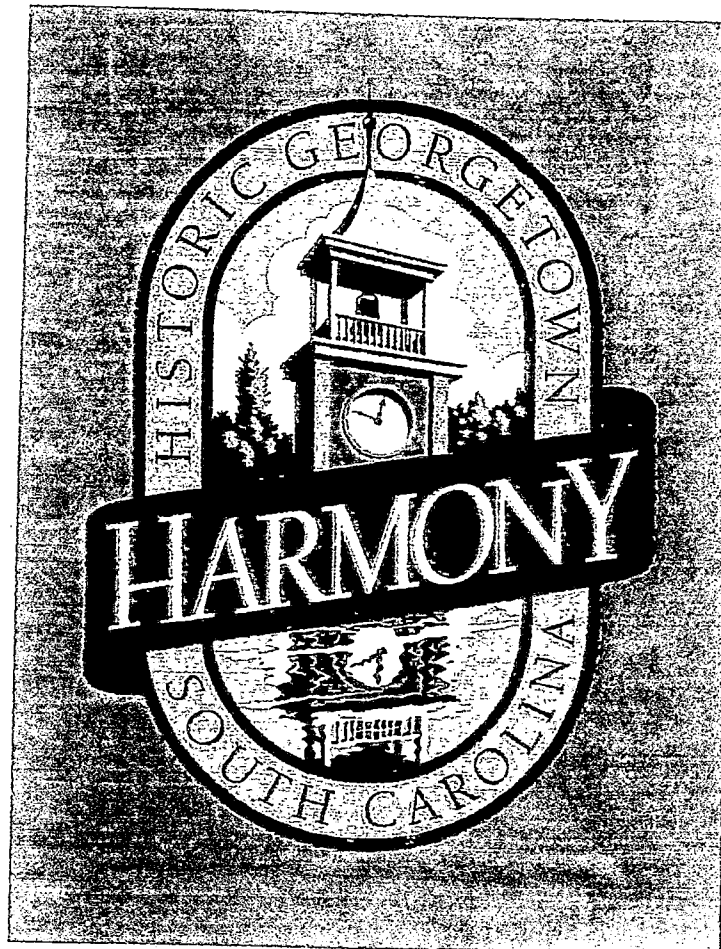


# THE HARMONY CODE



## Georgetown, South Carolina

Effective January 1, 2001

Code is subject to alteration with proper authority

The founder reserves the right to change or  
amend THE HARMONY CODE at any time.

**GENERAL**

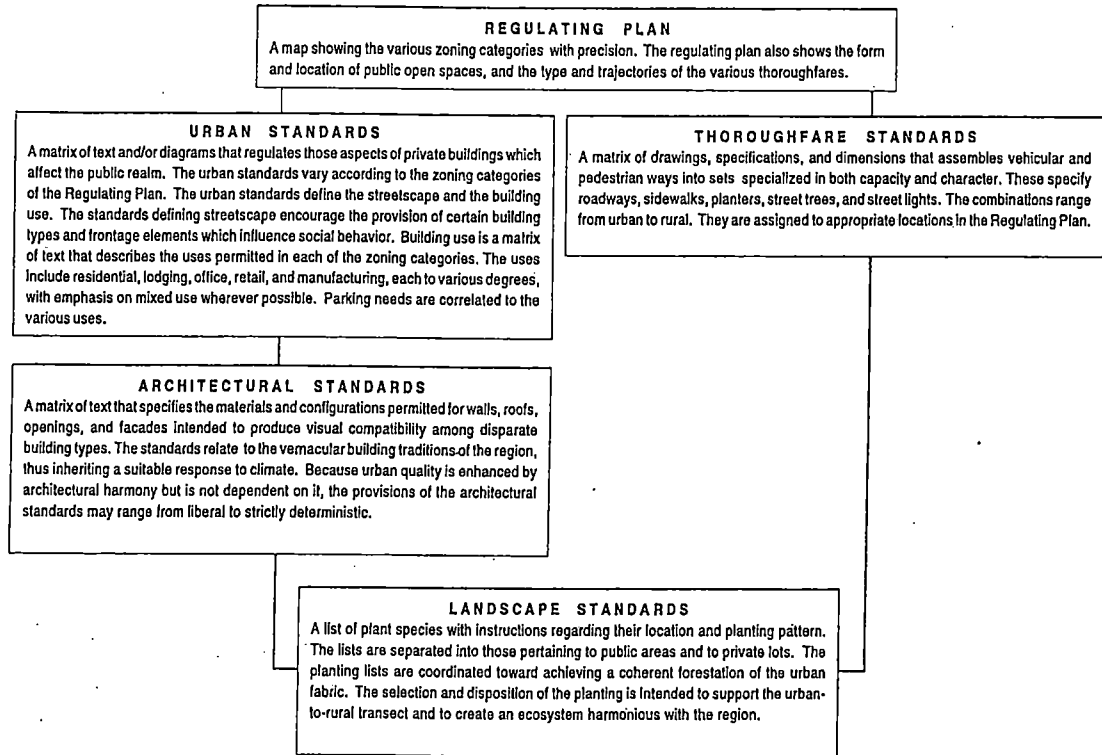
This Code is conceived and administered to guide the building of the Community of Harmony within the county of Georgetown. The Code assures that all new buildings are harmonious with each other and within the language of the traditional architecture of the region. The Code further assures that the community adheres to a neighborhood structure having the following characteristics:

- The neighborhood is limited in size by a five-minute walking distance from edge to center.
- Residences, shops, workplaces, and civic buildings are included in close proximity.
- A variety of thoroughfares serve the needs of the pedestrian and the automobile equitably.
- Public open spaces in the form of squares and parks and playgrounds provide places for informal social activity and recreation.
- Building frontages in disciplined alignment define the public space.
- Civic buildings reinforce the identity of the community providing places for purposeful assembly.

The Code is legally binding by contract with the Harmony Community Association as a condition of the purchase of land within the community. It is administered by the Harmony Town Architect's Office.

In matters of urban structure, the provisions of the Code shall take precedence over the Georgetown County Ordinance. In matters of health and safety, the Georgetown County Zoning Ordinance shall take precedence over the provisions of the Code.

The Harmony Code consists of five documents to be used in conjunction:



**Urban Standards** serve to guide the characteristics, arrangement and design of the buildings, which in turn shape and define the civic spaces of Harmony including the parks, green spaces, squares, and thoroughfares.

**Specifications:**

- 1) All building and landscape plans shall be submitted to the Harmony Town Architectural Council for review of their conformity to the Code.
- 2) Variances to the Code may be approved on the basis of architectural merit.

**Yard:**

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

**Porches:**

- 1) All porches facing the lot frontage shall be covered, 8' min. depth and shall extend a min. of 40% of the width of the front facade.
- 2) All porches on a side yard home shall be covered, 8' min. depth and shall extend a min. of 40% of the length of the side facade.
- 3) Porches may encroach into the setbacks and build-to zones.

**Outbuildings:**

- 1) Outbuildings shall have a max. footprint of 784 square feet.
- 2) The walls of outbuildings at interior property lines shall be two hour fire rated.
- 3) Outbuildings with footprint greater than 300 square feet shall have a min. eave height of 9'.

**Height:**

- 1) Entry floors for homes shall have a min. elevation of 30" above grade or sidewalk level, whichever is higher.
- 2) Two story homes shall have a min. interior ceiling height of 9 feet on the first and 8 feet 6 inches on the second floor.
- 3) One and a half story homes shall have a min. principle story ceiling height of 9 feet.
- 4) One-story homes shall have a min. interior ceiling height of 9 feet.
- 5) Max. building height shall be max. as allowed by local building codes.

**Parking:**

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

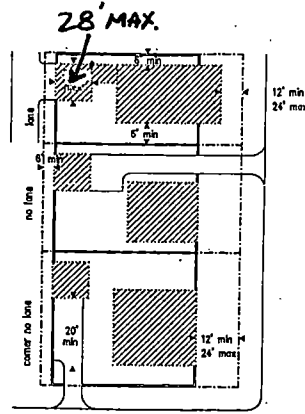
**ZONING CATEGORY:** NG - NEIGHBORHOOD GENERAL  
**BUILDING TYPES:** APARTMENT BUILDING, ROWHOUSE, DUPLEXHOUSE, COTTAGE, HOUSE

**GENERAL NOTES:**

These provisions may be superceded by specific notations on the Regulating Plan that may include mandatory build-to lines, mandatory retail frontages, mandatory arcade frontages, terminated vista locations, recommended tower locations and parking reserve areas.

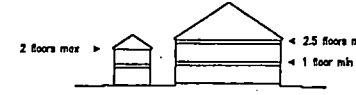
**BUILDING PLACEMENT**

1. Lot lines fronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
2. Buildings shall have facades along frontage lines and elevations along lot lines.
3. The facades and elevations of a building shall be distanced from the frontage and lot lines as shown in the diagram.
4. Facades shall be set parallel to straight frontage lines, and parallel to the cord if broken or curved. Elevations may deviate from the trajectory of the lot lines.
5. Facades shall extend a minimum of 40% of the length of the frontage line. Where the facade is absent a hedge or fence shall be provided along the frontage line or the facade line.
6. Facades at corner lots shall hold clear a view triangle taken 12 feet from the intersection of the frontage lines.
7. Lot coverage for all buildings shall be a maximum of 65%. Lot coverage for an outbuilding shall not exceed 75% sq. ft. Arcades and open porches do not count towards lot coverage.



**BUILDING HEIGHT**

1. The maximum overall building height shall be measured in number of stories, each story not to exceed 13 ft. clear.
2. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
3. The height of a porch floor shall be at +1.5 ft. min.
4. A portion of the building with lot coverage no greater than 240 sq. ft. may exceed the height limit.
5. Fences and garden walls at frontage lines shall be between +2.5 and +4.5 ft. in height.
6. Fences and garden walls at and behind the front facade line shall be at 8'-0" ft. max.



**BUILDING USE**

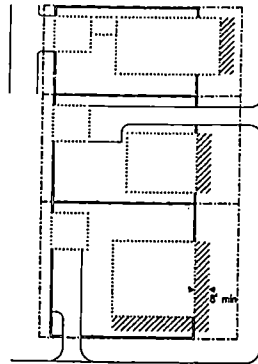
**Residential:** The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standard (e.g.: apartment buildings & rowhouses).

**Lodging:** The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling. Food service may be provided only before 11 am (e.g.: bed & breakfast inn).

**Office:** The area available for office use is limited to the first story of the principal building and/or to the ancillary building, and by the requirement of one assigned parking space for each 250 sq ft, in addition to the parking requirement for each dwelling (e.g.: home office).

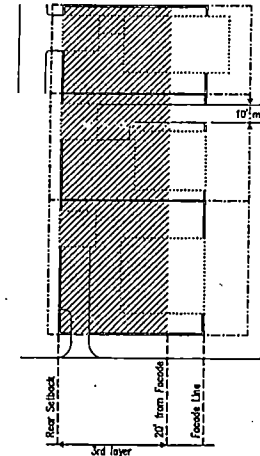
**BUILDING ELEMENTS**

1. Porches, stoops, bay windows and balconies may encroach into the setbacks as shown in the diagram. Each building requires at least a porch or a balcony built along a minimum of 60% of the length of the principal frontage.
2. Facades may show no more than 6 outside corners to the principal frontage. Corners created by open porches are exempted from this limit.
3. An upper story may encroach up to 1.5 ft. into the setbacks.
4. A fence or garden wall shall be built on the frontage lines.
5. Balconies on facades shall be no more than 2ft. in depth. Porches on facades shall be a minimum of 8ft. in depth.
6. A single- or two-story outbuilding may connect to the principal building as shown in the diagram.



**PARKING PLACEMENT**

1. The number of parking places provided shall be as required by the Building Use.
2. The first layer is the area between the frontage line and the facade. The second layer is the area between the facade and a line 20 ft. behind. The third layer is the remainder of the lot.
3. Both on-street and off-street parking shall count towards the fulfillment of the parking requirement. The on-street parking shall be provided along the frontage corresponding to the lot.
4. Parking shall be accessed only from the rear when a lane is provided. Parking shall be accessed from the front or side only when a rear lane is not provided.
5. The required off-street parking shall be placed only within the second and third layer as shown in the diagram in every case.
6. Trash containers shall be located within the third layer as shown in the diagram.



**Retail:** The area available for retail use is limited to the first story of buildings at corner locations. The specific use shall be further limited to neighborhood store, child care, or limited food service seating no more than 40 patrons at one time. The parking requirement shall be negotiated according to the specific activity (e.g.: child care or coffee house).

**Manufacturing:** The area available for manufacturing use is limited to 500 sq ft within the first story of the ancillary building. Artifacts shall not be stored in the yard. There shall be no parking requirement assigned to this use (e.g.: home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair, and pottery making).

**Civic:** Civic uses are conditional by approval of the Planning Board

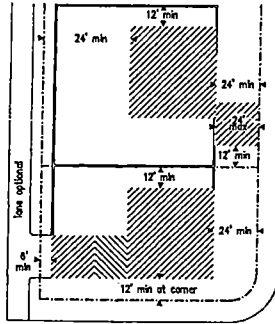
ZONING CATEGORY: NE-NEIGHBORHOOD EDGE  
 BUILDING TYPES: HOUSE, ESTATE HOUSE

**GENERAL NOTES:**

These provisions may be superceded by specific notations on the Regulating Plan that may include mandatory build-to lines, mandatory retail frontages, mandatory arcade frontages, terminated vista locations, recommended lower locations and parking reserve areas.

**BUILDING PLACEMENT**

1. Lot lines enfronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
2. Buildings shall have facades along frontage lines and elevations along lot lines.
3. The facades and elevations of a building shall be distanced from the frontage and lot lines as shown in the diagram.
4. Facades shall be set parallel to straight frontage lines, and parallel to the cord if broken or curved. Elevations may deviate from the trajectory of the lot lines.
5. Facades shall extend a minimum of 20% of the length of the frontage line. Where the facade is absent a fence or hedge shall be provided along the frontage line or the facade line.
6. Facades at corner lots shall hold clear a view triangle taken 12 feet from the intersection of the frontage lines.
7. Lot coverage for all buildings shall be a maximum of 65%. Lot coverage for an outbuilding shall not exceed 75% sq. ft. Arcades and open porches do not count towards lot coverage.



**BUILDING HEIGHT**

1. The maximum overall building height shall be measured in number of stories, each story not to exceed 13 ft. clear.
2. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
3. The height of a porch floor shall be at +1.5 ft. min.
4. A portion of the building with lot coverage no greater than 240 sq. ft. may exceed the height limit.
5. Fences and hedges at frontage lines shall be between +2.5 and +4.5 ft. in height.
6. Fences and garden walls at and behind the front facade line shall be at 5'0" max.



**BUILDING USE**

**Residential:** The number of dwellings is restricted to one within a principal building and one within an ancillary building, and by the requirement of one assigned parking space for the principal dwelling and one for the ancillary building. Both dwellings shall be under single ownership, sharing a single set of utility connections. The habitable area of the ancillary dwelling shall not exceed 500 sqft.

**Lodging:** The number of bedrooms available for lodging is restricted to one within an ancillary building. These shall be of one assigned parking space for the feasible bedroom in addition to a parking requirement of two spaces for the principal dwelling.

**Office:** The area available for office use is restricted to the first floor of the ancillary building, and by the requirement of one assigned parking space for each 250 sqft, in addition to the parking requirement for each dwelling.

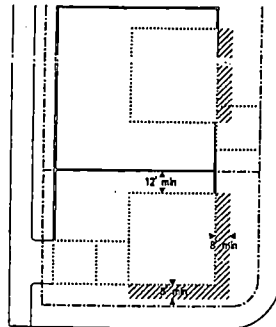
**Retail:** Retail use is forbidden within residential buildings, with the exception of one shopfront per block at the first story of a corner location.

**Manufacturing:** Manufacturing uses are forbidden.

**Civic:** Civic uses are conditional by approval of the Planning Board

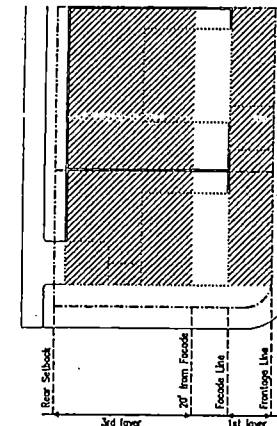
**BUILDING ELEMENTS**

1. Porches, stoops, bay windows and balconies may encroach into the setbacks as shown in the diagram. Each building requires at least a porch or a balcony built along a minimum of 60% of the length of the principal frontage.
2. Facades may show no more than 6 outside corners to the principal frontage. Corners created by open porches are exempted from this limit.
3. An upper story may encroach up to 1.5 ft. into the setbacks.
4. A fence or hedge shall be built on the frontage lines.
5. Balconies on facades shall be no more than 2ft. in depth. Porches on facades shall be a minimum of 8ft. in depth.
6. A single- or two-story outbuilding may connect to the principal building as shown in the diagram.



**PARKING PLACEMENT**

1. The number of parking places provided shall be as required by the Building Use.
2. The first layer is the area between the frontage line and the facade. The second layer is the area between the facade and a line 20 ft. behind. The third layer is the remainder of the lot.
3. Both on-street and off-street parking shall count towards the fulfillment of the parking requirement. The on-street parking shall be provided along the frontage corresponding to the lot.
4. Parking shall be accessed only from the rear when a lane is provided. Parking shall be accessed from the front or side only when a rear lane is not provided as shown on the diagram.
5. The required off-street parking shall be placed within the first or third layer as shown in the diagram.
6. Trash containers shall be located within the first or third layer as shown in the diagram.



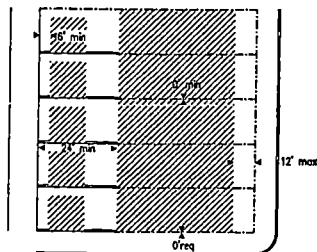
**ZONING CATEGORY:** NC - NEIGHBORHOOD CENTER  
**BUILDING TYPES:** SHOPFRONT, APARTMENT BUILDING, LIVEWORK, ROWHOUSE, DUPLEX

**GENERAL NOTES:**

These provisions may be superceded by specific notations on the Regulating Plan that may include mandatory build-to lines, mandatory retail frontages, mandatory arcade frontages, terminated vista locations, recommended tower locations and parking reserve areas.

**BUILDING PLACEMENT**

1. Lot lines fronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
2. Buildings shall have facades along frontage lines and elevations along lot lines.
3. The facades and elevations of a building shall be distanced from the frontage and lot lines as shown in the diagram.
4. Facades shall be set parallel to straight frontage lines, and parallel to the cord if broken or curved. Elevations may deviate from the trajectory of the lot lines.
5. Facades shall extend a minimum of 80% of the length of the frontage line. Where the facade is absent a streetwall shall be provided along the frontage line or the facade line.
6. Facades at corner lots shall hold clear a view triangle taken 12 feet from the intersection of the frontage lines.
7. Lot coverage for all buildings shall be a maximum of 65%. Lot coverage for an outbuilding shall not exceed 75 sq. ft. Arcades and open porches do not count towards lot coverage.



**BUILDING HEIGHT**

1. The maximum overall building height shall be measured in number of stories, each story not to exceed 13 ft. clear.
2. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
3. The height of a stoop floor shall be at +1.5 ft. min.
4. A portion of the building with lot coverage no greater than 240 sq. ft. may exceed the height limit.
5. Garden walls at frontage lines shall be between +2.5 and +4.5 ft. in height.
6. Garden walls at and behind the front facade line shall be at 8'0" ft. max.



**BUILDING USE**

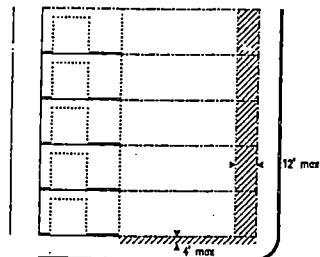
**Residential:** The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standard (e.g.: apartment buildings & rowhouses).

**Lodging:** The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, a ratio which may be reduced according to the shared parking standards. Food service may be provided at all times (e.g.: boarding house or hotel).

**Office:** The area available for office use is limited by the requirement of one assigned parking space for each 250 sq ft of gross office space, a ratio which may be reduced according to the shared parking standards (e.g.: corporate offices).

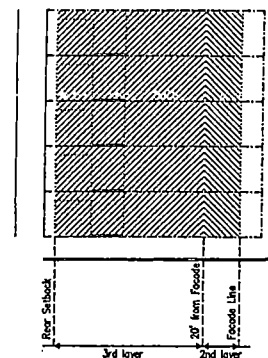
**BUILDING ELEMENTS**

1. Stoops, bay windows and balconies may encroach into the setbacks as shown in the diagram. Each building requires at least a balcony, a stoop or an arcade built along a minimum of 60% of the length of the principal frontage.
2. Facades may show no more than 4 outside corners to the principal frontage. Corners created by open porches are exempted from this limit.
3. An upper story may encroach up to 1.5 ft. into the setbacks.
4. A garden wall shall be built on the frontage lines.
5. Balconies on facades shall be no more than 2ft. in depth.
6. A single- or two-story outbuilding (if provided for) shall be built as shown in the diagram.



**PARKING PLACEMENT**

1. The number of parking places provided shall be as required by the Building Use.
2. The first layer is the area between the frontage line and the facade. The second layer is the area between the facade and a line 20 ft. behind. The third layer is the remainder of the lot.
3. Both on-street and off-street parking shall count towards the fulfillment of the parking requirement. The on-street parking shall be provided along the frontage corresponding to the lot.
4. The required off-street parking shall be placed within the second and third layer as shown in the diagram.
5. Parking shall be accessed only from a rear
6. Trash containers shall be located within the second or third layer shown in the diagram.

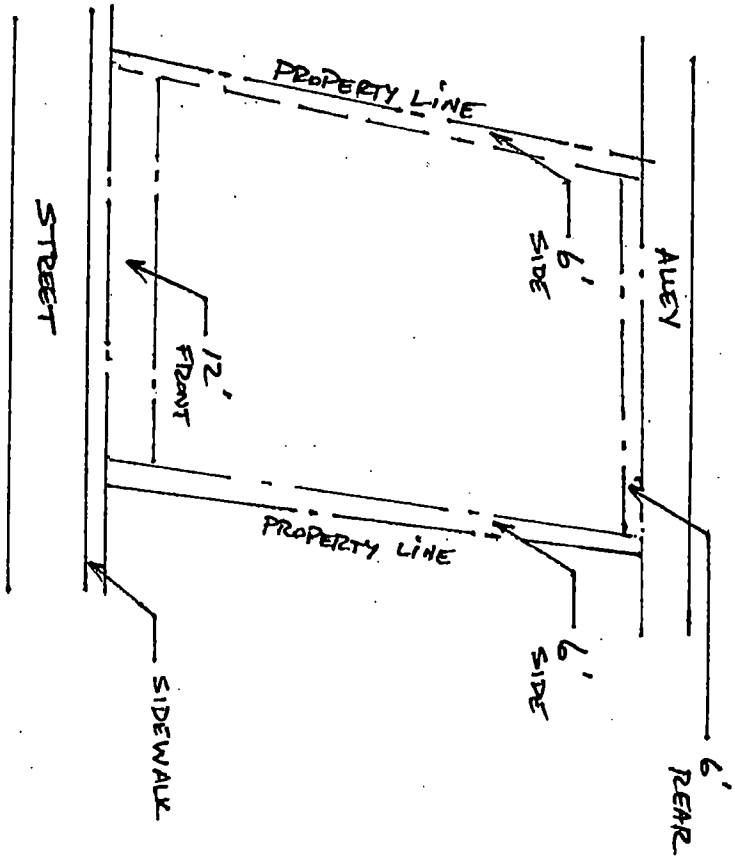


**Retail:** The area available for retail use is limited by the requirement of one assigned parking space for each 250 sq ft of gross retail space, a ratio which may be reduced according to the shared parking standards (e.g.: shopfront, store).

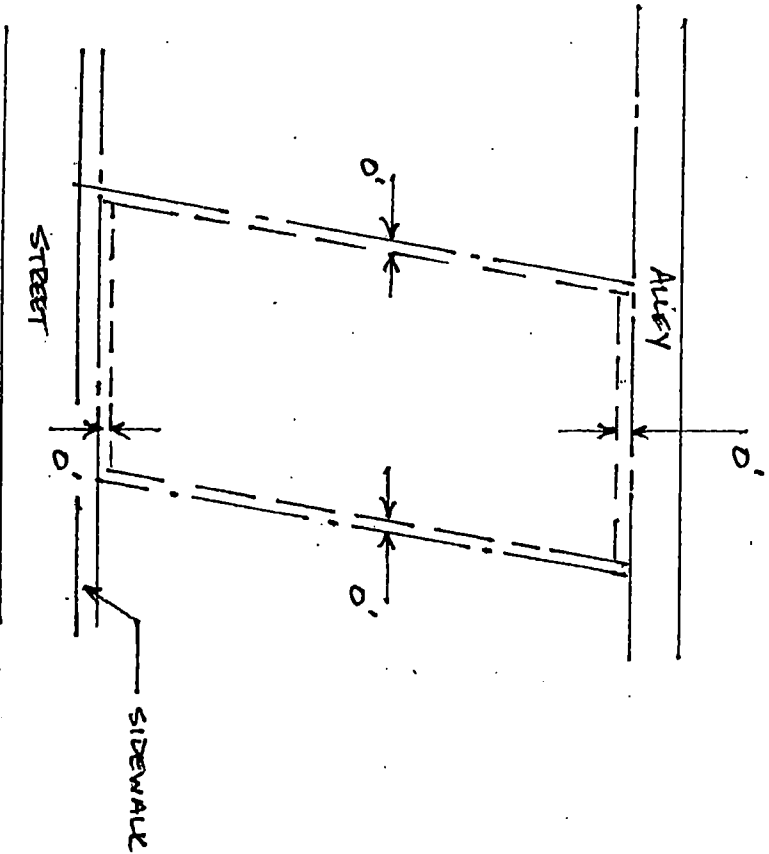
**Manufacturing:** The area available for manufacturing use is limited to the building and a contiguous yard to its rear circumscribed by a solid masonry wall no less than 8ft high. The parking requirement shall be negotiated according to the specific manufacturing activity (e.g.: warehouse).

**Civic:** Civic uses are conditional by approval of the Planning Board.

## SET BACKS



- TOWN GENERAL 1/2
- TOWN EDGE
- FRONT PORCH / STAIRS MAY INTRUDE INTO SETBACKS TO PROPERTY LINE



- TOWN CENTER
- 0' SETBACK LINES - MAY BUILD TO PROPERTY LINES

**Architectural Standards** serve to specify materials and certain construction techniques that help to create the character of each building as well as the public realm of Harmony. The materials specified are commonly used in this climate and adhere to the **Architectural Standards of Harmony**.

|                                      | <u>Materials</u>   | <u>Configuration</u>   | <u>General</u>  |
|--------------------------------------|--|--|---|
| <b>Building Walls</b>                | <ul style="list-style-type: none"> <li>-wood clapboard or other approved fiber</li> <li>  cement composite board w/ min. ½" butt, w/ 3.5-7" exposure</li> <li>-board &amp; batten</li> <li>-brick selected from master list</li> <li>-stucco: sand or trowelled finish</li> <li>-white or tinted mortar</li> </ul>   | <ul style="list-style-type: none"> <li>-walls to have min. 3.5" trim at corners &amp; openings</li> <li>-stucco and brick homes shall have min. 10" frieze</li> <li>-wood or composite homes shall have min. 6" frieze</li> <li>-chimneys extend to ground</li> </ul>  | <ul style="list-style-type: none"> <li>-undercroft of decks &amp; porches less than 5' above grade shall be enclosed by wood lattice or louvers</li> <li>-foundation walls, piers &amp; chimneys to be brick or finished w/ stucco</li> </ul>                     |
| <b>Roof</b>                          | <ul style="list-style-type: none"> <li>-standing seam or 5-V crimp, 24 gauge or heavier</li> <li>-wood shakes</li> <li>-slate &amp; artificial slate</li> <li>-dimensioned architectural grade shingle</li> <li>-pantile w/ S profile</li> <li>-gutters &amp; downspouts to be galvanized steel or copper</li> </ul> | <ul style="list-style-type: none"> <li>-principle roof: symmetrical gable, hip or Jerkin-Head w/ slope of 5:12 – 12:12</li> <li>-ancillary roof(s): shed, hip or gable w/ min. slope 2:12</li> <li>-flat roofs permitted as a habitable deck enclosed by a balustrade or parapet</li> </ul>  | <ul style="list-style-type: none"> <li>-roof penetrations &amp; skylights shall be placed on rear of homes less than two stories</li> <li>-square or half round gutters</li> <li>-dormers to be min. 2' from sidewalls</li> </ul>                                 |
| <b>Windows, Doors &amp; Shutters</b> | <ul style="list-style-type: none"> <li>-windows of painted wood, solid vinyl or vinyl class</li> <li>-doors of painted or stained wood or fiberglass</li> <li>-shutters to be working storm shutters</li> <li>  of wood or composite material</li> </ul>   | <ul style="list-style-type: none"> <li>-rectangular sash w/ vertical orientation</li> <li>-multiple windows in the same opening separated by a 4" post</li> <li>-true or simulated divided light window muntins creating panes of square or vertical orientation</li> <li>-window heads to be separated from frieze by 4"</li> </ul> | <ul style="list-style-type: none"> <li>-operable shutters sized to match openings</li> <li>-garage doors 9' max. width</li> <li>-bay windows shall project perpendicularly from main structure a min. 8"</li> <li>-dormer windows sized to fill dormer</li> </ul> |



|                                      | <u>Materials</u>   | <u>Configuration</u>  | <u>General</u>  |
|--------------------------------------|--|---|---|
| <b>Arches, Columns &amp; Porches</b> | <ul style="list-style-type: none"> <li>-brick, stone or stucco piers</li> <li>-wood or fiberglass columns of classical proportions</li> <li>-wood, stone or other approved balustrades</li> </ul>  | <ul style="list-style-type: none"> <li>-arches no less than 8" in depth</li> <li>-piers visible from civic realm no less than 16" x 16"</li> <li>-posts no less than 6"x6"</li> <li>-porch openings of vertical proportion</li> <li>-porches 8' min. depth</li> </ul> | <ul style="list-style-type: none"> <li>-cantilevered balconies of metal to be supported by brackets</li> <li>-wood elements must be painted or stained</li> </ul>   |
| <b>Garden Walls &amp; Fences</b>     | <ul style="list-style-type: none"> <li>-wood pickets of custom design</li> <li>-brick or stucco to match principle building</li> <li>-wrought iron or pickets in combination w/ brick or stucco</li> <li>-gates shall be wood or iron</li> </ul> | <ul style="list-style-type: none"> <li>-frontage walls not to exceed first story finished floor height; side yard walls/fences 8' max.</li> <li>-garden walls 8' max.</li> </ul>  | <ul style="list-style-type: none"> <li>-a living wall may serve as a garden wall</li> <li>-hedge from planting list may be used in combination w/ wood, brick or stucco as a frontage or garden wall</li> </ul> |
| <b>Miscellaneous</b>                 | <ul style="list-style-type: none"> <li>-exterior hardware &amp; lighting to be of non-plated metal</li> </ul>  | <ul style="list-style-type: none"> <li>-spotlights attached to building walls or roof</li> <li>eaves are permitted in rear yards only</li> </ul>  | <ul style="list-style-type: none"> <li>-electrical meters, A/C compressors, garbage cans, clothlines, 18" satellite dishes shall not be visible from sidewalk or adjacent homes</li> </ul>                      |

**\*all plans will be reviewed by Harmony "Town Architectural Council" for approval and adherence to Architectural Standards**

**Neighborhood Standards** serve to guide the characteristics, arrangement and design of the buildings, which in turn shape and define the civic spaces of Harmony including the parks, green spaces, squares, and thoroughfares.

**Specifications:**

- 1) All building and landscape plans shall be submitted to the Harmony Town Architectural Council for review of their conformity to the Code.
- 2) Variances to the Code may be approved on the basis of architectural merit.

**Yard:**

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

**Porches:**

- 1) All porches facing the lot frontage shall be covered, 8' min. depth and shall extend a min. of 40% of the width of the front façade.
- 2) All porches on a side yard home shall be covered, 8' min. depth and shall extend a min. of 40% of the length of the side façade.
- 3) Porches may encroach into the setbacks and build-to zones.

**Outbuildings:**

- 1) Outbuildings shall have a max. footprint of 784 square feet.
- 2) The walls of outbuildings at interior property lines shall be two hour fire rated.
- 3) Outbuildings with footprint greater than 300 square feet shall have a min. eave height of 9'.

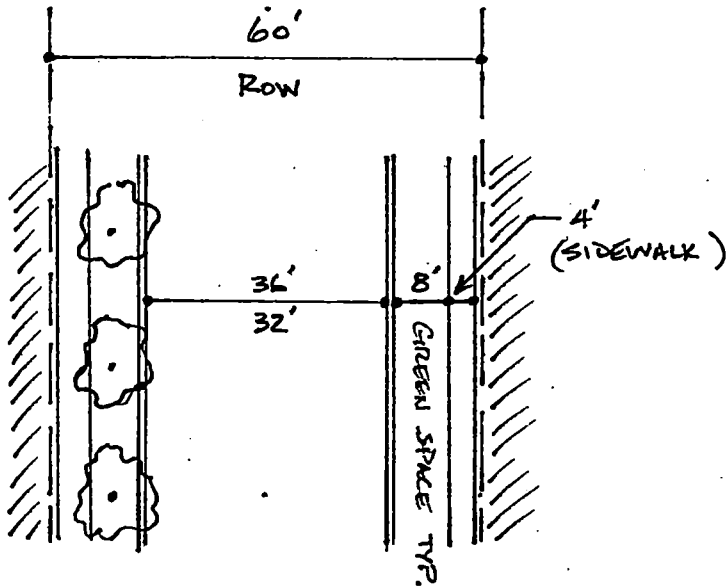
**Height:**

- 1) Entry floors for homes shall have a min. elevation of 30" above grade or Sidewalk level, whichever is higher.
- 2) Two story homes shall have a min. interior ceiling height of 9 feet on the first and 8 feet 6 inches on the second floor.
- 3) One and a half story homes shall have a min. principle story ceiling height of 9 feet.
- 4) One-story homes shall have a min. interior ceiling height of 9 feet.
- 5) Max. building height shall be max. as allowed by local building codes.

**Parking:**

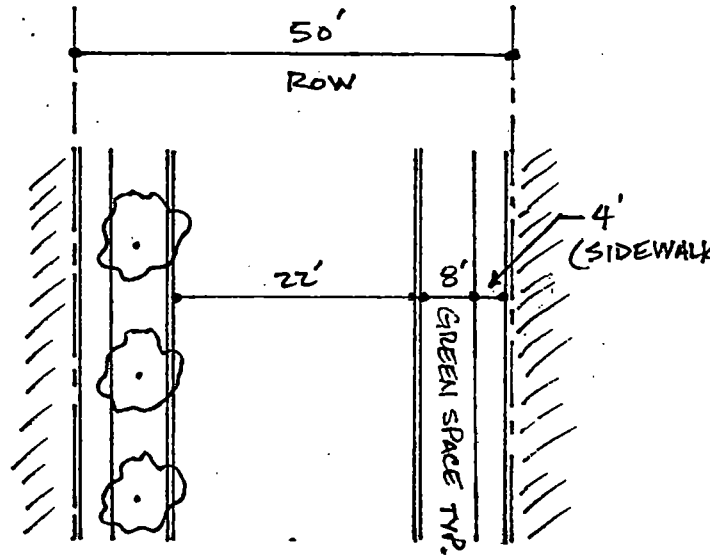
- 1) The parking required shall be two (2) per principle dwelling and one (1) per 400 square feet of small shop and office use.
- 2) The required parking shall include on-street along the frontage. Trucks, boats, campers, and trailers shall be parked in rear yards only.

# THOROUGHFARES



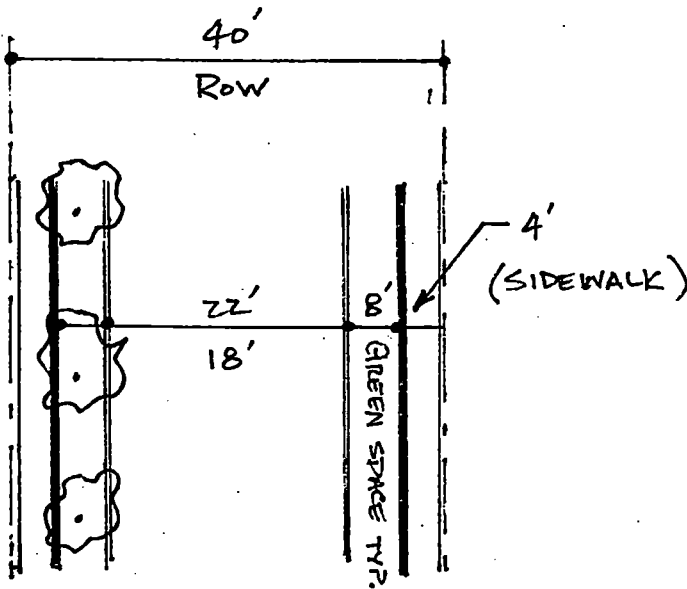
## LARGE STREET

DESIGN SPEED = 20 MPH  
 PAVEMENT WIDTH = 36' / 32'  
 ROW WIDTH = 60'  
 DRAINAGE = CURB



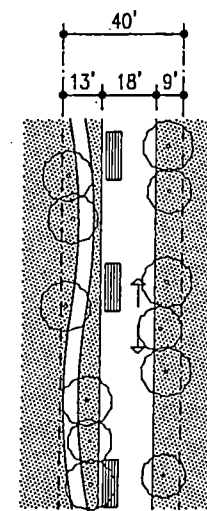
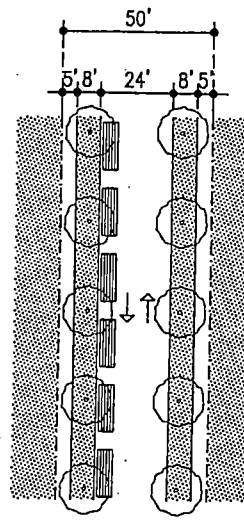
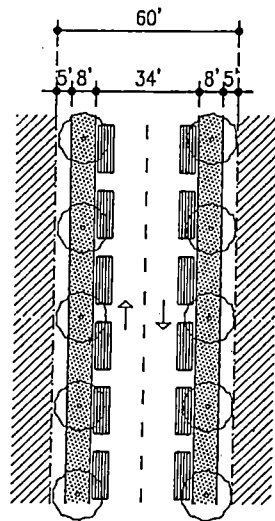
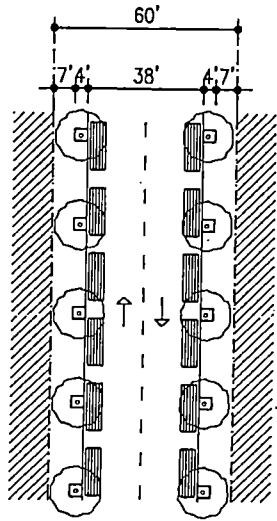
## STREET

DESIGN SPEED = 20 MPH  
 PAVEMENT WIDTH = 22'  
 ROW WIDTH = 50'  
 DRAINAGE = CURB / OPEN SECTION



## SMALL STREET

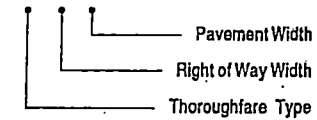
DESIGN SPEED = 15 MPH  
 PAVEMENT WIDTH = 22' / 18'  
 ROW WIDTH = 40'  
 DRAINAGE = CURB / OPEN SECTION



THOROUGHFARE TYPE

- BV: Boulevard
- ST: Street
- DR: Drive
- RD: Road
- RR: Rural Road
- AL: Alley
- LA: Lane
- PS: Passage

AV-80-34



✓ CS-60-38

|                                    |
|------------------------------------|
| Commercial Street                  |
| Free movement                      |
| Two ways                           |
| Both sides                         |
| Raised                             |
| 60 feet                            |
| 38 feet                            |
| 10 feet                            |
| 30 MPH                             |
| 7 feet                             |
| 4 feet                             |
| Individual                         |
| Allee 30 feet o.c.; 42 feet across |

✓ ST-60-34

|                                    |
|------------------------------------|
| Street                             |
| Free movement                      |
| Two ways                           |
| Both sides                         |
| Raised                             |
| 60 feet                            |
| 34 feet                            |
| 10 feet                            |
| 30 MPH                             |
| 5 feet                             |
| 8 feet                             |
| Continuous                         |
| Allee 30 feet o.c.; 42 feet across |

✓ ST-50-24

|                                    |
|------------------------------------|
| Street                             |
| Slow movement                      |
| Two ways                           |
| One side                           |
| Raised                             |
| 50 feet                            |
| 24 feet                            |
| 15 feet                            |
| 20 MPH                             |
| 5 feet                             |
| 8 feet                             |
| Continuous                         |
| Allee 30 feet o.c.; 32 feet across |

✓ RD-40-18

|  |
|--|
| Road                                     |
| Yield movement                           |
| Two ways                                 |
| One side                                 |
| Open                                     |
| 40 feet                                  |
| 18 feet                                  |
| 10 feet                                  |
| 15 MPH                                   |
| 5 feet meandering                        |
| 8 feet meandering / 9 feet               |
| Swale                                    |
| Existing or clusters @ 30 feet o.c. avg. |

|                        |
|------------------------|
| Type                   |
| Movement               |
| Traffic Lanes          |
| Parking Lanes          |
| Curb Type              |
| R.O.W. Width           |
| Pavement Width         |
| Curb Radius            |
| Vehicular Design Speed |
| Sidewalk Width         |
| Planter Width          |
| Planter Type           |
| Planting               |

## **PLANTING CODE**

Owners shall plant one tree or group of trees for every 24 feet of roadway. Understory, successional trees shall be planted in sites that have been preserved existing trees.

## **GUIDE**

### **NEIGHBORHOOD CENTER**

Dooryard groundcovers and shrubs are advised for the townhomes and live-work units. Dooryard shrubs, vines and small trees can be fitted against the townhouse.

### **NEIGHBORHOOD GENERAL**

Ornamental trees and understory flowering trees help frame the house and merge individual lots with the native landscape. Front trees develop a high canopy suitable for placement in areas fronting and backing house, while side trees are more suitable for framing the house, elevation. Back trees help maintain a more diverse corridor for birds and wildlife.

### **NEIGHBORHOOD EDGE**

Successional and large trees extend the canopy of the wetland and greenway edges. Copses of wildlife trees help maintain a strong sense of place and prevent the relatively sterile landscape of new developments.

### **INSTRUCTIONS FOR SOIL & TREE PRESERVATION**

Existing soil profiles should be protected from deep compaction during construction. To prevent compaction and death of desirable groups of trees, measures should be taken during construction. This can be accomplished by mandating and staking alley or drive for access for all construction equipment. All root zones to be preserved shall be staked and mulched with local materials at hand. Successfully preserved properties should still plant successional trees as seedlings.

### **PLANTING & CULTIVATION**

Plants shall be placed in planting holes that are 2½ times the size of the container and backfilled with a planting mix. Compacted soils should be loosened and drainage assured.

### **FERTILIZATION**

Plants shall be fertilized yearly with an organic fertilizer containing less than 10% urea nitrogen, so as to protect the creeks, wetlands, and marshes. No grass fertilizer shall be permitted. Centipede grass requires less fertilizer than other warm season grasses and will grow on poor soils.

### **GRASS**

Grass is allowed, but homeowners are encouraged to use groundcovers where possible. Only centipede grass should be planted.

### **PERMITTED PAVING / PATH MATERIALS**

All paths shall be pervious\*, pressure treated wooden boardwalks, pervious pavers, clay/sand mixture, pea gravel screenings, crashed oyster shell, mulch and poured concrete\* are acceptable. The use of other materials should be approved by the development office.

\* Impervious pathways are allowed only when the house footprint and other impervious surfaces do not exceed 50% coverage of the lot.

\* Local stone (i.e. coquina, tabby) are encouraged.

### **LANDSCAPE LIGHTING**

Fixtures, wattage and locations of landscape lighting are subject to review by the development office. Uplighting shall be prohibited unless shielded and impact on adjacent properties is minimal.

### **WETLANDS**

Lots that merge with existing wetlands, marsh or creeks should preserve existing vegetation along edges. The construction of silt fences is recommended during construction in order to prevent silting or damage to native vegetation.

## PLANT LIST

The following list of plants consists of native species and traditional low country plants. Homeowners are encouraged to use native plants wherever possible with exotics being reserved for courtyards and fenced in portions of lots.

### NEIGHBORHOOD CENTER

#### Groundcovers

Tracheospermum Asiaticum  
Smilax Lanceolata  
Hedera Helix  
Gelsemium Sempervirens  
Euonymus Fortunei  
Vinca Minor  
Sarcococca Hookeriana  
Hypericum Calycinum  
Aspidistra Elatior  
Chrysogonum  
Parthenocissus Quinquefolia  
Buxus Macrophylla

#### Dooryard Shrubs

Ilex Opaca  
Prunus Caroliniana  
Osmanthus Americanus  
Ilex Glabra  
Ilex Vomitoria  
Ilex Cassine  
Agarista Populifolia  
Itea Virginicus  
Clethra Alnifolia  
Fothergilla Gardenii  
Hypericum Spp.  
Illicium Floridanum  
" Parviflorum  
Leucothoe Axillaris  
Lyonia Lucida  
Myrica Pumilia  
Podocarpus

Yellow Star Jasmine  
Smilax  
English Ivy  
Carolina Jasmine  
Winter Creeper  
Periwinkle  
Sarcococca  
Aaron's Beard  
Cast Iron Plant  
Green & Gold  
Virginia Creeper  
Korean Boxwood

American Holly  
Cherry Laurel  
Sweet Olive  
Ink Berry  
Youpon Holly  
Dahoon Holly  
Florida Leucothoe  
Sweet Spire  
Pepper Bush  
Bottle Brush  
St. John's Wort  
Anise  
"  
Coastal Leucothoe  
Fetter Bush  
Dwarf Wax Myrtle  
Shrubby Yew

#### Parking Trees

*Plant on the property line at the end of a parking of a parking peninsula.*

Fraxinus Pennsylvania  
Platanus Occidentalis  
Ulmus Alata  
Nyssa Biflora  
Magnolia Virginiana

Green Ash  
Sycamore  
Winged Elm  
Black Gum  
Sweet Bay

#### Vines for walls

Ficus  
Hedera Helix  
Parthenocissus  
Campsis Radicans  
Decumaria Barbara  
Gelsemium Rankinii  
Gelsemium Sempervirens

Fig Vine  
English Ivy  
Virginia Creeper  
Trumpet Vine  
Climbing Hydrangea  
Swamp Jasmine  
Carolina Jasmine

### NEIGHBORHOOD GENERAL

#### Ornamental Flaming Trees

*Plant in the side or the front of house to frame elevation.*

Persea Borbonia  
Magnolia Virginiana  
Acer Rubra  
Oxydendron Arboreum  
Ulmus Alata  
Crataegus Spp.  
Celtis Laevigata  
Morus Rubra  
Nyssa Biflora  
Cercis Canadensis  
Diospyros Virginiana  
Franklinia Altamaha  
Pinchneya Bractea

Red Bay  
Sweet Bay  
Red Maple  
Sourwood  
Winged Elm  
Hawthorn  
Sugarberry  
Mulberry  
Black Gum  
Red Bud  
Persimmon  
Franklin Tree  
Fever Bark

## NEIGHBORHOOD EDGE

### Large Canopy Trees

*Plant in open areas.*

|                        |                    |
|------------------------|--------------------|
| Quercus Alba           | White Oak          |
| " Falcata              | Red Oak            |
| " Laurifolia           | Laurel Oak         |
| " Lyrata               | Overcup Oak        |
| " Michauxii            | Swamp Chestnut Oak |
| " Phellos              | Willow Oak         |
| " Shumardii            | Shumard Oak        |
| " Velutina             | Black Oak          |
| " Virginiana           | Live Oak           |
| Carya Tomentosem       | Mockernut Hickory  |
| " Glabra               | Pignut             |
| Juglans Nigra          | Black Walnut       |
| Pinus Taeda            | Loblolly Pine      |
| " Palustris            | Longleaf Pine      |
| Plantanus Occidentalis | Sycamore           |

### Front Trees

*Plant in the more central areas equidistant from all neighboring trees or in groups.*

|                         |             |
|-------------------------|-------------|
| Liriodendron Tulipifera | Tulip Tree  |
| Quercus Virginiana      | Live Oak    |
| " Laurifolia            | Laurel Oak  |
| Ulmus Alata             | Winged Elm  |
| Fraxinus Pennsylvanica  | Green Ash   |
| " er Rubrum             | Red Maple   |
| Diospyros Virginiana    | Persimmon   |
| Carpinus Caroliniana    | Iron Wood   |
| Ulmus Americana         | Liberty Elm |

### Ornamental Trees

*Native trees for flowering and fall color.*

|                      |               |
|----------------------|---------------|
| Asimina Triloba      | Paw Paw       |
| Cornus Florida       | Dogwood       |
| Cercis Canadensis    | Red Bud       |
| Amelanchier Spp.     | Service Berry |
| Catalpa Bignonioides | Catalpa       |
| Crataegus Spp.       | Hawthorne     |
| Franklinia Altamaha  | Franklin Tree |
| Magnolia Virginiana  | Sweet Bay     |
| Gordonia Lasianthus  | Loblolly Bay  |
| Atelea Trifoliata    | Water Ash     |
| Oxydendion Arboreum  | Sourwood      |
| Hamamelis Virginiana | Witch Hazel   |

### Wildlife Trees

*Plant along alley ways and at back of property lines*

|                      |                        |
|----------------------|------------------------|
| Dyospiros Virginiana | Persimmon              |
| Celtis Laevigata     | Sugarberry             |
| Cornus Florida       | Dogwood                |
| Magnolia Virginiana  | Sweet Bay              |
| Juniperus Silicicola | Southern Red Cedar     |
| Cornus Amomum        | Shrubby Dogwood        |
| Osmanthus Americanus | Sweet Olive            |
| Asimina Triloba      | Paw Paw                |
| Persea Borbonica     | Red Bay                |
| Morus Rubra          | Red Mulberry           |
| Crataegus Spp.       | Hawthorn               |
| Myrica Cerifera      | Wax Myrtle             |
| Ilex Vomitoria       | Youpon Holly           |
| Gordonia Lasianthus  | Gordonia               |
| Prunus Americanus    | American Plum          |
| Sambucus Americanus  | Elder Berry            |
| Prunus Angustifolia  | Chickasaw Paw          |
| Prunus Caroliniana   | Carolina Cherry Laurel |
| Aronia Arbutifolia   | Choke Berry            |
| Itea Virginicus      | Sweet Spire            |
| Clethra Acnifolia    | Pepper Bush            |
| Myrica Cerifera      | Wax Myrtle             |
| Cyrilla Racemiflora  | Ti Ti                  |
| Callicarpa Americana | Beauty Bush            |
| Illicium Floradanum  | Anise                  |
| " Parviflorum        | "                      |
| Viburnum Dentatum    | Arrow Wood             |
| " Acerifolium        | Maple Leaf             |
| " Prunifolium        | Black Haw              |
| " Nudum              | Possum Haw             |
| Rhus Spp.            | Sumac                  |