TOWN OF SULLIVAN'S ISLAND

DRB Applicant Presentation

Non-Historic Projects

Residential Design Guidelines

The following design standards can be used to illustrate how your design achieves greater Neighborhood Compatibility:

- Massing ratio (21-35): 5:3 aspect ratio (width to length or vice versa) for new construction and additions.
- Eave height (21-36): Should not exceed 13’ feet above the FEMA base flood elevation or ground.
- Porch & decking (21-37): 40% of the front should have a porch 8’ deep; no front yard decks; limit decks to 20’ on any side; avoid decks on the front facades.
- Roof shape (21-38): A primary roof should cover at least 50% of the principal building’s footprint;
- Roof decks & roof gazebos (21-39): Incompatible; Should be designed as an integral part of the roof.
- Front stairs (21-41): Should have stairs that provide direct access to front yard.
- Landscaping (21-41): Should allow visual access through the site with (low grasses, low shrubs, and high canopy trees); use native species and traditional ornamental species; prohibit front yard berms.
- Driveways (21-42): Double frontage or corner lots should provide access via rear or side unless they are heavily traveled streets; paved parking areas in the front yard are prohibited.

Principal Building Square Footage (§ 21-27) When requesting relief for additional Principal Building Square Footage, the DRB will be looking carefully at ways the applicant is offsetting the impact of the requested relief. The applicant might choose one or more of the following techniques, for example:

Show how your design offsets the modification:

- Lower the first-floor height closer to grade to offset the additional massing.
- Lower the main roof eave height to offset the additional massing.
- Lower the overall roof height to reduce the additional massing
- Reduce the amount of second floor wall surface
- Place the second floor square footage within the roofline
- Provide additional setbacks for second story walls to reduce the impact to neighbors
- Assure to the DRB that the design is unique, well articulated and appropriately scaled
- DRB suggests that prior to submittal please review your plans with neighbors and request their approval of square footage changes.

Principal Building Coverage (§ 21-25): When requesting relief for Principal Building Coverage, the DRB will be looking at ways the applicant is offsetting the impact of the requested relief. The applicant might choose one or more of the following techniques, for example:

Show how your design offsets the modification:

- Lower the first-floor height closer to grade to offset any additional massing.
- Coverage relief typically includes additional lower one-story design elements. Please indicate clearly these one-story elements in the design.
- Reduce the amount of second story wall surface area and second story heated sq. ft.
- Coverage Relief is typically granted for smaller than average lots due to zoning formulas.
- Assure to the DRB that the design is unique, well articulated and appropriately scaled.

Front and Side Building Setbacks (§ 21-22): Building setbacks are intended to create open space (landscaping, sunlight, distance) between buildings and the right-of-way. When requesting relief for Front and Side Setbacks, the DRB will be looking at ways the applicant is offsetting the impact of the requested relief. The applicant might choose one or more of the following techniques, for example:

Show how your design offsets the modification:

- Request Side Setback relief as a means of preserving trees, tree canopies or other significant landscape elements.
- Consider designing one story construction in the requested relief zone to preserve sunlight and views.
- Provide well articulated side facades with separated massing elements.
- DRB suggests that prior to submittal please review your plans with neighbors and request their approval of setback changes.

Second Story Side Façade Setback (§ 21-22): Second story side façade setback of two feet reduces the overall height and mass of the wall and ensures more sunlight for the adjacent property. Two foot second floor setbacks are required for any wall in excess of 10'. DRB can double that width to 20'. The DRB does not have the authority to completely eliminate the second story setback.

Show how your design offsets the modification:

- Lower the main roof eave height to offset the additional massing.
- Lower the overall roof height to reduce the additional massing
- Reduce the amount of second floor wall surface
- Place the second floor square footage within the roofline
- Assure to the DRB that the design is unique, well articulated and appropriately scaled
- DRB suggests that prior to submittal please review your plans with neighbors and request their approval of square footage changes.

Side Façade Articulation (§ 21-29): The depth and width of a building has a substantial impact on its mass and scale. Removing the requirement for articulations in the side wall can result in a long unbroken side façade, which lacks visual appeal and creates more mass.

Show how your design offsets the modification:

- It is unlikely that the DRB will grant 100% relief allowing a 60' long unarticulated wall.
- When requesting any relief less than 100%, assure to the DRB that the design is unique, well articulated and appropriately scaled

Accessory Structures (§ 21-138): Show the all elevations and site location of the accessory structure and the context of the principal building.

Show how your design offsets the modification:

- Show structures on adjacent properties.
- Show roof pitch is greater than 7/12.
- Indicate the size and overall height of the accessory structure.