

A PATTERN BOOK. FOR  
**WILDLIGHT**





# CONTENTS

## INTRODUCTION

Overview	6
Houses and Lots	8
Garages	14

## COMMUNITY PATTERNS

Overview	18
Neighborhoods and Addresses	20
Crescent Marsh	22
The Cottage Greens	24
Eastside Lagoon	26

## ARCHITECTURAL PATTERNS

Overview	30
Building Green	32
Wildlight Architecture	34
Massing Types	36
Possibilities	37
Wildlight Early Settlement	38
Gallery of Examples	39
Massing and Composition	40
Eaves and Details	42
Doors and Windows	44
Porches	46
Materials and Applications	48

Wildlight Bungalow	50
Gallery of Examples	51
Massing and Composition	52
Eaves and Details	54
Doors and Windows	56
Porches	58
Materials and Applications	60
Wildlight Cottage	62
Gallery of Examples	63
Massing and Composition	64
Eaves and Details	66
Doors and Windows	68
Porches	70
Materials and Applications	72
Wildlight Townhouses	74
Massing and Composition	75

## LANDSCAPE PATTERNS

Overview	80
Landscape Design	82
Sustainable Landscapes	84
Outdoor Living Environments	86
Lot Landscape Elements	88
Lot Landscape Criteria	96

## APPENDIX

Suggested Plant Palette	106
-------------------------	-----



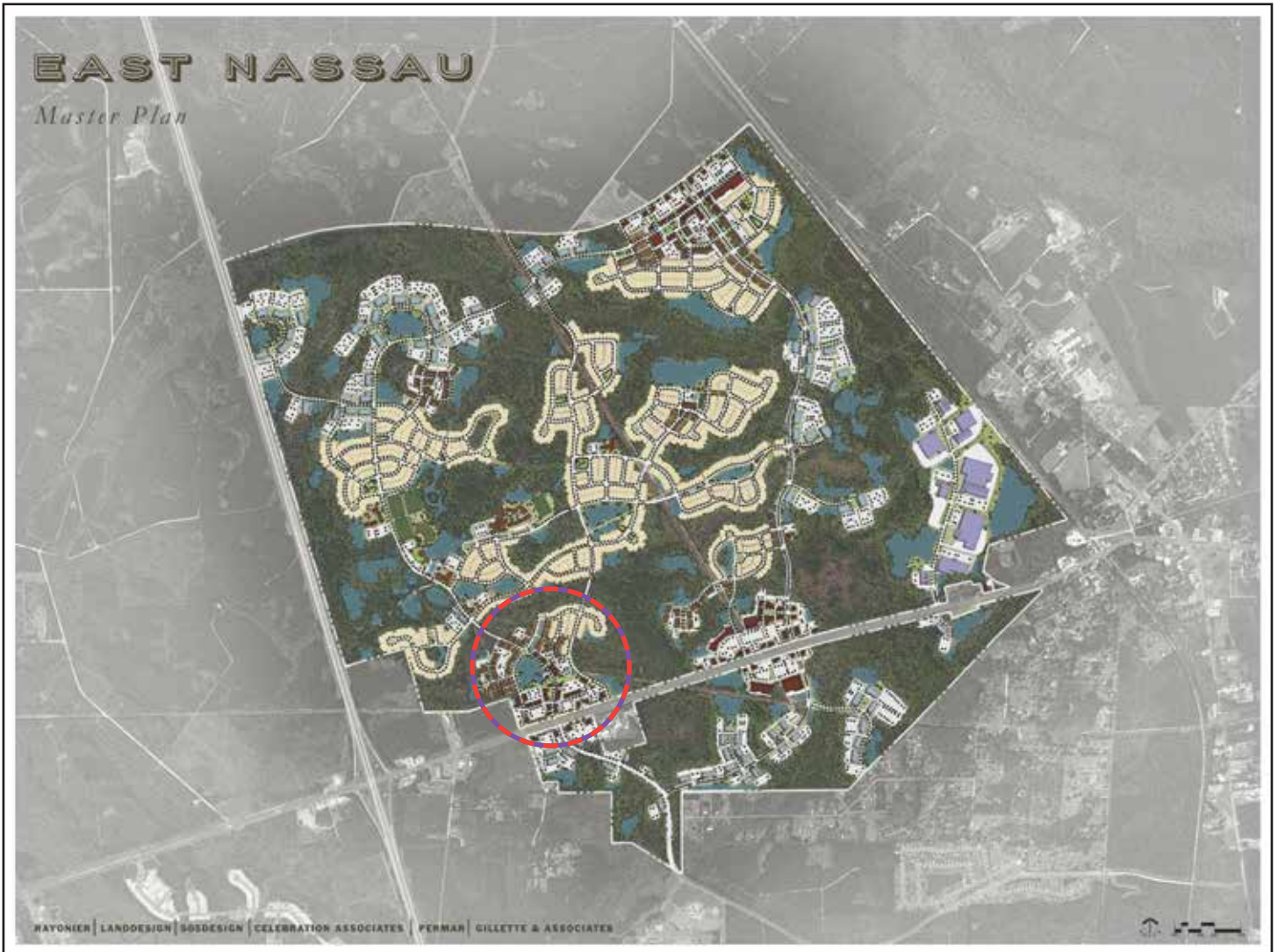
# INTRODUCTION

# OVERVIEW

Wildlight emerges as a natural extension of Amelia Island and Fernandina Beach just north of the City of Jacksonville and just south of Cumberland Island, Georgia. This proximity to unparalleled natural conservation areas, beautiful beaches, historic settlements including Fernandina Beach and a vibrant urban center, minutes south into the heart of Jacksonville creates a compelling location for a new community. The diverse character found throughout this region has been the starting point for planning and designing this new settlement. Our understanding of the sensitive coastal ecology and the inherited historic patterns found in the towns and villages as well as the character of the buildings has led the approach of how best to create environmentally responsible places that retain the character and sensibilities of local settlements while respecting and enhancing the natural systems so vital to the region's sense of place.

The sense of living in a garden is found throughout many traditional towns and neighborhoods in the region. In the smaller towns, a sense of informality and coexistence with a diverse and semi-tropical landscape gives the impression of an entirely organic place, a place embraced by nature. The connection between architecture, the natural environment, and the informal character of the place is anticipated as a fundamental value that defines living in Wildlight. This sense of living as an extension of the Lowcountry landscape is a principle goal for each house and each neighborhood. Conserving and celebrating the natural heritage is embedded into the neighborhood form for each community.





Overall Master Plan showing the location of the Market Street District



# Houses and Lots

Wildlight houses will comprise the backdrop of each neighborhood. The residences will define the character of the public spaces and reflect the preferences of the people living behind the porches and front doors. In traditional neighborhoods, such as those at Wildlight, the front facade of the house is the most public and must be responsive to adjacent houses and the overall character of the neighborhood. The landscaping of the front yard, setbacks from the street, size and placement of the house on the lot, and the front porch are all shared elements that form a harmonious public realm.

The attached and detached residential types at Wildlight are based on the vernacular architecture of the Lowcountry region, using regional house types and appropriate style elements. The house types are defined by the character and shape of the main body, wings, and other additive elements that increase the living space.

There are five Wildlight Lot Types, each with a series of required setbacks that define the buildable area between homes, streets, and rear lanes. Facade zones along public frontages define the areas in which the street facing facade must be placed.



Houses on corner lots are located to provide a presence on both streets

LOT TYPE KEY

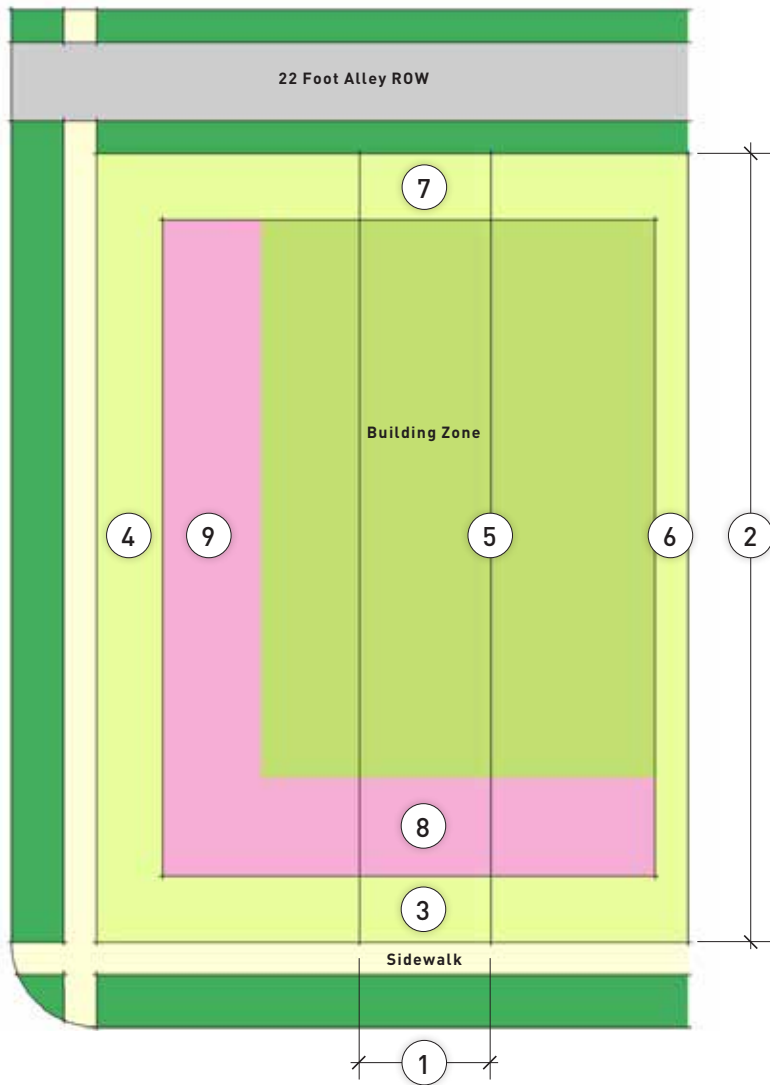
- ATTACHED
- GARDEN
- COTTAGE
- VILLAGE
- MANOR



Lot Types Diagram



# Attached Lots



Attached Lot Townhouses

### LOT SIZE

- 1 Width: Minimum of 20 feet for inline lots and 30 feet for end or corner lots
- 2 Depth: Minimum of 100 feet

### MINIMUM SETBACKS

- 3 Front Yard: 10 feet
- 4 Side Street Yard: 10 feet
- 5 Attached Side Yard: 0 feet
- 6 Detached Side Yard: 5 feet
- 7 Rear Yard: 10 feet

### FACADE ZONES

- 8 Front: 15 feet
- 9 Side Street: 15 feet

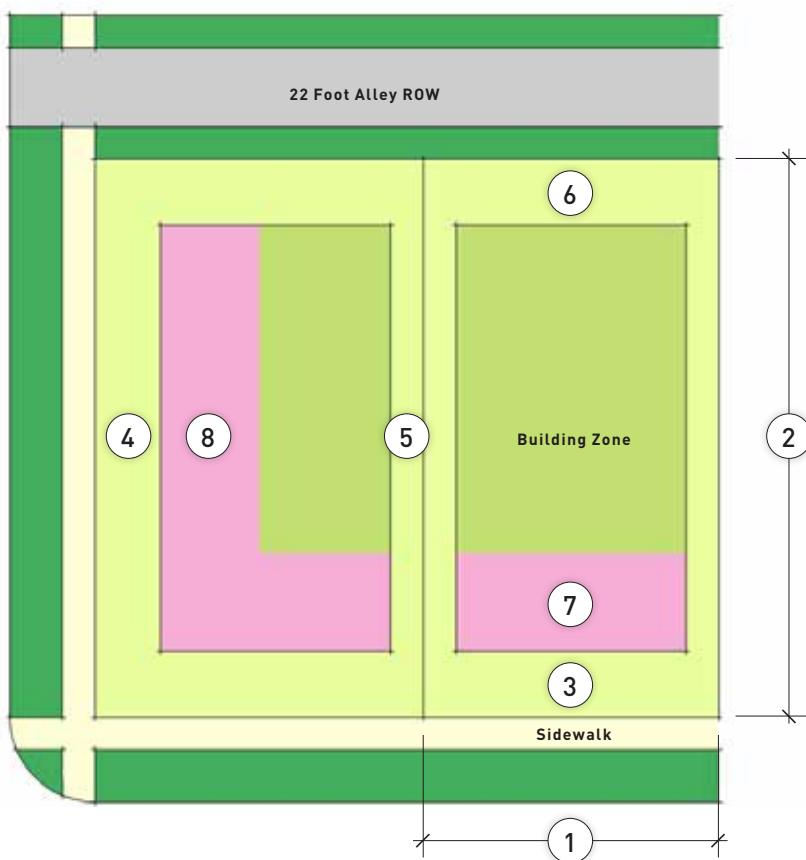
### GARAGES AND PARKING

- » Attached lots are alley-loaded

### ENCROACHMENTS

- » Accessory buildings may encroach 5 feet into the Rear Yard setback
- » Porches, window bays, and stairs may encroach 5 feet into the Front Yard and Side Street Yard setbacks
- » Eaves may encroach into setbacks
- » Parking is not permitted in the Front Yard and Side Street Yard setbacks

## Garden Lots



Garden Lot Houses

### LOT SIZE

- 1 Width: 45 feet for inline lots;  
50 feet for corner lots
- 2 Depth: Minimum of 85 feet

### MINIMUM SETBACKS

- 3 Front Yard: 10 feet
- 4 Side Street Yard: 10 feet
- 5 Side Yard: 5 feet
- 6 Rear Yard: 10 feet

### FACADE ZONES

- 7 Front: 15 feet
- 8 Side Street: 15 feet

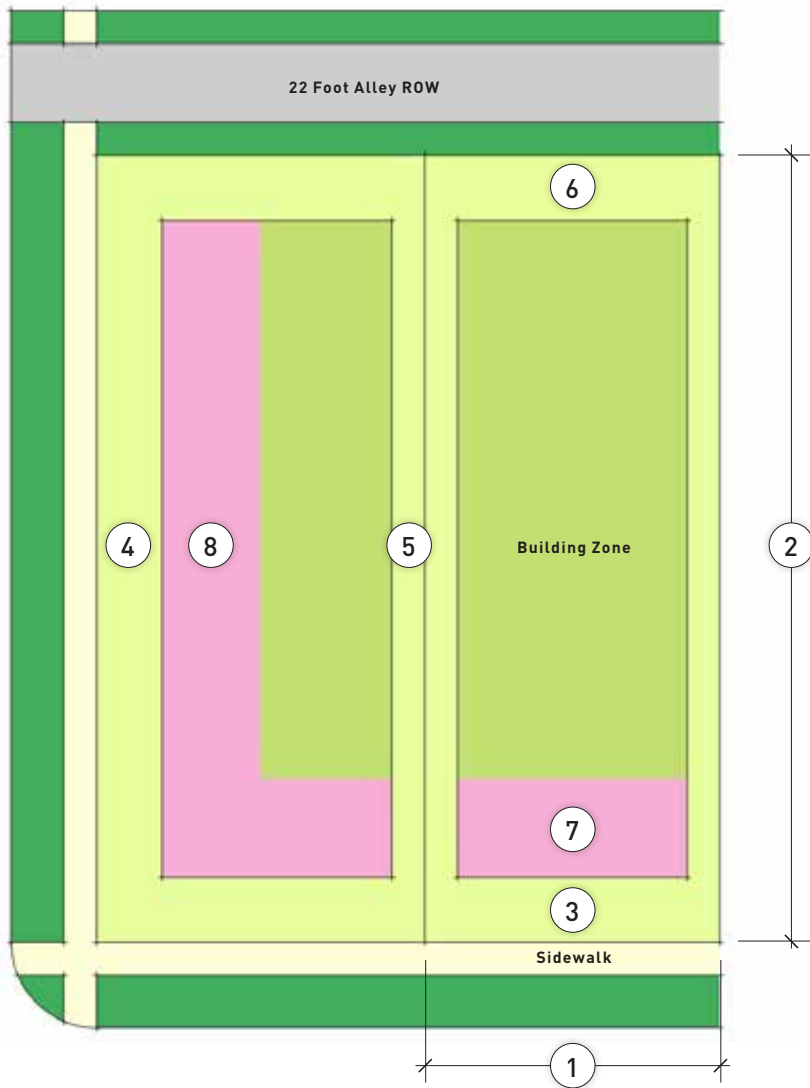
### GARAGES AND PARKING

- » Garden lots are alley-loaded

### ENCROACHMENTS

- » Accessory buildings may encroach 5 feet into the Rear Yard setback
- » Porches, window bays, and stairs may encroach 5 feet into the Front Yard and Side Street Yard setbacks
- » Eaves may encroach into setbacks
- » Parking is not permitted in the Front Yard and Side Street Yard setbacks

# Cottage Lots



Cottage Lot Houses

### LOT SIZE

- 1 Width: 45 feet for inline lots; 50 feet for corner lots
- 2 Depth: Minimum of 120 feet

### MINIMUM SETBACKS

- 3 Front Yard: 10 feet
- 4 Side Street Yard: 10 feet
- 5 Side Yard: 5 feet
- 6 Rear Yard: 10 feet

### FACADE ZONES

- 7 Front: 15 feet
- 8 Side Street: 15 feet

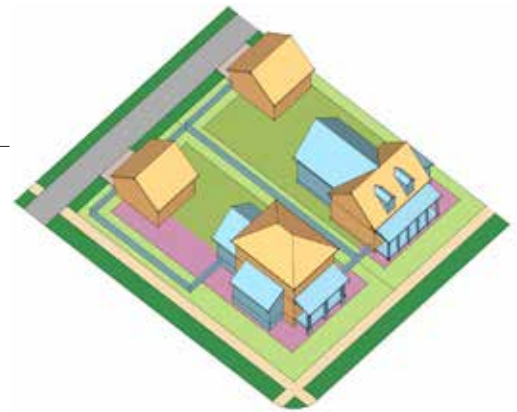
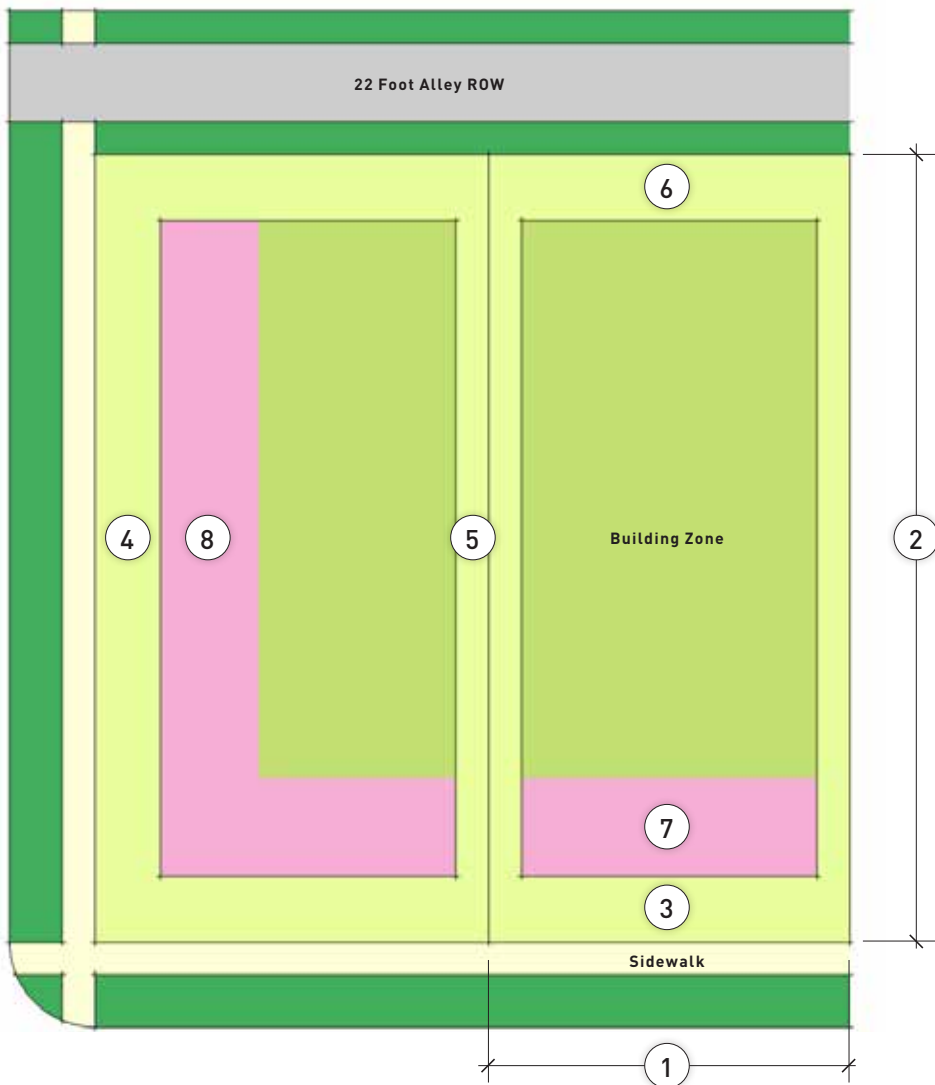
### GARAGES AND PARKING

- » Cottage lots are alley-loaded

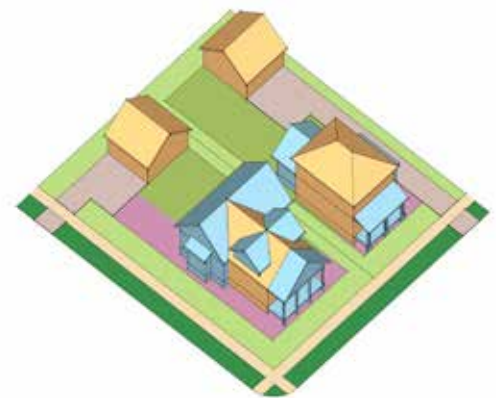
### ENCROACHMENTS

- » Accessory buildings may encroach 5 feet into the Rear Yard setback
- » Porches, window bays, and stairs may encroach 5 feet into the Front Yard and Side Street Yard setbacks
- » Eaves may encroach into setbacks
- » Parking is not permitted in the Front Yard and Side Street Yard setbacks

## Village Lots



Alley-Loaded Village Lots



Street-Loaded Village Lots

### LOT SIZE

- 1 Width: 55 feet for inline lots;  
60 feet for corner lots
- 2 Depth: Typically 130 feet

### MINIMUM SETBACKS

- 3 Front Yard: 10 feet
- 4 Side Street Yard: 10 feet
- 5 Side Yard: 5 feet
- 6 Rear Yard: 10 feet

### FACADE ZONES

- 7 Front: 15 feet
- 8 Side Street: 15 feet

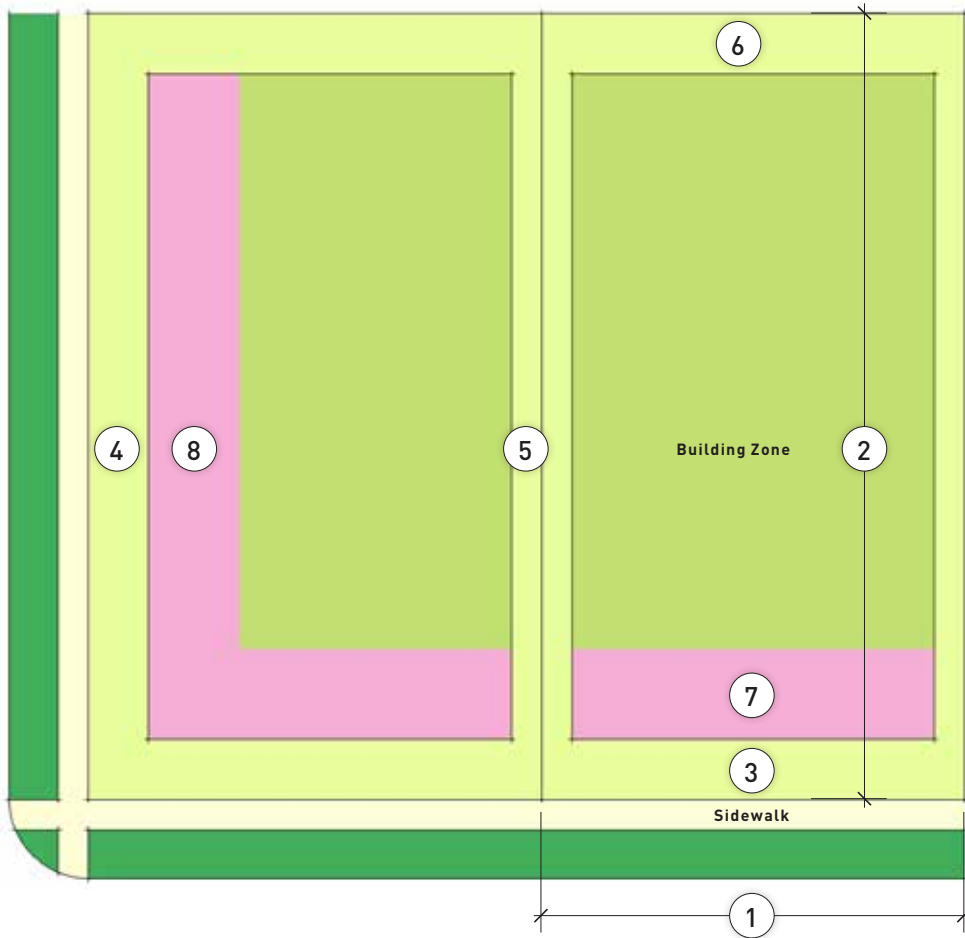
### GARAGES AND PARKING

- » Village lots are either alley-loaded or street-loaded
- » Garages facing the street must be set back a minimum of 18 feet from the front face of the house

### ENCROACHMENTS

- » Accessory buildings may encroach 5 feet into the Rear Yard setback
- » Porches, window bays, and stairs may encroach 5 feet into the Front Yard and Side Street Yard setbacks
- » Eaves may encroach into setbacks
- » Parking is not permitted in the Front Yard and Side Street Yard setbacks

# Manor Lots



Manor Lot Houses

### LOT SIZE

- 1 Width: 70 feet for inline lots; 75 feet for corner lots
- 2 Depth: Typically 130 feet

### MINIMUM SETBACKS

- 3 Front Yard: 10 feet
- 4 Side Street Yard: 10 feet
- 5 Side Yard: 5 feet
- 6 Rear Yard: 10 feet

### FACADE ZONES

- 7 Front: 15 feet
- 8 Side Street: 15 feet

### GARAGES AND PARKING

- » Manor lots are street-loaded
- » Garages facing the street must be set back a minimum of 18 feet from the front face of the house

### ENCROACHMENTS

- » Accessory buildings may encroach 5 feet into the Rear Yard setback
- » Porches, window bays, and stairs may encroach 5 feet into the Front Yard and Side Street Yard setbacks
- » Eaves may encroach into setbacks
- » Parking is not permitted in the Front Yard and Side Street Yard setbacks

# Garages

Wildlight lots offer street- and alley-loaded options for garages or covered carports. Attached, Garden, and Cottage Lots are all alley-loaded. Village Lots may be street- or alley-loaded. Manor Lots are all street-loaded. When street-loaded, the garage or carport is best placed behind the house, allowing for the main body and entrance to remain prominent along the streetscape. When alley-loaded, the garage or carport should remain at the back of the lot close to the alley or access lane, preserving a backyard space within the lot. Garages should complement the main body in appearance and color and may be detached, semi-detached with a breezeway or connecting porch, or attached to the main body of the house.

## STREET-LOADED LOTS (GENERAL)

- » Of all street-loaded lots, at least half shall have detached or semi-detached garages located at the rear of the lot.
- » No more than two adjacent lots may have garages located at the front of the lot.

## STREET-LOADED CORNER LOT

- » Garages at the front of the lot must be placed at least 22 feet behind the front facade of the house (or porch) and cannot be placed on street corner side of the lot.
- » Side street facing garages must be placed at least 22 feet behind the side street facing facade of the house (or porch).
- » Parking pad pavement is not permitted in the Front Yard or Side Street Yard setbacks.

## STREET-LOADED INLINE LOT

- » Garages at the front of the lot must be placed at least 22 feet behind the front facade of the house (or porch).
- » Parking pad pavement is not permitted in the Front Yard setback.

## ALLEY-LOADED CORNER LOT

- » Garage will be set back 5 feet from the rear property line to screen views into alleys.

## ALLEY-LOADED INLINE LOT

- » Garages will be placed either 5 feet or 18 feet back from the rear property line.
- » 5 foot Rear Yard garage setback allows for larger main body footprint on small lots.
- » 18 foot Rear Yard setback allows for a 2-car on-lot parking pad.

## DRIVEWAYS

- » Driveways off a street should have a maximum width of 10 feet.
- » Driveways off an alley should have a maximum width of 20 feet.

## GARAGE DOORS

- » Garage doors facing a street should have a maximum width of 9 feet.
- » Garage doors facing an alley should have a maximum width of 16 feet.



Example of detached garage with adjacent carport



View down alley way



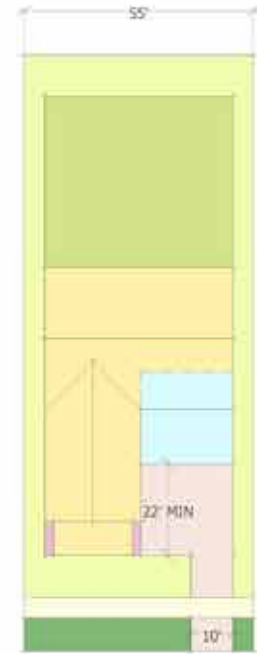
Example of attached carport



**STREET-LOADED LOT POSSIBILITIES**

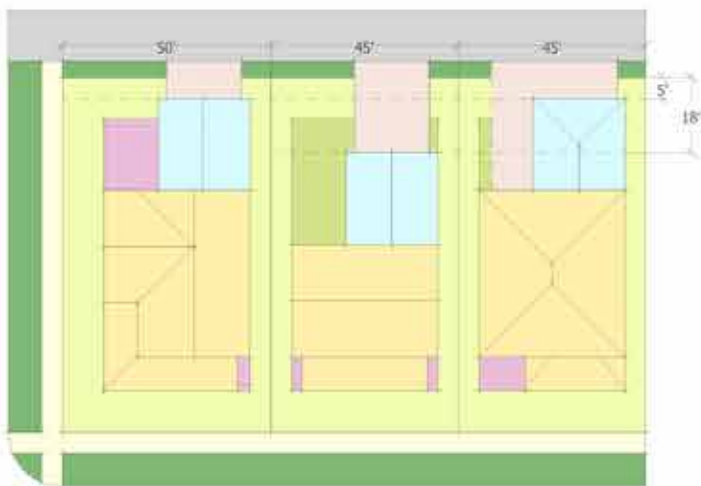


Examples of Village Lot street-loaded garage possibilities include: a semi-detached corner lot garage accessed from the side street, a detached front-facing garage at the rear of the lot, and a side-facing semi-detached garage placed at the rear of the lot.

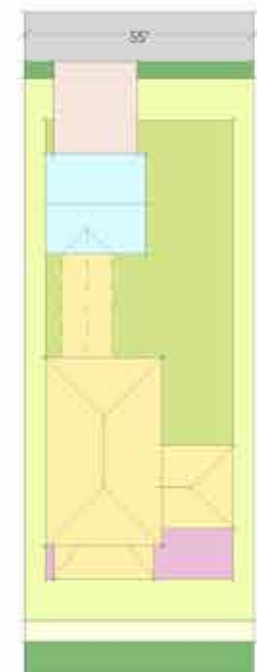


Garages placed at the front of the lot must be placed at least 22 feet behind the front facade of the house (or porch). Parking pad pavement is not permitted in the Front Yard setback.

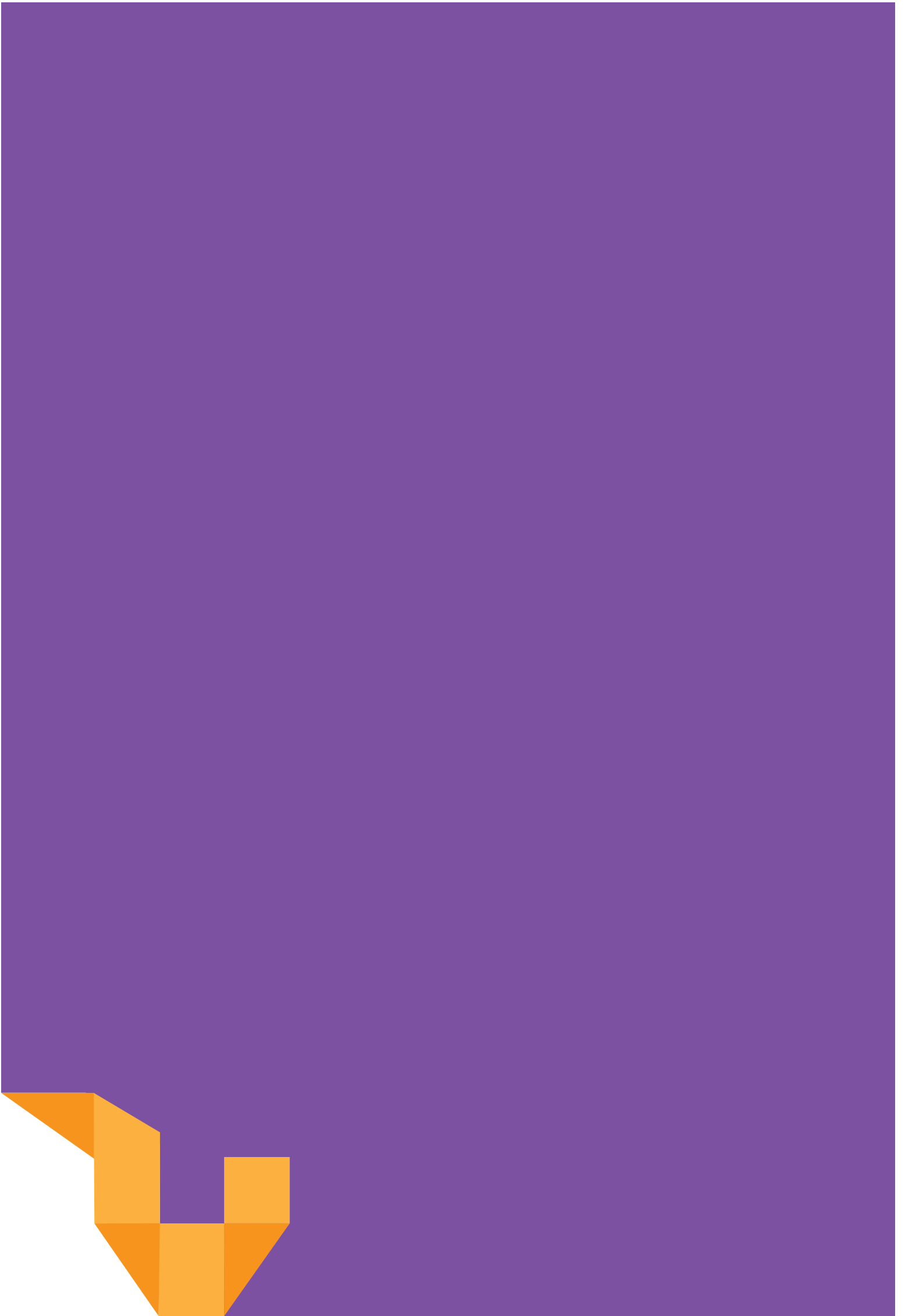
**ALLEY-LOADED LOT POSSIBILITIES**



Examples of Garden Lot alley-loaded garage possibilities include: a corner lot garage set back 5 feet from the property line to block views into the alley, a garage set back 18 feet on an inline lot to allow for additional on-lot parking, and an inline lot with a garage set back 5 feet with an optional adjacent parking pad.



Example of Village Lot alley-loaded garage with optional adjacent parking pad and breezeway connection to the main house.



# COMMUNITY PATTERNS

# OVERVIEW

The Market District in Wildlight provides the setting for future neighborhoods. The district includes a mix of uses and amenities oriented to serve residents and local businesses in a small-scale mixed-use environment. Office and retail uses along with apartments, townhouses, and single-family houses are knitted together around a series of neighborhood and community park spaces. Each is accessible by walkways, trails, bike paths, and local streets to create a village scale set within a conservation landscape of woodlands and wetlands, the hallmark of Lowcountry communities.

The Market District is the gateway experience for residents of future neighborhoods and the elementary school just north of this initial settlement. Daily shopping, work, and recreation uses will complement the diversity of housing choices within the core village.







Conceptual Plan of the Wildlight Market Street District courtesy of Community Solutions Group, GAI Consultants, Inc.



# Neighborhoods and Addresses

Single-family neighborhoods within the Market District are defined by parks and the variety of housing types found in each one. These neighborhoods enjoy close proximity to the commercial center as well as immediate adjacency to conservation land, community parks, and trails. This sense of living in a protected conservation environment while in walking distance to services, office space, and the school provides a unique setting and distinctive sense of place.



Renderings of Market District Neighborhoods:  
(Left) Cottage Greens Neighborhoods; (Above left) Crescent Marsh; (Above) Eastside Lagoon





Conceptual plan of the Wildlight development indicating neighborhoods within the plan, courtesy of Community Solutions Group, GAI Consultants, Inc.

- (A) Crescent Marsh
- (B) Cottage Greens
- (C) Eastside Lagoon



# Crescent Marsh

The Crescent Marsh neighborhood is situated in the heart of the Market District with a mix of townhouses and cottages. The Crescent creates a park setting for houses that draws the natural environment of the adjacent conservation landscape into the heart of the community. It is lined with houses on either side to create a distinctive address linking the village center lake with the East Lagoon. A pedestrian walkway to the park forms the southern edge allowing houses to front directly onto the park and trail. Houses in Crescent Marsh are serviced by alleys, allowing the front yard spaces to develop generous gardens and emphasize front porch living.



Key Plan



Rendering of the Crescent Marsh Park from the trail along the southern edge





Illustrative plan of the Crescent Marsh Neighborhood courtesy of Community Solutions Group, GAI Consultants, Inc.



# The Cottage Greens

The Cottage Greens are a series of intimate neighborhoods that anchor the village along the northern conservation boundary. Residents in the greens will have the remarkable experience of living in both a preserve and a village setting. Each of the greens will have an individual character that contrasts and complements the natural landscape to the north. While the Crescent Marsh features an extension of native landscape in the heart of the village, the Cottage Greens will offer more domesticated landscapes with active recreation for small children, gardens, contemplative spaces, and flexible lawn spaces for casual activities and social interaction.



Key Plan



Aerial view of a Cottage Green showing play areas, flexible lawn panels, and social garden spaces providing a setting for the houses





Illustrative plan of the Cottage Greens Neighborhood, courtesy of Community Solutions Group, GAI Consultants, Inc.



# Eastside Lagoon

The Eastside Lagoon creates a naturalistic setting for village and manor houses in the Market District. Houses encircle the lagoon in an informal setting adjacent to the village center core. This neighborhood provides a quiet setting befitting the edge of the village as the landscape transitions into natural conservation areas that contain the district. Access to community-wide walking and bike trails add to the connectivity for neighborhood residents while the orientation to the lagoon reinforces the sense of living in a unique enclave.

Village houses in Eastside Lagoon will have service from the alleys while the Manor houses will employ front driveways with garages set well behind the main body of the house to preserve the landscape setting around the lagoon.



Key Plan



Aerial rendering of the Eastside Lagoon





Illustrative plan of the Manor Pond Neighborhood courtesy of Community Solutions Group, GAI Consultants, Inc.



# ARCHITECTURAL PATTERNS

# OVERVIEW

The Architectural Patterns section illustrates the essential elements of buildings in the Market Street District. The primary goal is to produce contextual architecture while responding to the climate, environmental and sustainability efforts, and terrain of the site. The three identified Lowcountry styles for residential neighborhoods are Early Settlement, Bungalow, and Cottage. Each style has its own characteristic details. This section of the Pattern Book describes these differences and presents the essential components in a logical way. Each style description contains the following sections:

- » The Overview provides a brief history and description of the style, the essential elements that define it, and a gallery of examples.
- » The Massing and Composition section identifies the most common massing types and demonstrates the transformation into design possibilities.
- » The Eaves and Details section presents the typical profile of exterior walls and eaves.
- » The Doors and Windows section provides common examples of door and window types and sizes.
- » The Porches section identifies typical details and porch elements.
- » The Materials and Applications section illustrates permissible material palettes for each component of the house.





**SECTION C ARCHITECTURAL PATTERNS** Widlight  
Early Settlement

## Massing and Composition

**SIDE GABLE**

- A one- and one-half to two-story rectangular main body combined with the long face to the street
- Main body width to height ratio is 20-24 feet facing street
- 6-12 to 10-12 main roof pitch
- Regularly spaced single windows and dormers
- Full front porch or a typical, recessed porch
- Porches are also common on two-story houses

**FRONT GABLE**


- A one- and one-half to two-story rectangular main body oriented with the long face to the street
- Main body width to height ratio is typically 20-24 feet
- 6-12 to 10-12 main roof pitch
- Symmetrical roof combined with an additive porch composition

**NARROW-IP**

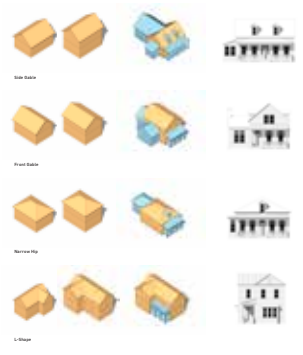
- A one- to two-story rectangular main body oriented with the long face to the street
- Main body width to height ratio is typically 22-28 feet
- 6-12 to 10-12 main roof pitch
- Full front porch on street face of main body, often integrated into the main body roof form or as an additive recessed porch below the main body eave

**LOGGERS**

- Narrow front main body facing the street with a secondary rectangular main body
- Main body width to height ratio is typically 22-28 feet
- 6-12 to 10-12 main roof pitch
- Side porch fits in U, between main body and side wing



**MAIN BODY MASS**    **MASSING COMPOSITION**    **DESIGN POSSIBILITY**



Examples of Massing and Composition possibilities

**SECTION C ARCHITECTURAL PATTERNS** Widlight  
Cottage

## Doors and Windows

**STANDARD DOORS**

- Doors are centered on their face. Align door or transom heads with window heads. Door sills are usually 2-2 1/2 light sills and rail door with transom panel designs
- 6-panel side and rail door with four square panels, transoms and/or sidelights
- Play of 2:12 light sills and rail door with transoms and/or sidelights
- Play of 2:12 light sills and rail door with transoms and/or sidelights
- Standard doors are 3 feet wide or 4 feet 6 inches with transoms
- Panel doors are typically 5 feet wide and 6 feet tall. Wood screen doors are also common and have a 1-over-2 light pattern

**SPECIAL WINDOWS**

- Single windows include integrated bays and single or paired windows with wide heads. Four-point panes should match standard windows

**DORMERS**


- Small dormers are typical with a front facing gable. Dormers are typically centered over main body windows below. The front dormer elevation should have a full canopy profile around the sides and top of the window. Canopy should extend an equal width on the side dormer elevation

**TRIM**

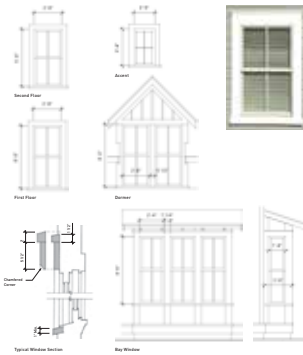
- Windows and doors typically have 5/8" x 1/4" trim, which may have decorative chamfered ends and a cap molding. Intermediate joints of grouped windows have 5/8" x 1/4" minimum flat or chamfered trim.

**SILLIERS**

- Common sillers are typical on single windows. Sillers must be used to cover the sash opening.



**WINDOWS**    **SPECIAL WINDOWS**

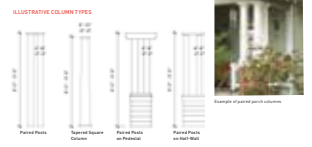


Examples of Door and Window patterns


**SECTION C ARCHITECTURAL PATTERNS** Widlight  
Bungalow

## Porches


**ILLUSTRATIVE COLUMN TYPES**




**RAILING DETAILS**



**PORCH PLACEMENT DIAGRAMS**



**Full front Porch with Full front Porch**    **Full front Porch with Full front Porch**    **Full front Porch with Full front Porch**



Examples of Porch detailing and placement

# Building Green

Whether the term used is green building, sustainable design, or high-performance buildings, all refer to the planning, design, construction, and maintenance of buildings that are energy-efficient, healthy, and environmentally-friendly.

Building green is extremely important for the health of our environment, the character of Wildlight and the well-being of those who live there. It can substantially reduce maintenance and utility life-cycle costs and increase the durability and value of the house. Using efficient green design and construction techniques diverts construction waste from landfills, saves energy, and preserves resources. Small, well-designed buildings can be amongst the greatest contributors to sustainability.

Due to the importance of these building practices, the Wildlight Design Committee may, at its discretion, adopt a uniform green building standard.

## SYSTEMS THINKING

A well-designed, energy-efficient building addresses many interrelated elements that control, move, circulate, or retain energy, air, and water to achieve human comfort, functionality, and safety. Decisions made for climate and solar orientation relate to decisions about the location and number of windows. Insulation choices, tightness of the building envelope, and foundation choices all contribute to the size of the heating-ventilation-air conditioning (HVAC) system. Buildings designed with these interrelated elements achieve greater energy efficiency, comfort, safety, and affordability. Key components include:



Porches that provide shade and outdoor living space



Deep overhangs for shade



Operable windows and shutters



### NATURAL BUILDING TECHNIQUES

Use natural building techniques and materials to improve indoor air quality and avoid toxic materials. Locate operable windows to allow for natural ventilation and airflow as a means of efficiently cooling the house. Place windows to provide natural light throughout the day.

### RECYCLED MATERIALS

Specify renewable, reclaimed, and local materials when possible.

### LOW-TOXICITY AND NATURAL MATERIALS

Choose building materials, furnishings, and finishes to affordably avoid formaldehyde, arsenic, chromium, and other toxic chemicals.

### HIGH-QUALITY MATERIALS

Use high-quality materials with longer life cycles. Use engineered (non-formaldehyde) and Sustainable Forestry Initiative (SFI) certified lumber to decrease the environmental impact on old-growth forests.

### OPTIMUM VALUE ENGINEERING (OVE) FRAMING

OVE framing reduces the amount of lumber needed for construction and allows for more efficient insulation. Design and construct the house to avoid excess material waste. When possible, recycle materials that are left over from construction.

### MECHANICAL SYSTEMS

Design the mechanical systems to make efficient use of materials. Size the mechanical systems appropriately, taking into consideration the size, insulation, and solar orientation of the house. Utilize fans to circulate air and reduce the need for energy-intensive heating or cooling.

### EFFICIENT APPLIANCES AND PLUMBING SYSTEM

Reduce energy and water consumption by specifying Energy Star® rated appliances. Reduce the energy used to heat water by insulating the water heater and hot water pipes.

### NATURAL LIGHT

Large, thoughtfully placed windows create a light-filled room without the use of electric lighting. Install double-pane, insulated, and Low-E coated windows to mitigate radiant heat gain. Make use of natural sunlight and task lighting as a means of conserving energy. Use compact fluorescent light bulbs in place of incandescent bulbs.

### RESOURCES

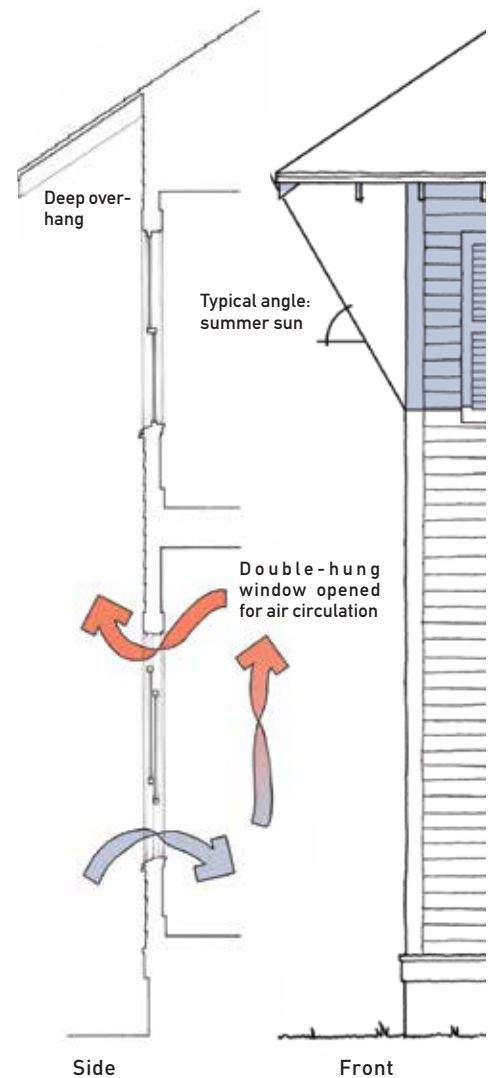
[EarthCraft.com](http://EarthCraft.com) Green building program for healthier more comfortable houses.

[USGBC.com](http://USGBC.com) Non-profit organization dedicated to sustainable building design and construction.

[USGBC.com/LEED](http://USGBC.com/LEED) Nationally accepted benchmark for design, construction, and operation of high performance green buildings.

[www.energystar.gov](http://www.energystar.gov) Energy Star is a U.S. Environmental Protection Agency (EPA) voluntary program that helps businesses and individuals save money and protect our climate through superior energy efficiency.

[2012 ICC 700 National Green Building Standard \(NGBS\) helps residential building professionals develop, build, and remodel higher performing projects in a more sustainable manner.](#)



Correctly proportioned overhangs and shutters provide shade, decreasing heat gain. Double-hung windows allow cooler air to enter through the raised bottom sash, while hot air escapes through the lowered upper sash. High ceilings allow hot air to rise above the occupied areas, increasing human comfort.

# WILDLIGHT ARCHITECTURE

Wildlight houses are part of a long tradition of adapting buildings found in other regions to the particular circumstances — including climate and culture — that influence the way people live along the southeast coast from northern Florida to Tidewater Virginia. Northeast Florida is an environment that demands careful consideration of the way architecture must adapt to provide comfortable and functional living quarters for families and individuals who make this area home. New houses build on a legacy of continuous innovation of standard building practices that have adapted to the lifestyle and community context found within this region. There is an emerging language of architecture that is less about “style” and more about regional character that serves as the basis for the new architecture found in Wildlight. The distinct architectural expressions for Wildlight include influences from the following:

- » Early Settlement houses are influenced by the adaptation of Colonial and classical styles found in the early colonies to respond to the hot, humid conditions found in northeast Florida. Classical proportions and influence from Federal and Georgian detailing form the basis for the Wildlight Early Settlement houses.
- » Wildlight Cottage houses are derived from the return to nature as an inspiration for village and rural character developed in the mid and late 1800s as part of the broader Victorian ideal of living a healthy and connected life in rural landscapes.
- » Wildlight Bungalow houses continue the tradition of envisioning the house, garden, and neighborhood as an evolved response by architects, artists, craftsmen, and owners to value individual craftsmanship, natural materials, and a human-scale sense of proportion and design.

Each of these distinctive vocabularies will highlight the qualities of living in the northeastern Florida environment by emphasizing the flexibility of living indoors and outdoors. Key elements such as generous window sizes, rooms that open up to create outdoor living spaces, deep porches, screened back porches, and open and connected living spaces designed for comfort and natural cooling will be distinguishing features of a Wildlight house.

To ensure a variety of character along all streets, a maximum of three detached houses of the same vocabulary (unless specified by the Lot Specific Standards) may be located next to each other. Also, identical single-family detached houses





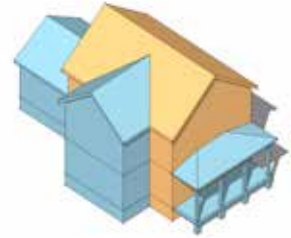
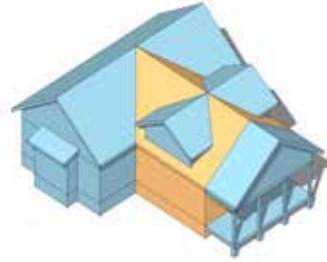
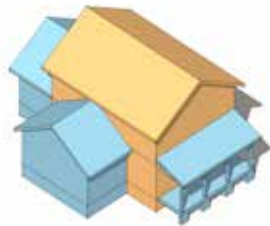
(defined as having the same front facade and floor plan) must be separated by at least four houses on the same side of the street, or within three houses on the opposite side of the street. Identical townhouses may be repeated across a building at attached lots. Facades may only be repeated at detached single-family homes if three of five major facade elements are varied. These include color, window types and patterns, porch type, building material, and trim. Of all street-loaded lots, at least half shall have detached or semi-detached garages located at the rear of the lot. No more than two adjacent lots may have garages located at the front of the lot.

Houses located on corners should have composed facades on both the front and the side street orientations. On some lots, a porch may be required as either a corner porch or two separate porches to address the street. These are identified in the Lot Specific Standards.

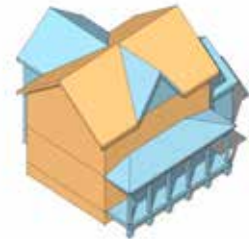


# Massing Types

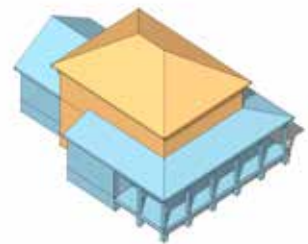
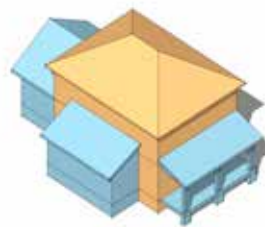
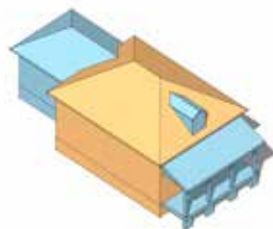
## FRONT GABLE



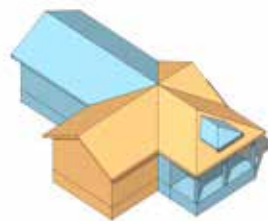
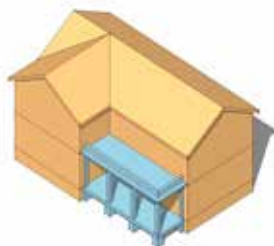
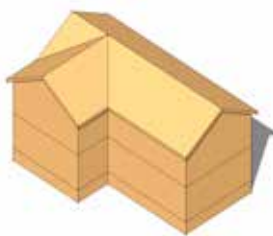
## SIDE GABLE



## NARROW HIP



## L-SHAPE



# Possibilities

## FRONT GABLE



## SIDE GABLE



## NARROW HIP



## L-SHAPE





# WILDLIGHT EARLY SETTLEMENT

The Wildlight Early Settlement vocabulary draws on Georgian architecture popular in the late 1700s and early 1800s throughout the eastern seaboard. The gradual evolution of this house type in the Lowcountry region was a response to the hot, humid environment and the marsh that dominated the coastal and riverine settlement areas. These adaptations included raised floors, often 4 to 8 feet above the ground to allow for ventilation and to protect from standing water after storms as well as tidal influences. Broad front porches for shading, large vertically proportioned windows for ventilation, and louvered shutters for sun protection as well as storm protection provided passive cooling in the summer months.

Wildlight Early Settlement houses will emphasize the classically inspired proportions with simple detailing for door and window trim, porch columns, and eaves. Creating simple massing forms with a primary Main Body and additive wings and porches will be a hallmark of this house type.

## ESSENTIAL ELEMENTS

- » Clearly articulated primary Main Body with additive wings and porches
- » Symmetrical relationship between windows, doors, and building massing
- » Simple details derived from classical orders
- » Multi-pane windows and use of french doors as openings onto porches
- » Vertical proportions in the openings repeated throughout the facade





# Gallery of Examples





# Massing and Composition

## SIDE GABLE

- » A one and one-half to two-story rectangular main body oriented with its long face to the street
- » Main body width is typically 30–34 feet (facing street)
- » 8:12 to 12:12 main roof pitch
- » Regularly spaced single windows and dormers
- » Full front porches are typical, occasionally two-stories. Porticos are also common on two-story main bodies.

## FRONT GABLE

- » A one and one-half to two-story rectangular main body oriented with its short face to the street
- » Main body width (gable end) is typically 22–26 feet
- » 6:12 to 10:12 main roof pitch
- » Symmetrical front elevation with an additive porch composition

## NARROW HIP

- » A one- to two-story rectangular main body oriented with its short face to the street
- » Main body width (narrow end) is typically 22–28 feet
- » 5:12 to 8:12 main roof pitch
- » Full-front porch on street face of main body either integrated into the main body roof form or as an additive element tucked below the main body eave.

## L-SHAPE

- » Narrow front main body facing the street with a secondary rectangular mass
- » Main body width (narrow end) is typically 22–26 feet
- » 6:12 to 10:12 main roof pitch
- » Side porch fills in 'L' between main body and side wing



One-story narrow hip massing with full-front porch integrated into the main body roof form



One and one-half end gable house with a full-front porch

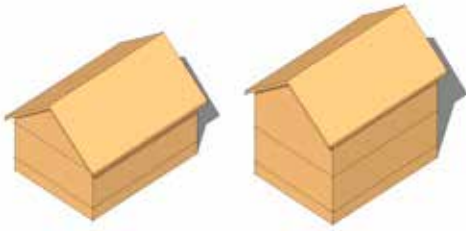




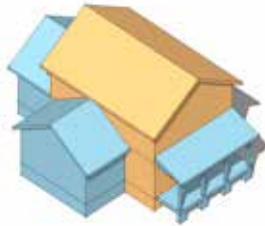
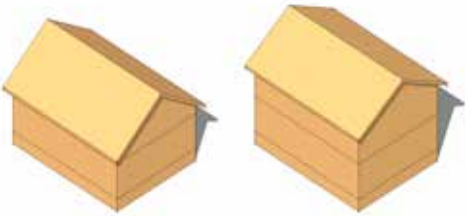
MAIN BODY MASS

MASSING COMPOSITION

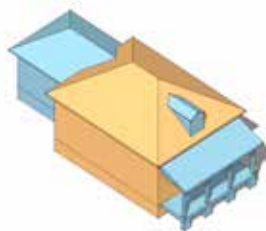
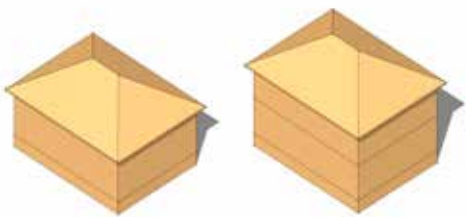
DESIGN POSSIBILITY



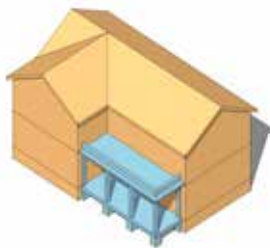
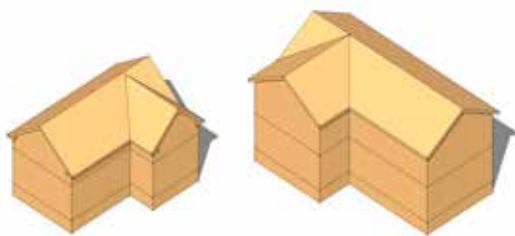
Side Gable



Front Gable



Narrow Hip



L-Shape

# Eaves and Details

## EAVES

Flat boxed eaves with simplified classical trim are typical and either return to the building face at gable ends or wrap the gable with a 2:12 maximum sloped apron. Sloped eaves are also used, either enclosed or with exposed rafter tails.

A telling feature of the Early Settlement style is that the porch roof begins just below the eave-line of the main body roof. It is not typically a continuation of the main roof.

## ROOF

Main body roof slopes vary from 5- to 12-in-12. Roofs are clad in standing seam metal or architectural asphalt shingles.

## FINISH FLOOR ELEVATION

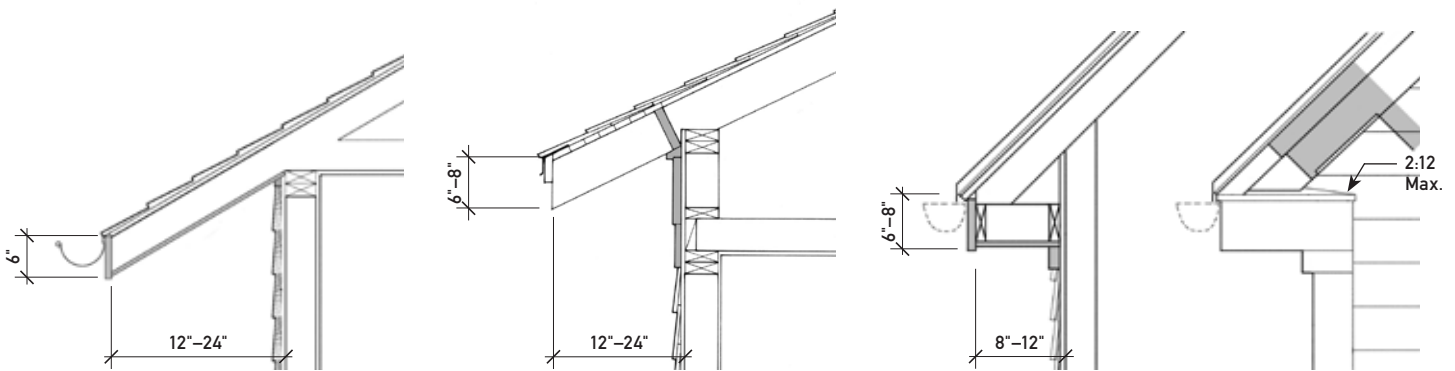
The porch or first floor of an Early Settlement house should be at least 18 inches above finish grade at the front.



Cornice trim profiles are simplified in the Wildlight Early Settlement style



## EAVES

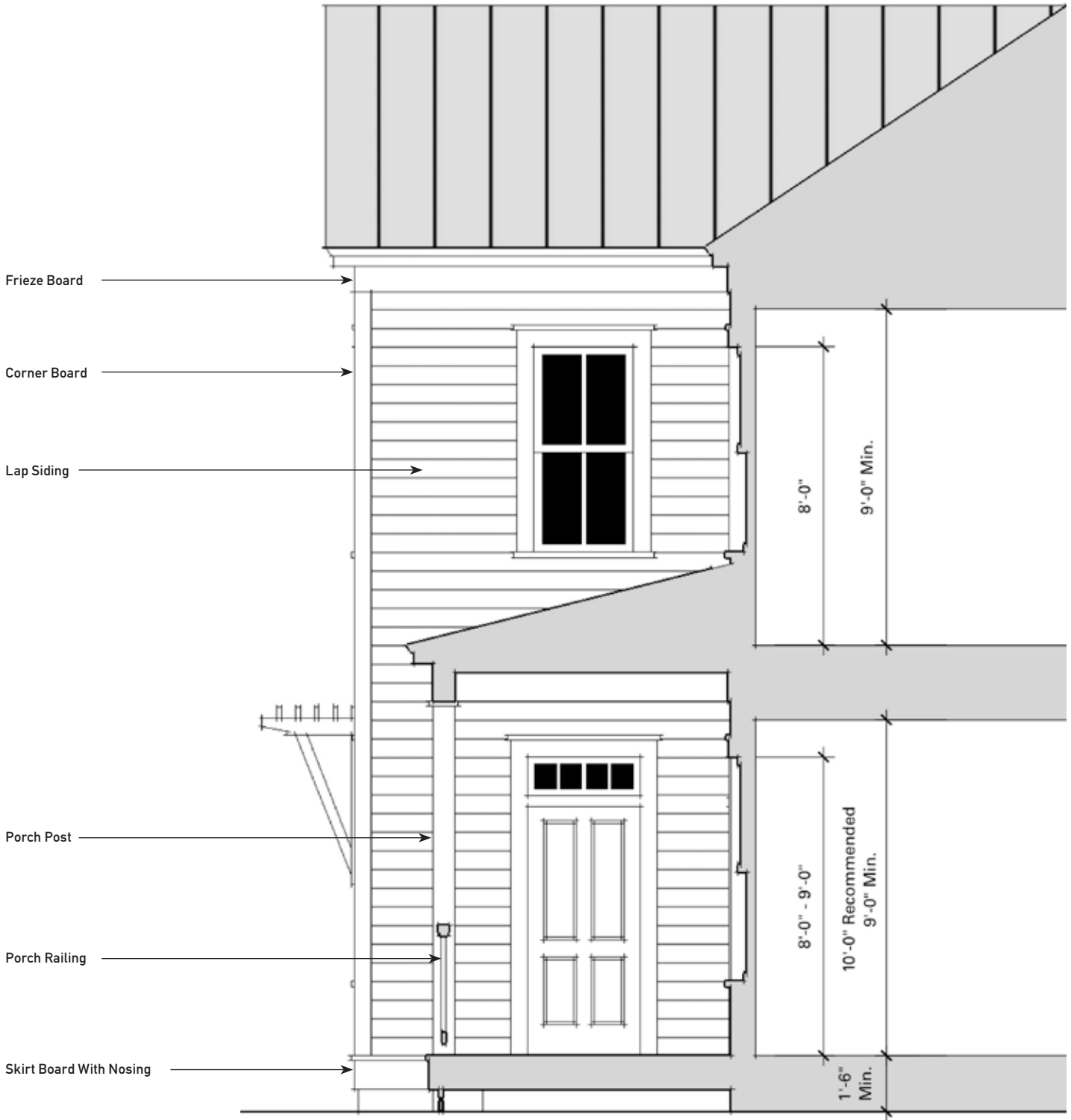


Closed Sloping Eave

Exposed Rafter Eave

Boxed Eave with Trim

ILLUSTRATIVE PARTIAL ELEVATION AND WALL SECTION





# Doors and Windows

## STANDARD DOORS

Doors are centered in their bays and are either paneled or glazed. Align door or transom heads with adjacent window heads. Door styles include:

- » 4 or 6 panel stile and rail doors with transom and/or sidelights
- » 1/2 light nine-pane stile and rail door with transom and sidelights

Standard doors are either 8 feet tall or 6 foot 8 inches with a transom. Paired doors are typically 5 feet wide and 8 feet tall. Wood screen doors are also common and have a full light pattern.

## STANDARD WINDOWS

Windows are typically vertical in proportion. Single windows are single or double-hung with 6-over-6, 6-over-1, or 9-over-9 muntin patterns. Sometimes the first floor will have taller 9-over-9 windows and shorter 6-over-6 windows at the

second floor. 1-over-1 patterns are permitted at elevations that do not front the street. The proportions of the window panes are square to vertical and should remain consistent throughout.

## SPECIAL WINDOWS

Smaller half circle, full circle, or round-top windows often accent gables ends.

## TRIM

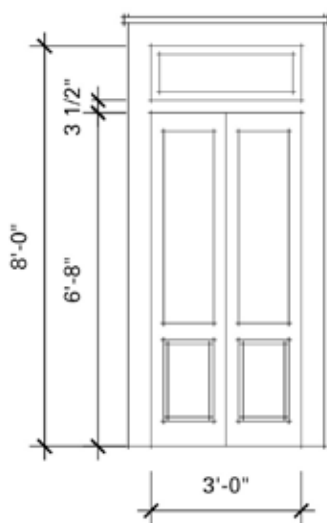
Windows and doors typically have 5/4 x 6 trim with a flat profile and cap trim. Intermediate jambs of grouped windows have 5/4 x 4 minimum flat trim.

## SHUTTERS

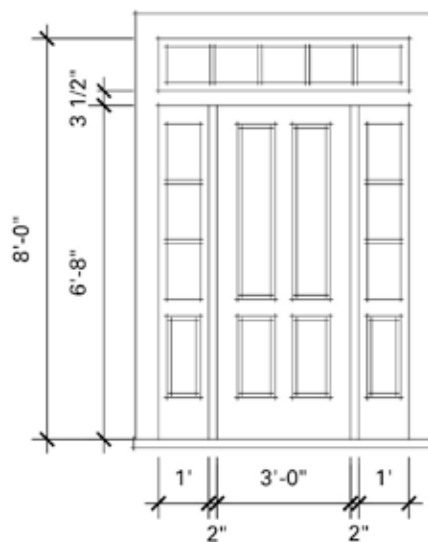
Louvered shutters are typical on single windows. Shutters must be sized to cover the sash opening.



## STANDARD DOORS

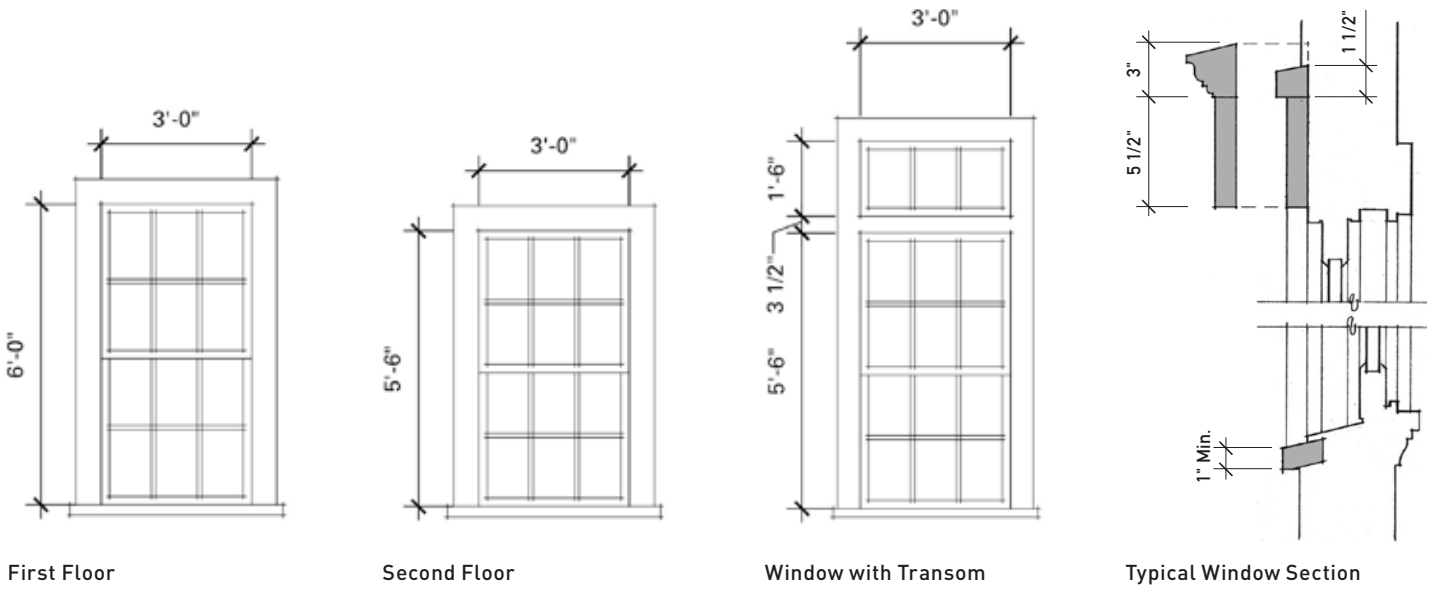


Single Door with Transom

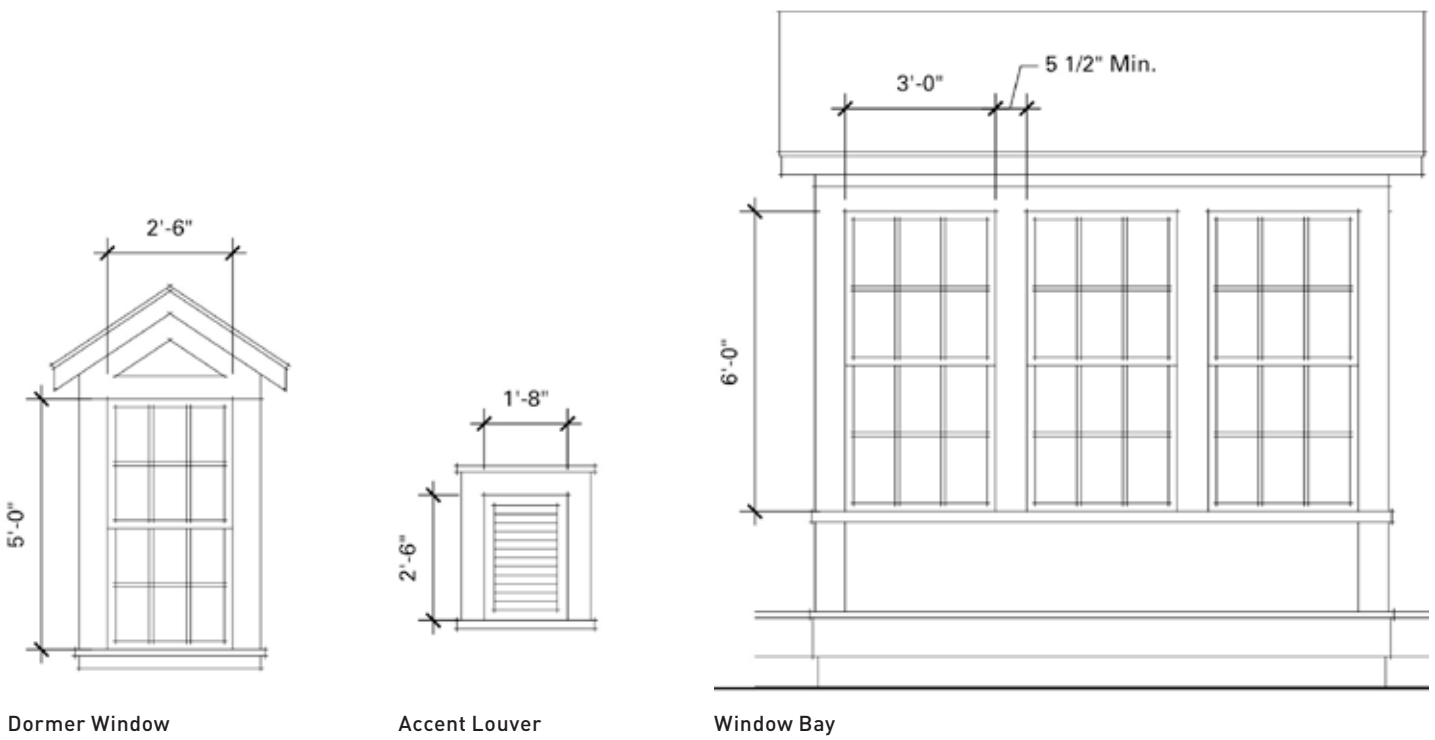


Single Door with Transom and Sidelights

WINDOWS



SPECIAL WINDOWS



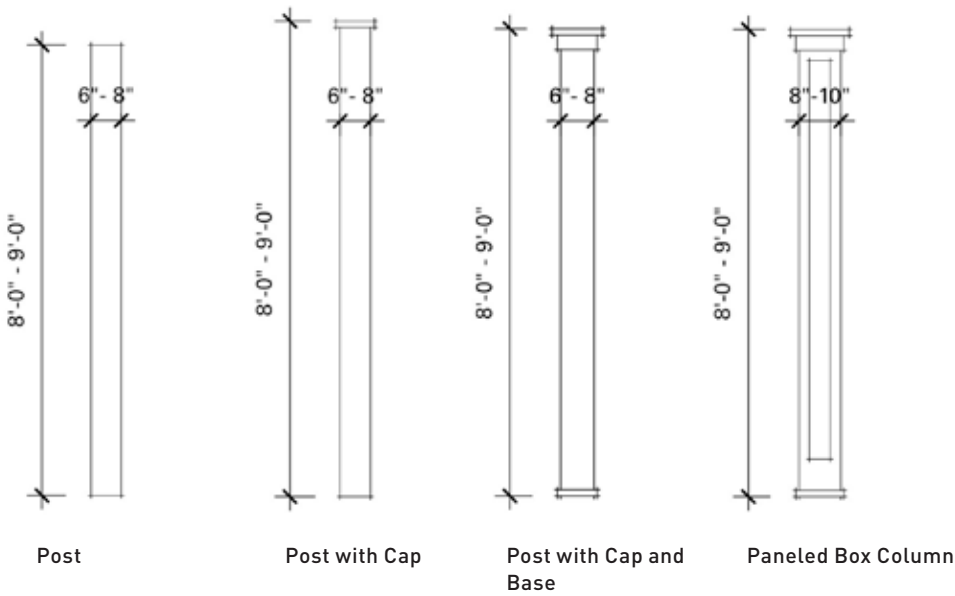
# Porches

- » Porches may be broad, full-front, or wrap around additions to the house or simple porticos. Minimum porch depth is 8 feet, porticos may be shallower. Roof forms have shallow slopes and are tucked below the main body roof.
- » Columns for this style are frequently 6 to 8 inch square posts, with optional cap and base trim. Other possibilities include 8 to 10 inch square paneled columns with simplified classical capitals and bases. Column bays are vertically proportioned.
- » Porch railing assemblies consist 1 1/2 inch square picket railings with a robust milled top rail. Pickets may be spaced evenly or in repetitious patterns.
- » Steps are wood, composite, brick, cast stone, or stone.



Simple, classically-inspired details like those on this porch identify an Early Settlement house.

## ILLUSTRATIVE COLUMN TYPES

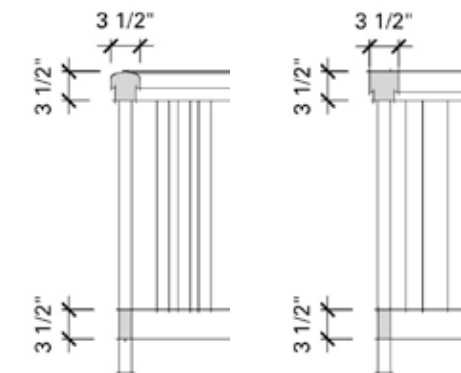


Simple single bay portico porches are typical of the Early Settlement style.

## RAILING DETAILS

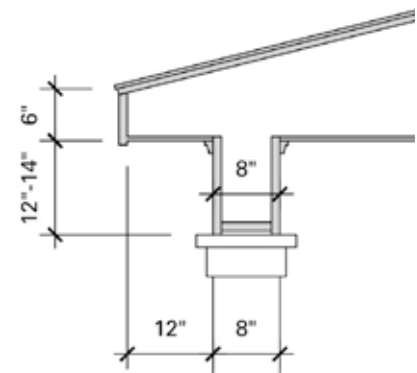


Local example of an elegant, turned baluster with substantial top and bottom rails.



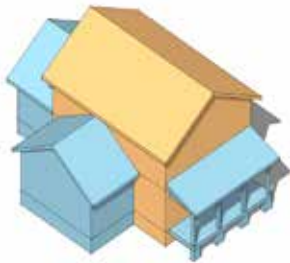
Typical Railing Sections

## EAVE SECTION DETAIL





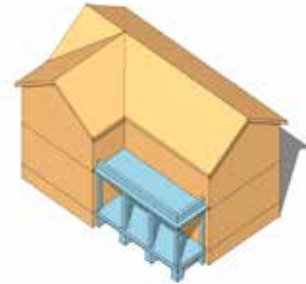
PORCH PLACEMENT DIAGRAMS



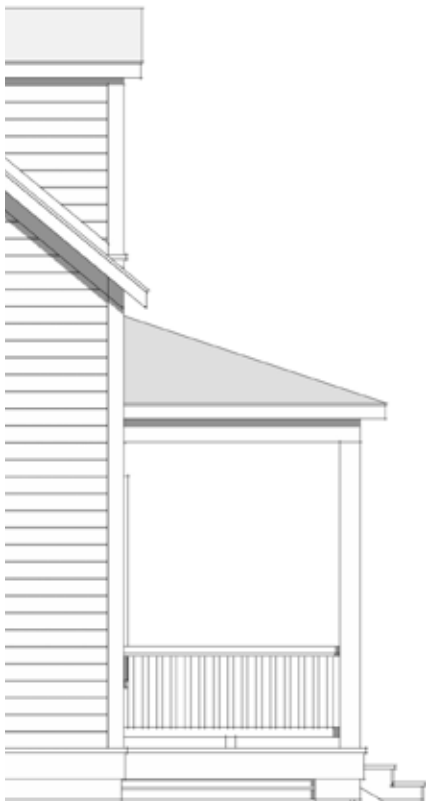
Two-story front gable with full front porch



One and one-half-story side gable with full front porch



Two-story L-shape with porch tucked into the inside corner



Porch Side Elevation



Porch Front Elevation

# Materials and Applications

## CLADDING

Wood or fiber-cement smooth finish lap siding (4 or 7 inch exposure), stucco, brick, or painted brick. Molded brick recommended.

## TRIM

5/4 thick wood, cellular PVC, or composite.

## ROOFING

Main body roof: Standing seam or 5V crimp metal preferred. Architectural composite shingles permitted.

Stand-alone porches and bays with shed or hipped roof: Standing seam or 5V crimp metal preferred.

## SOFFITS, FASCIA, AND GUTTERS

Wood, fiber-cement, or composite soffit and fascia. Gutters are optional. Pre-finished metal half-round gutters recommended; ogee gutters permitted.

## FOUNDATIONS, PIERS, AND CHIMNEYS

Brick or stucco with smooth or tabby finish. Gaps between piers are infilled with patterned brick or lattice.

## WINDOWS

Wood, vinyl, or clad with traditional window profile that sits proud of the window frame and an expressed sill. Double-hung windows preferred on Front Facade and Side Street Facades (corner houses). Single-hung windows permitted — preferably on side and rear facades.

## DOORS

Wood or fiberglass with traditional stile-and-rail profile.

## SHUTTERS

Wood, fiberglass, or composite with louver profile. Size shutters to match sash opening and mount with appropriate hardware, preferably operable.

## RAILINGS

Wood or cellular PVC with square or shaped balusters. Metal railings may be used at porch steps.

## PORCH CEILINGS

Stucco, wood, cellular PVC beadboard, or plywood with beadboard profile preferred.

## FENCES AND GARDEN WALLS

Picket fences in wood or composite. Walls of brick or brick piers with fenced infill.

## COLOR

Refer to the Wildlight Color Palette





# WILDLIGHT BUNGALOW

The Wildlight Bungalow house is linked to the Arts & Crafts movement that produced a remarkable range of house designs across the country beginning in the early 20th century. This idea about architecture as a highly crafted design emphasizing natural materials inside and outside was part of a broader movement that included furniture and textile design. Expressive design elements based on organic and natural forms were a hallmark of this vocabulary. Expressive structural elements such as exposed rafters, columns, beams, and lintels were design features of these houses. Local builders adapted open floor plans, broad porches, and built-in cabinetry into smaller houses that became known as bungalows. The Lowcountry Southern influence on the style can be seen in the light color palette, reflecting the strong summer sun and the expressive porches that create shaded walls and outdoor rooms as an extension of the house.

The Wildlight Bungalow house will build on this legacy of creative, open plan living, deep porches, and broad, expressive eaves that provide shade and shelter.

## ESSENTIAL ELEMENTS

- » Lower pitch sloping roofs with deep overhangs and exposed rafters
- » Broad and deep porches with expressive columns, eaves, and railings
- » Asymmetrical door and window compositions featuring ganged windows in multiples of two and three
- » Simple trim elements using standard dimensioned lumber units





# Gallery of Examples





# Massing and Composition

## SIDE GABLE

- » Typically one and one-half-story rectangular main body oriented with its long face to the street
- » Main body width is typically 30–34 feet (facing street)
- » 5:12 to 8:12 main roof pitch
- » Regularly spaced windows and dormers, frequently grouped
- » Full front porches are typical

## FRONT GABLE

- » A one and one-half to two-story rectangular main body oriented with its short face to the street
- » Main body width (gable end) is typically 22–26 feet
- » 6:12 to 10:12 main roof pitch
- » Symmetrical front elevation with a dominant porch composition, frequently a temple front

## NARROW HIP

- » A one- to two-story rectangular main body oriented with its short face to the street
- » Main body width (narrow end) is typically 22–26 feet
- » 5:12 to 8:12 main roof pitch
- » Full-front porch or portico on street face of main body

## 'L' SHAPE

- » Narrow front main body facing the street with a secondary rectangular mass
- » Main body width (narrow end) is typically 22–26 feet
- » 6:12 to 10:12 main roof pitch
- » Porch fills in 'L' between main body and side wing or is dominant front feature tucked under roof



Two-story front gable mass



One and one-half-story side gable



One-story 'L' shape mass with projecting front gable porch



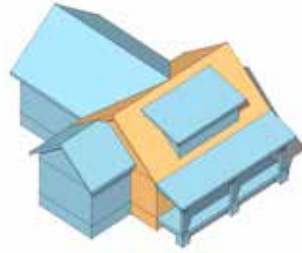
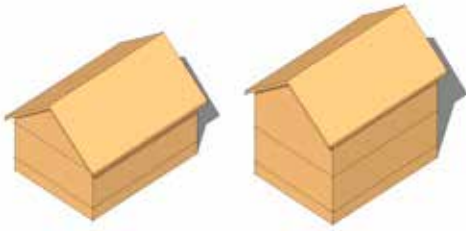
Two-story narrow hip with wrap around porch



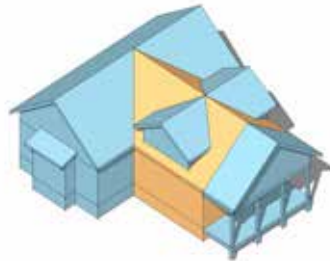
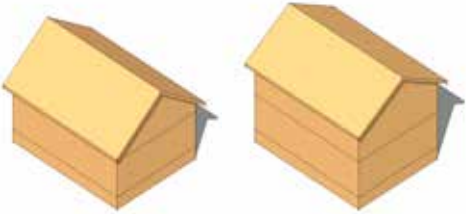
MAIN BODY MASS

MASSING COMPOSITION

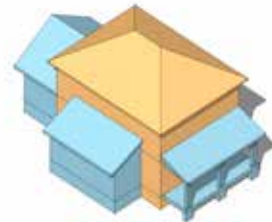
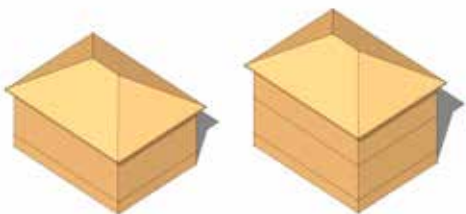
DESIGN POSSIBILITY



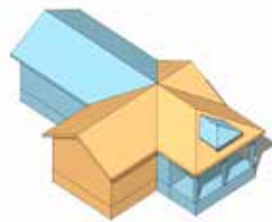
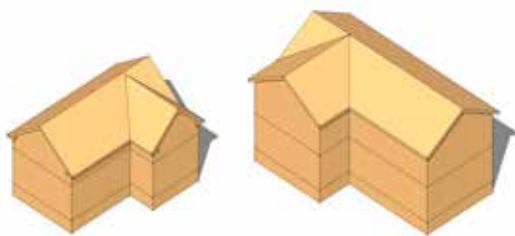
Side Gable



Front Gable



Narrow Hip



'L' Shape

# Eaves and Details

## EAVES

Bungalow eaves have deep overhangs, exposed rafter tails, and simple brackets which clearly express the house's structure.

## ROOF

Roof pitch varies from 5- to 10-in-12 and are clad in architectural shingles or standing seam metal.

## FINISH FLOOR ELEVATION

The porch or first floor should be at least 18 inches above finish grade at the front.



Exposed rafter tails

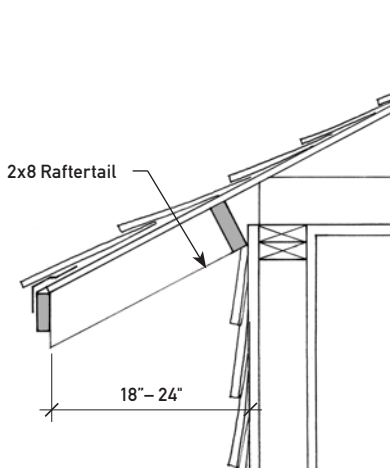


Wide fascia boards supported by robust brackets project from the front of this bungalow porch

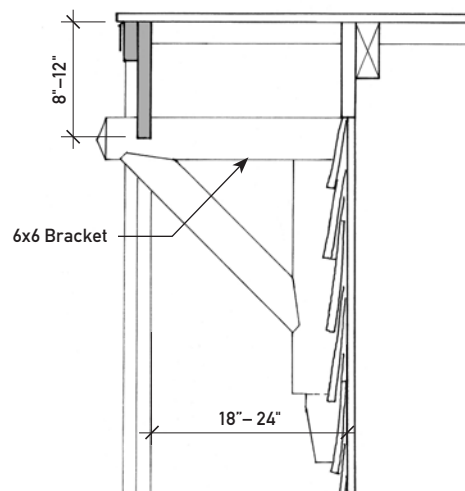


Rafter tails supported by brackets and cross beam

## EAVES

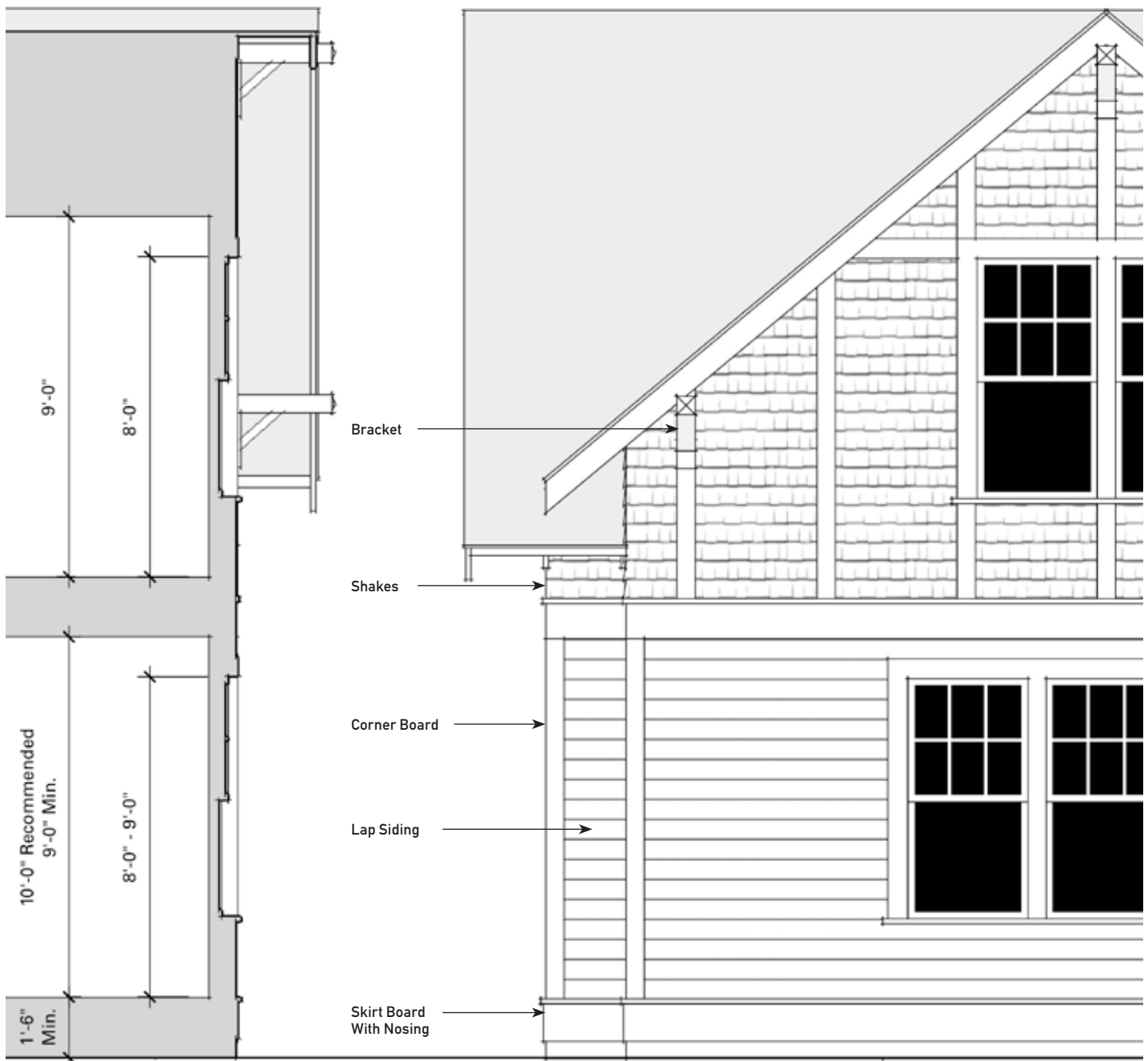


Exposed Rafter Eave



Eave Rake with Bracket

ILLUSTRATIVE PARTIAL ELEVATION AND WALL SECTION





# Doors and Windows

## STANDARD DOORS

Doors are centered in their bays and are typically paneled and glazed. Solid front doors are not permitted. Align door or transom heads with adjacent window heads. Door styles include:

- » 1/2 light six-pane stile and rail door with transom and/or sidelights
- » 1/3 light three-pane stile and rail door with transom and/or sidelights
- » Full light eight-pane stile and rail door with transom and/or sidelights
- » Stile and rail door with transom and sidelights in Bungalow pattern

Standard doors are 6 foot 8 inches tall. Wood screen doors are also common and have a full light pattern.

## STANDARD WINDOWS

Windows are vertical in proportion with square sashes and may be single, paired, or grouped. Windows are single or double-hung with muntin patterns of 6-over-6, 6-over-1, 3-over-1, 2-over-2, or 2-over-1. 1-over-1 patterns permitted at elevations that do not front the street.

## SPECIAL WINDOWS

Special accent windows are a hallmark of the Bungalow Style. They can be small single windows with square proportions or a gable end window flanked by smaller windows to each side. Special pane patterns often appear on accent windows. Box bay windows are also common.

## DORMERS

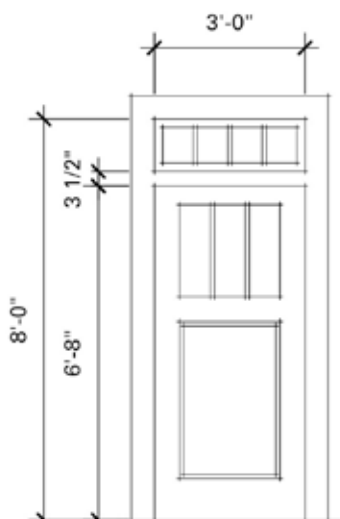
Dormers have hipped or shed roof configurations and are typically centered within the main body roof.

## TRIM

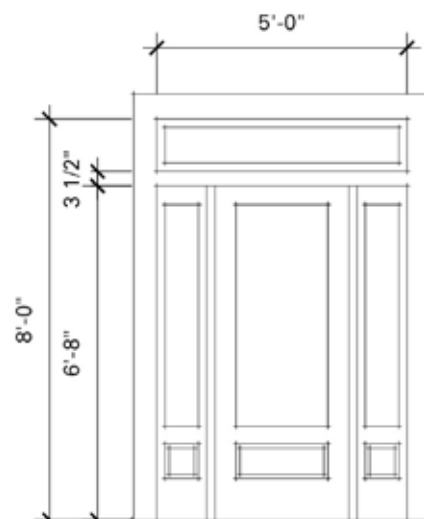
Windows and doors typically have 5/4 x 6 flat trim with or without a cap. Grouped window mullions have 5/4 x 4 minimum flat trim.



## STANDARD DOORS

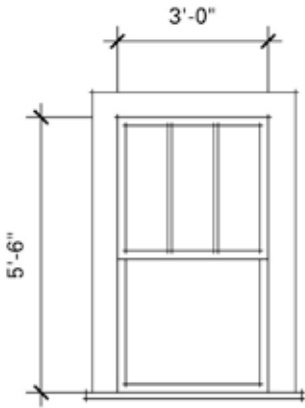


Single Door with Transom



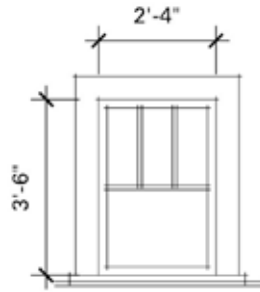
Single Door with Transom and Sidelights

**WINDOWS**

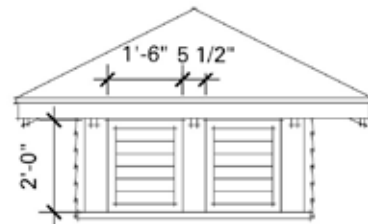


Second Floor

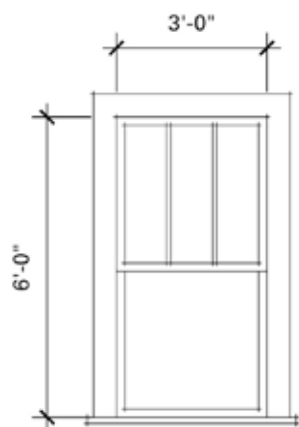
**SPECIAL WINDOWS**



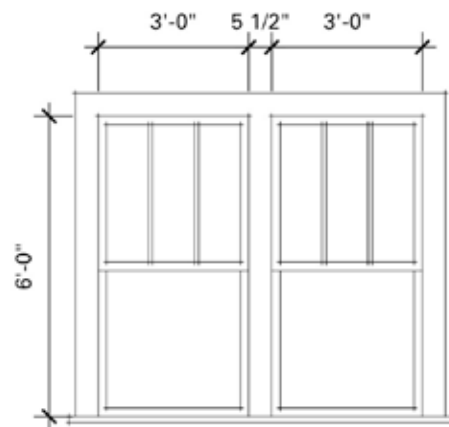
Accent Window



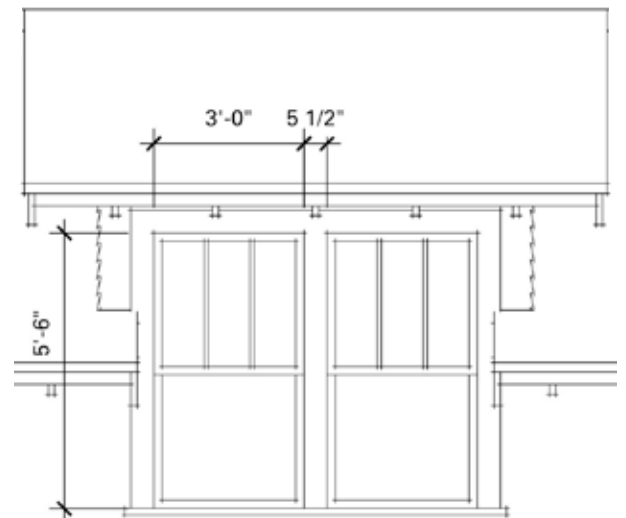
Hip Roof Dormer



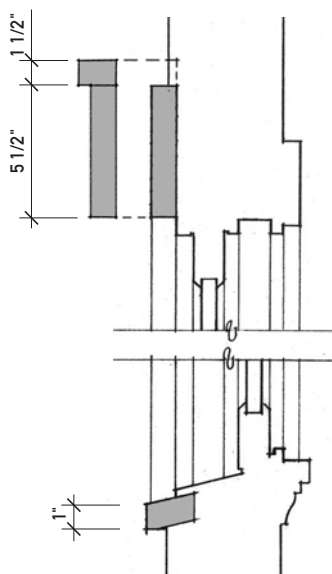
First Floor



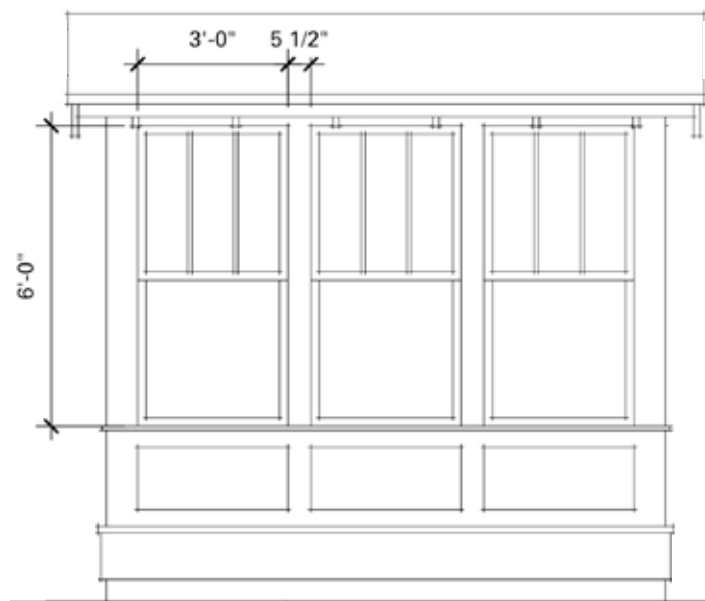
Paired Windows



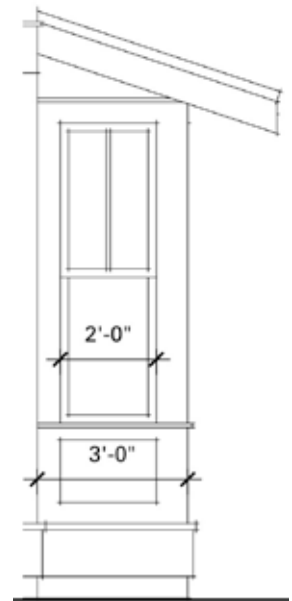
Shed Roof Dormer



Typical Window Section



Shed Roof Bay Window



# Porches

- » Bungalow porches are typically integral to the main body mass of one and one-half-story houses. Two-story houses will generally have porches that are additive to the main body. Minimum porch depth is 8 feet.
- » Porches are supported either by tapered square columns with simplified capitals and bases; paired square columns with simplified capitals and bases on

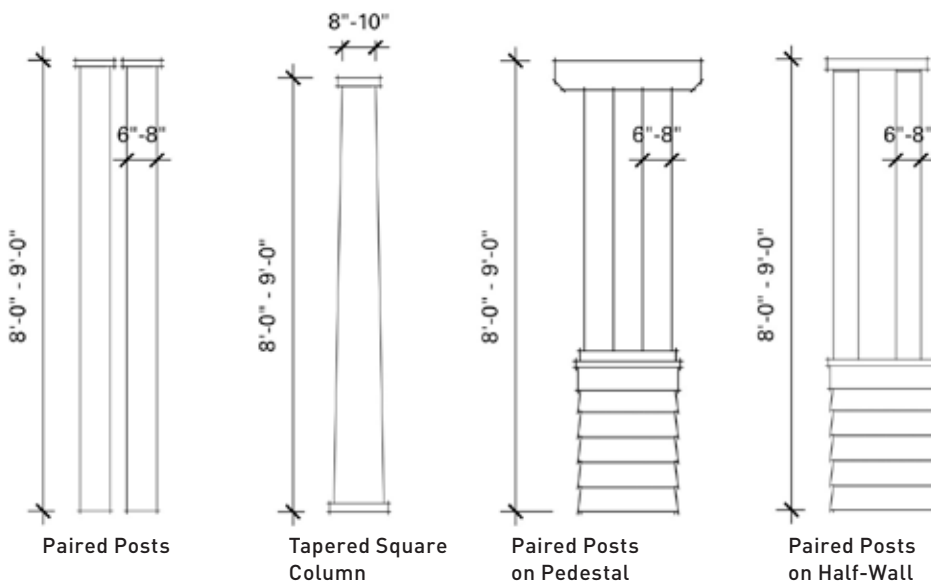
pedestals or half-walls; or pairs of slender square columns with simple caps.

- » Railing assemblies should have a robust top rail with 1 1/2 inch square pickets or simple patterns of vertical or horizontal board infill.
- » Steps are wood, composite, or concrete with brick wing walls.



Front porch is integrated into the front gable main body mass

## ILLUSTRATIVE COLUMN TYPES

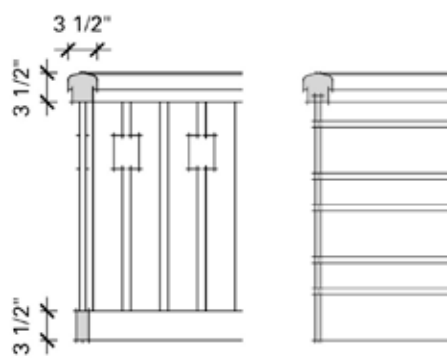


Example of paired porch columns

## RAILING DETAILS

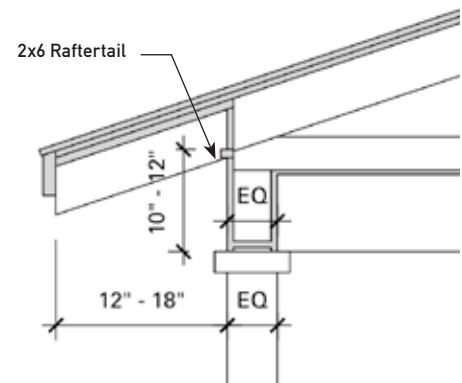


Robust railing construction with horizontal board infill



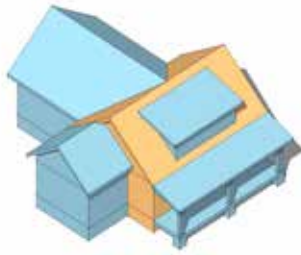
Typical Railing Sections

## EAVE DETAIL

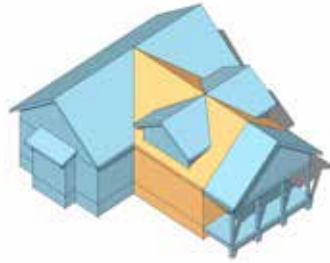




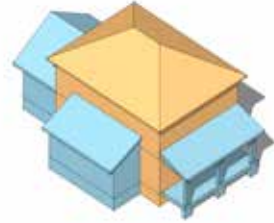
**PORCH PLACEMENT DIAGRAMS**



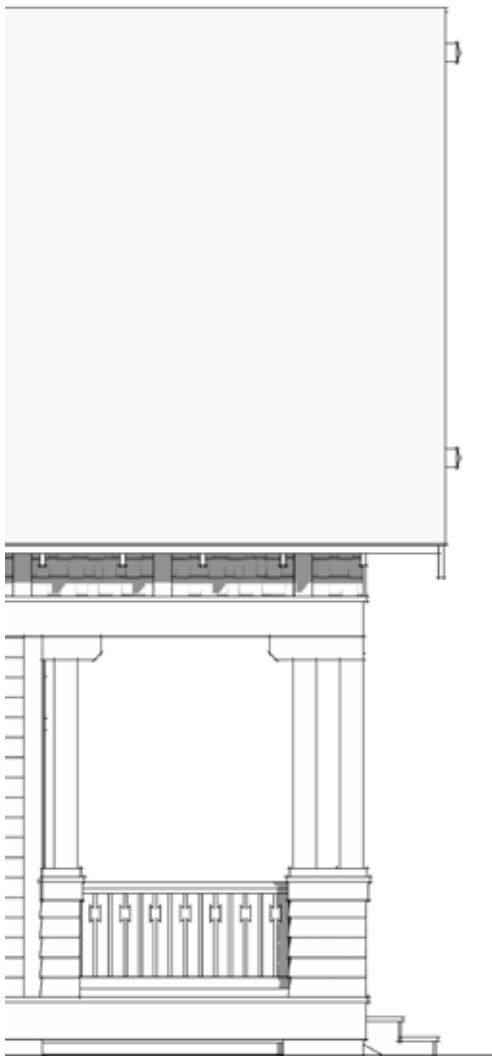
Two-story side gable with additive full front shed porch extended from the main roof mass



One and one-half-story front gable with full-front porch integrated into the mass



Two-story narrow hip with full front porch



Integrated Porch Side Elevation



Integrated Porch Front Elevation

# Materials and Applications

## CLADDING

Wood or fiber-cement smooth finish lap siding (4 to 7 inch exposure) with a colonial profile recommended, sawn wood or fiber cement shingles, stucco.

## TRIM

5/4 thick wood, cellular PVC, or composite.

## ROOFING

Main body roof: Architectural shingles, standing seam, or 5V crimp metal.

One-story porches and bays with shed or hipped roof: Standing seam or 5V crimp metal preferred.

## SOFFITS, FASCIA, AND GUTTERS

Wood, fiber-cement, or composite soffit and fascia. Gutters are optional. Pre-finished metal half-round gutters recommended, ogee gutters permitted.

## FOUNDATIONS, PIERS, AND CHIMNEYS

Brick or stucco with smooth or tabby finish. Gaps between piers are infilled with patterned brick or lattice.

## WINDOWS

Wood, vinyl, or clad with traditional window profile that sits proud of the window frame and an expressed sill. Double-hung windows preferred on street facing facades. Single-hung windows permitted — preferably on side and rear facades.

## DOORS

Wood or fiberglass with traditional stile-and-rail profile.

## RAILINGS

Wood or cellular PVC with square balusters.

## BRACKETS

Wood, cellular PVC, or composite.

## PORCH CEILINGS

Stucco, wood, cellular PVC beadboard, or plywood with beadboard profile preferred.

## FENCES AND GARDEN WALLS

Picket fences in wood or composite. Walls of brick or of brick piers with fenced infill.

## COLOR

Refer to the Wildlight Color Palette







# WILDLIGHT COTTAGE

The Wildlight Cottage style builds on the picturesque summer houses popularized across the country in the late 1800s by designers such as Andrew Jackson Downing, who worked and lived in Newburg, NY. These distinct house designs were developed in response to crowded and unhealthy urban environments. Jackson and others tapped into the desire to live in the country, which was seen as a healthier lifestyle being closer to nature with clean air and less crowded city neighborhoods. This style was marked by simple, vertically proportioned forms including doors, windows, and steeply pitched roofs. Ornamentation was often added to windows, eaves, and porches reflecting the natural forms found in flowers and plants. This embellishment created a sense of individual craft and created picturesque images in the landscape.

The Wildlight Cottage house will emphasize the composition and vertical proportions of porch bays, windows, and roofs while employing simple square cut or chamfered architectural ornamentation on porches, window and door trim, or boxed or open eaves. These houses may feature a variety of siding patterns including board-and-batten and various profiles of siding. Deep porches provide livable add-on elements that reinforce the vertical proportions.

## ESSENTIAL ELEMENTS

- » Simple main body massing forms
- » Clapboard, board and batten, or patterned siding
- » Steeply pitched roof slopes
- » Vertical proportions for doors and windows
- » Broad porches with vertically proportioned bays
- » Simple cut pattern ornamentation in porch railings or on select special windows such as box bay or ganged windows.





# Gallery of Examples





# Massing and Composition

## SIDE GABLE

- » A one and one-half to two-story rectangular main body oriented with its long face to the street
- » 8:12 to 12:12 main roof pitch
- » Large, central gable dormer with an even more steeply-pitched roof
- » Full-front or wrap around porches with low-slope roofs are common

## FRONT GABLE

- » A one and one-half to two-story rectangular main body oriented with its short face to the street
- » 8:12 to 12:12 main roof pitch
- » Simple one or two-story additions can be added to the main body
- » Wrap-around porches with low-slope roofs are common

## NARROW HIP

- » A one- to two-story rectangular main body oriented with its short face to the street
- » 8:12 to 12:12 main roof pitch
- » Simple one or two-story additions can be added to the main body
- » Wrap-around porches with low-slope roofs are common

## L-SHAPE

- » Narrow front main body facing the street with a secondary rectangular mass
- » 8:12 to 12:12 main roof pitch with steeper front-facing gable
- » Porch frequently fills in 'L' between main body and front gable



One and one-half-story side gable massing with dormer windows



Two-story L-shape massing with porch at inside corner



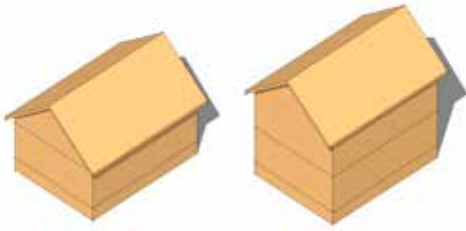
One and one-half-story Gable L massing with separate porch roof from Main Body



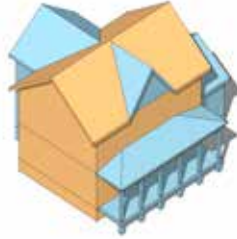
Two-story front gable house with wrap around front porch



MAIN BODY MASS



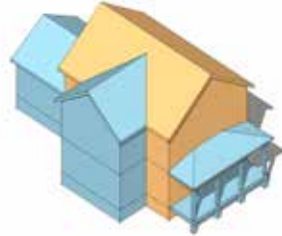
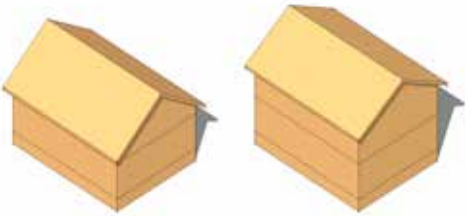
MASSING COMPOSITION



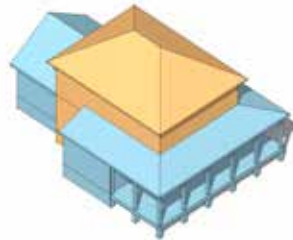
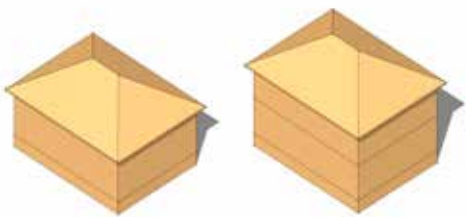
DESIGN POSSIBILITY



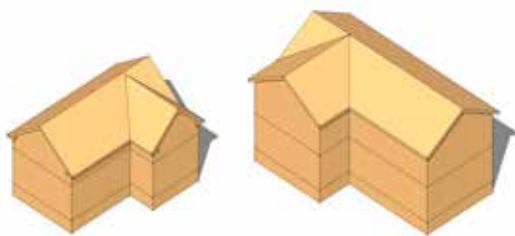
Side Gable



Front Gable



Narrow Hip



L-Shape

# Eaves and Details

## EAVES

Enclosed sloping eaves, or exposed eaves with square cut or shaped rafter tails typically 18 to 24 inches deep. Accent elements include patterned scroll-cut frieze boards, verge boards, and decorative gable trim.

## ROOF

Cottage main body roof slopes vary from 8-in-12 to 12-in-12.

Roofs are preferably clad in standing seam, 5V metal, or metal diamond shingles, however architectural shingles are permissible.

## FINISH FLOOR ELEVATION

The porch or first floor should be at least 18 inches above finish grade at the front.

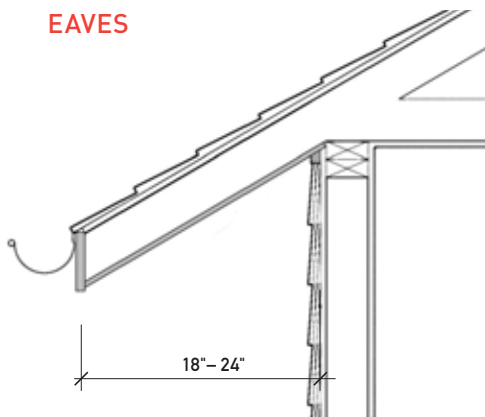


Sloped box eave with articulated gable vent

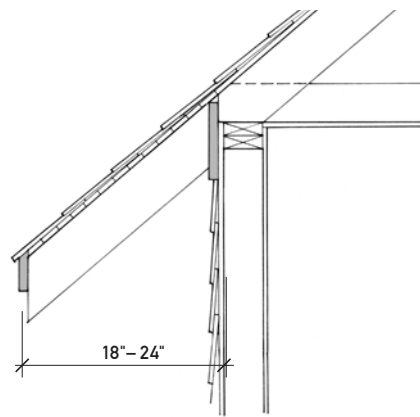


Exposed eave with shaped rafter tails

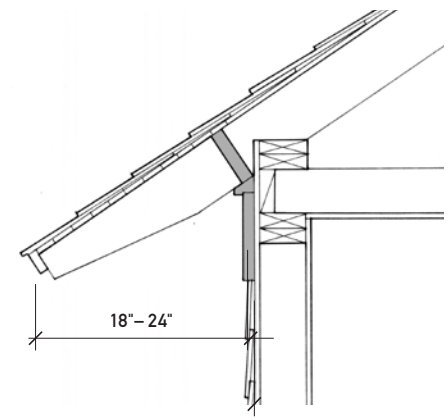
## EAVES



Closed Sloping Eave

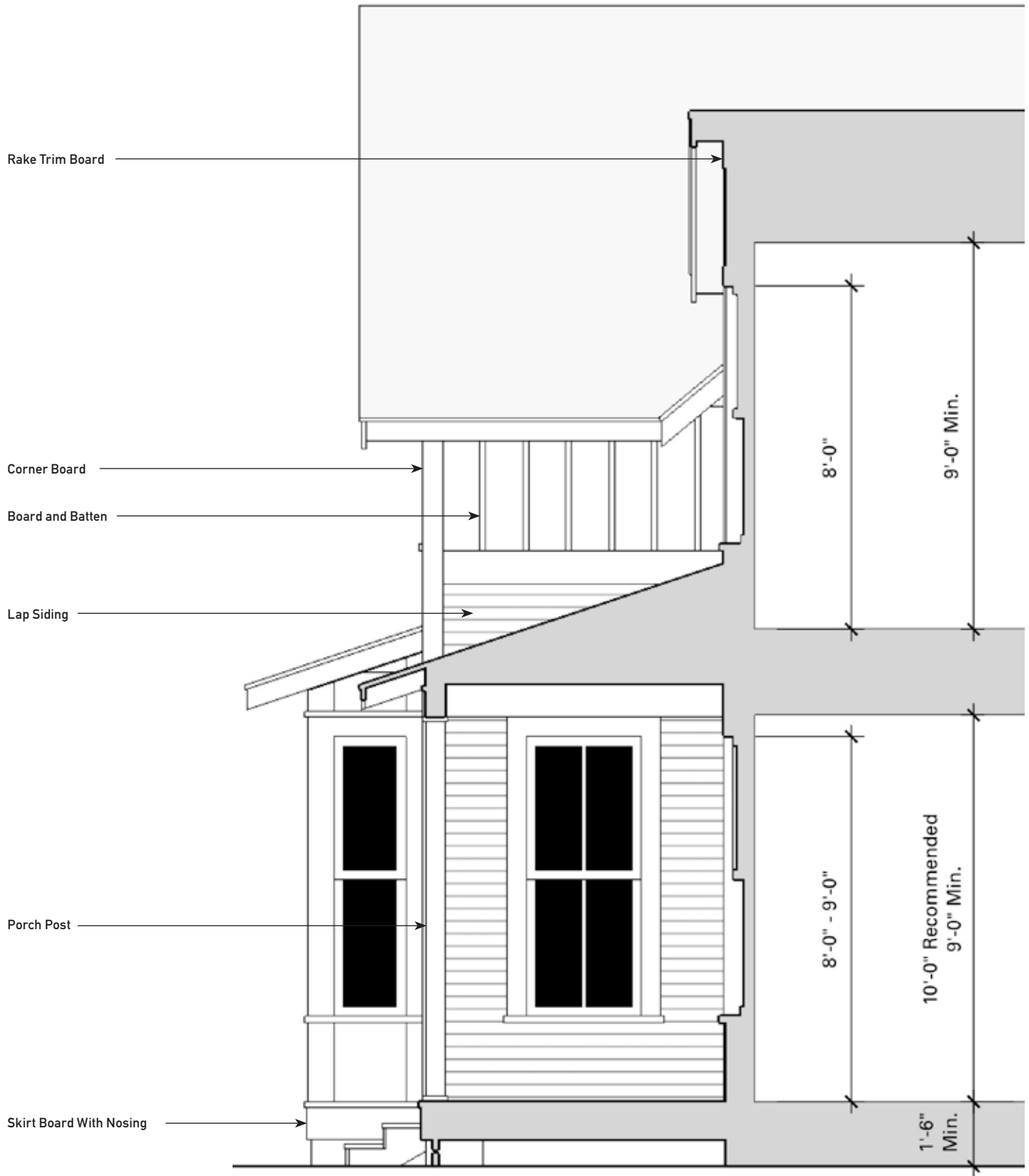


Exposed Rafter Eave



Exposed and Shaped Rafter Eave

ILLUSTRATIVE PARTIAL ELEVATION AND WALL SECTION





# Doors and Windows

## STANDARD DOORS

Doors are centered in their bays. Align door or transom heads with window heads. Door styles include:

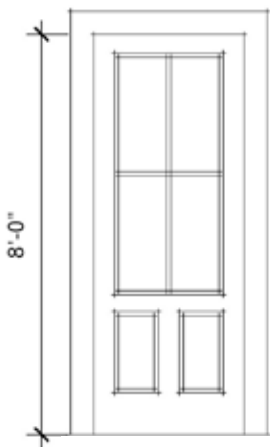
- » 2/3 light stile and rail door with transom and/or sidelights
- » 4 panel stile and rail door with two upper panel lights, transom, and/or sidelights
- » Pair of 2/3 light stile and rail doors with transom, sidelights, and classical trim surround
- » Pair of 2/3 light stile and rail doors with transom and shutters.

Standard doors are either 8 feet tall or 6 foot 8 inches with a transom. Paired doors are typically 5 feet wide and 8 feet tall. Wood screen doors are also common and have a 1-over-2 light pattern.

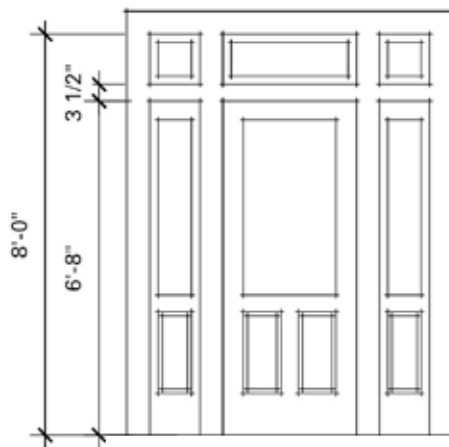
## STANDARD WINDOWS

Windows are typically vertical in proportion, single or double-hung, and have muntin patterns of 2-over-2 or 1-over-1.

## STANDARD DOORS



Single Door



Single Door with Transom and Sidelights

## SPECIAL WINDOWS

Special windows include octagonal bays and single or paired windows in gable ends. Pane configurations should match standard windows.

## DORMERS

Tall single dormers are typical with a front facing gable. Dormers are typically centered over main body windows below. The front dormer elevation should have a full casing profile around the sides and top of the window. Casing should return an equal width on the side dormer elevation.

## TRIM

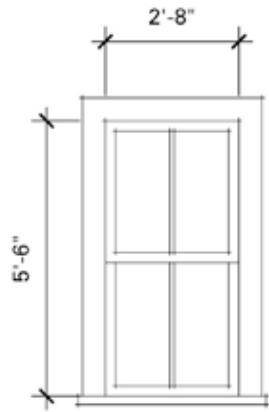
Windows and doors typically have 5/4 x 6 flat trim, which may have decorative chamfered cuts and a cap moulding. Intermediate jambs of grouped windows have 5/4 x 4 minimum flat or chamfered trim.

## SHUTTERS

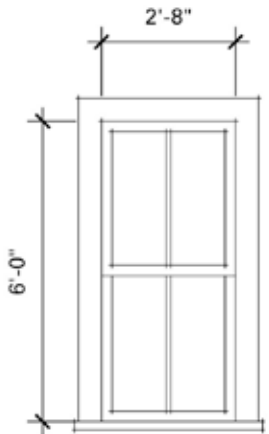
Louvered shutters are typical on single windows. Shutters must be sized to cover the sash opening.



**WINDOWS**

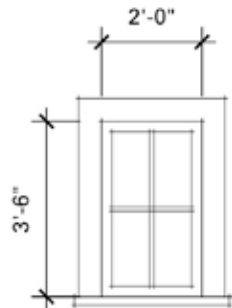


Second Floor

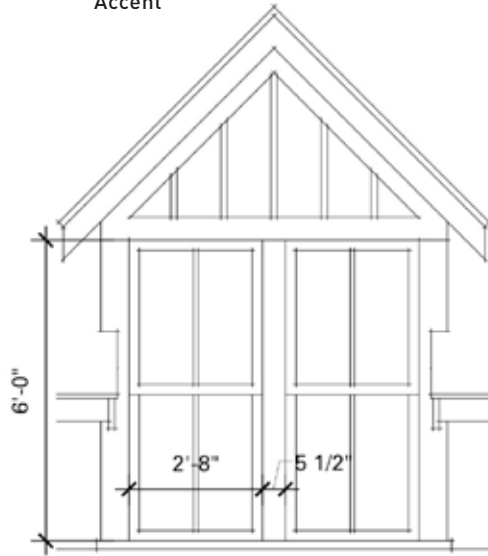


First Floor

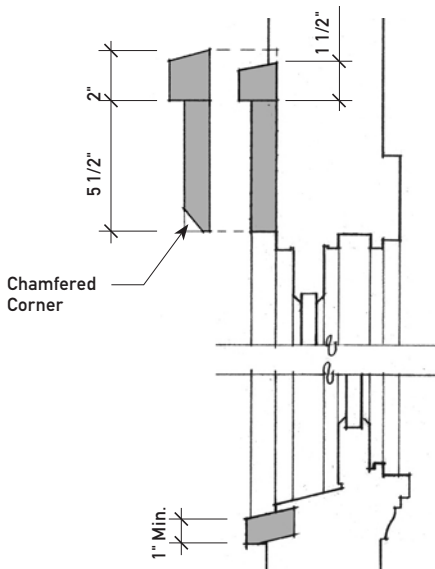
**SPECIAL WINDOWS**



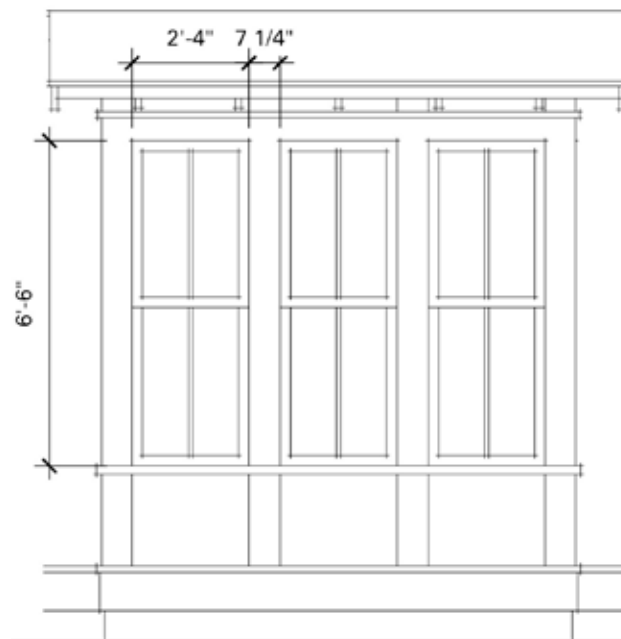
Accent



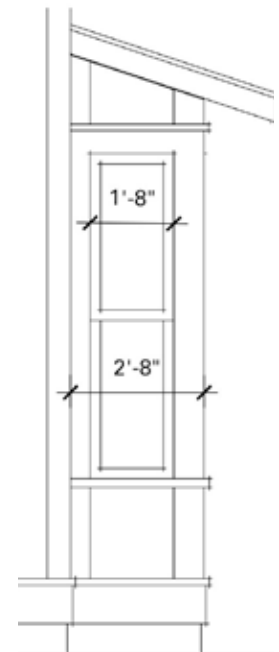
Dormer



Typical Window Section



Bay Window



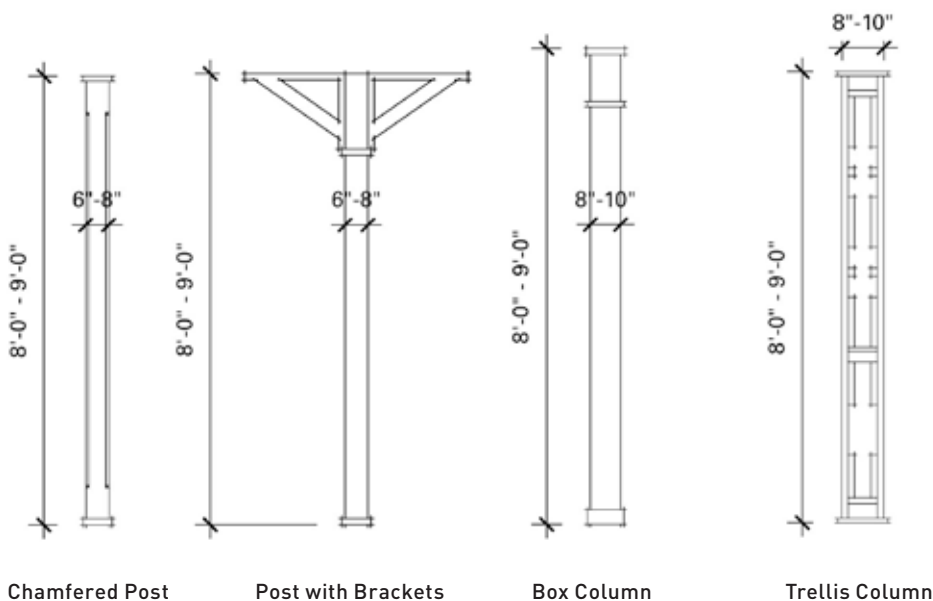
# Porches

- » Porches are frequently broad, full-front or wrap around additive masses, with shallow slope roofs tucked below the main body roof eave. Minimum porch depth is 8 feet.
- » Columns can be 6-8 inch square posts with chamfered cuts, simple caps, and/or brackets; 8-10 inch box columns; or rectangular trellis columns.
- » Decorative spandrel trim is common.
- » Column bays are vertically proportioned.
- » Railings should have a robust milled top rail, and scroll sawn balusters cut into a decorative pattern.
- » Steps are wood, composite, brick, cast stone, or stone.



Square chamfered posts and railing with sawn balusters

## ILLUSTRATIVE COLUMN TYPES

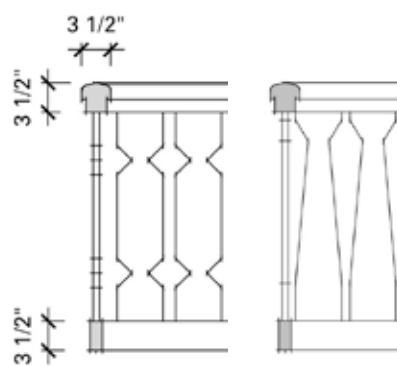


An example of turned columns and balusters with spandrel trim

## RAILING DETAILS

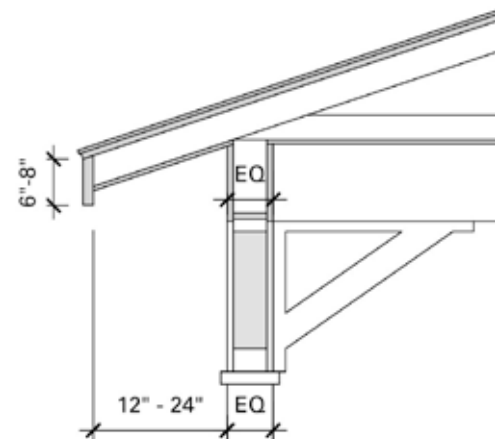


Builders may distinguish themselves with two to three styles of distinctive custom-cut board pickets



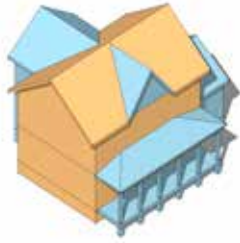
Railing Sections with Cut Board Balusters

## EAVE DETAIL

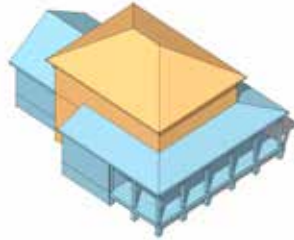




**PORCH PLACEMENT DIAGRAMS**



Two-story side gable with full front porch



Two-story narrow hip with wrap around porch



One and one-half-story L-shape with porch tucked into the inside corner



Hipped Porch Side Elevation



Hipped Porch Front Elevation

# Materials and Applications

## CLADDING

Wood or fiber-cement smooth finish lap siding (4 to 7 inch exposure) with a beaded profile recommended, board-and-batten, or patterned shingles.

## TRIM

5/4 thick wood, cellular PVC, or composite.

## ROOFING

Main body roof: Standing seam, 5V crimp metal, or metal diamond shingles recommended. Architectural shingles accepted.

Stand-alone porches and bays with shed or hipped roof: Standing seam, 5V crimp metal or metal diamond shingles preferred.

## SOFFITS, FASCIA, AND GUTTERS

Wood, fiber-cement, or composite soffit and fascia. Gutters are optional. Pre-finished metal half-round gutters recommended; ogee gutters permitted.

## FOUNDATIONS, PIERS, AND CHIMNEYS

Brick or stucco with smooth or tabby finish. Gaps between piers are infilled with patterned brick or lattice.

## WINDOWS

Wood, vinyl, or clad with traditional window profile that sites proud of the window frame and an expressed sill. Double-hung windows preferred street facing facades. Single-hung windows permitted — preferably on side and rear facades.

## DOORS

Wood or fiberglass with traditional stile-and-rail profile.

## SHUTTERS

Wood, fiberglass, or composite with louver or board-and-batten profile. Size shutters to match sash opening and mount with appropriate hardware, preferably operable.

## RAILINGS

Wood, composite, or cellular PVC with turned balusters or 5/4x boards in decorative sawn patterns.

## BRACKETS, SPANDRELS, GABLE TRIM

Wood, cellular PVC, or composite.

## PORCH CEILINGS:

Stucco, wood, cellular PVC beadboard, or plywood with beadboard profile preferred.

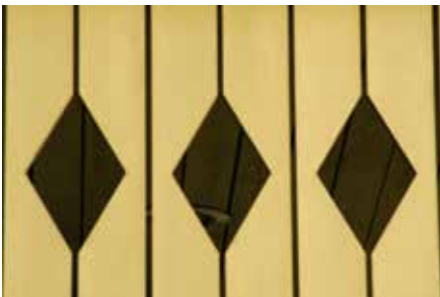
## FENCES AND GARDEN WALLS

Picket fences in wood or composite. Walls of brick or of brick piers with fenced infill.

## COLOR

Refer to the Wildlight Color Palette







# WILDLIGHT TOWNHOUSES

Attached houses in Wildlight will take the form of what might be larger single family houses as opposed to more urban row houses or townhouses. This tradition of creating smaller individual houses that are combined to create larger house forms is found throughout towns in the Lowcountry region.

In Wildlight, these house types will consist of two or three unit assemblies, designed to appear as a single building design. Individual porches or porticos are preferred with either Gable L massing forms or simple side gable massing types fronting the street. Gable L massing forms should be used on corner conditions with an entry facing the side street and other entries facing the primary street frontage. All Wildlight Architectural vocabularies including Early Settlement, Bungalow, and Cottage can be adapted for the attached house type.

## ESSENTIAL ELEMENTS

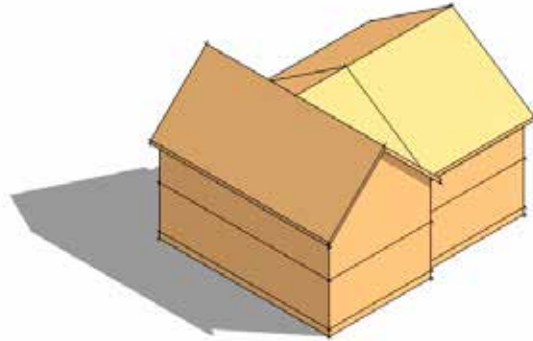
- » Each unit shall have a 'gift to the street' of a balcony, bay window, entry porch, or canopy
- » Building massing should feature Gable L and simple side gable massing
- » Corner units have side street elevations with composed window patterns and entries for units facing the side street
- » Individual porches are preferred in Gable L configurations



# Massing and Composition

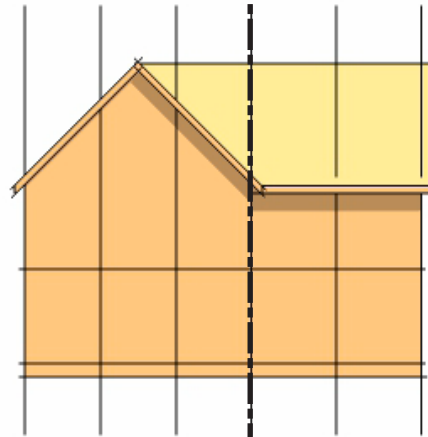
## BASIC MASSING STRATEGY

The main body mass of a Wildlight Townhouse should be a simple, legible shape that appears to be the form of a single, larger house.



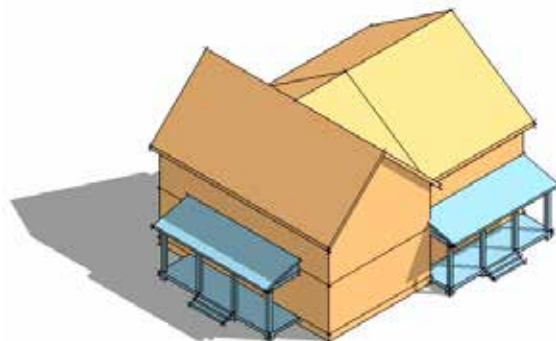
## DIVISION INTO ARCHITECTURAL BAYS

The main body mass is divided into a series of bays defined by doors, windows, and other repetitive architectural elements.



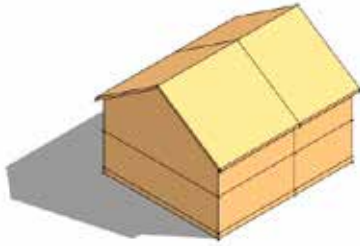
## LOCATION OF PORCHES AND ENTRANCES

Porches and small projecting bays further articulate the main body and help to define individual entrances for the separate units within the larger building.

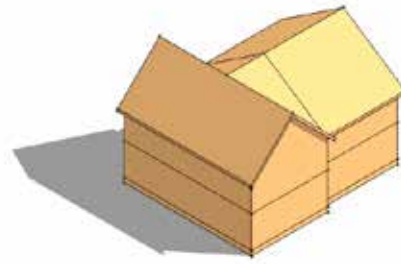


## Duplex Buildings

### BASIC MASSING STRATEGY

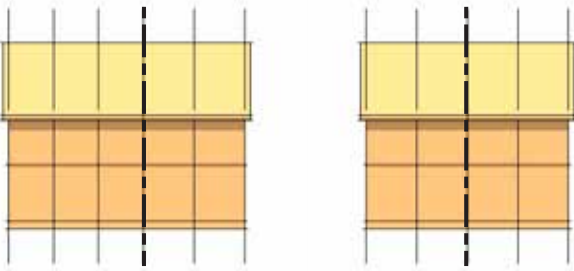


A single broad, side gable roof form spans both units.

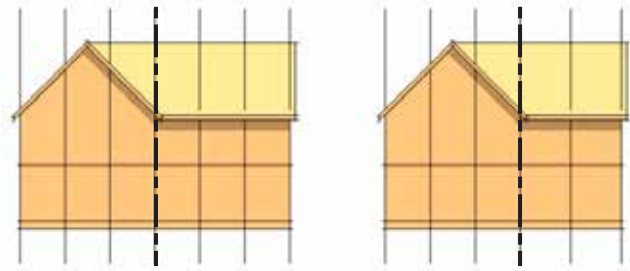


A side gable unit pairs with a more steeply pitched front gable unit. The street face of the front gable unit should project beyond that of the side gable.

### DIVISION INTO ARCHITECTURAL BAYS

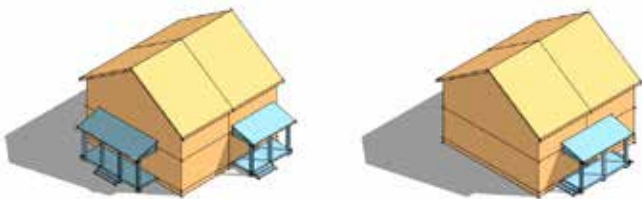


Either four or five bays in overall width is appropriate for side gable buildings.



Buildings with front and side gables should be five or six bays in width.

### LOCATION OF PORCHES AND ENTRANCES



Corner duplex buildings should use separate porches to animate both street facing elevations. At inline lot conditions, compose the front facade with a simple symmetrical porch configuration.

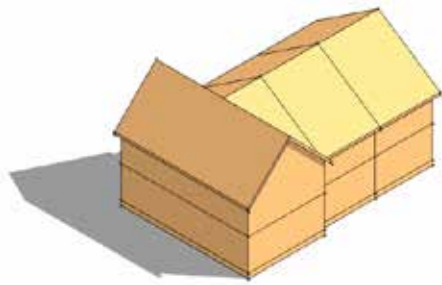


Corner duplex buildings should use separate porches to animate both street facing elevations. Another approach is to compose the building more strongly as a single house using one larger porch form that provides for both units.

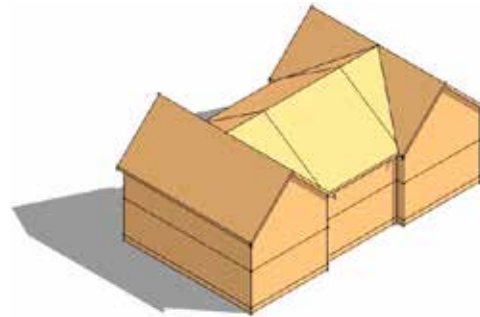


## Triplex Buildings

### BASIC MASSING STRATEGY

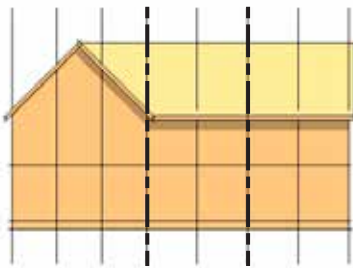


Two side gable units paired with a more steeply pitched front gable unit. The street face of the front gable unit should project beyond that of the side gable.

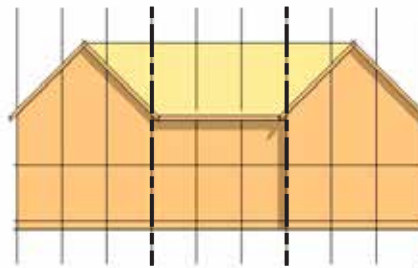


A side gable unit is flanked by two more steeply pitched front gable units. The street face of the front gable units should project beyond that of the side gable.

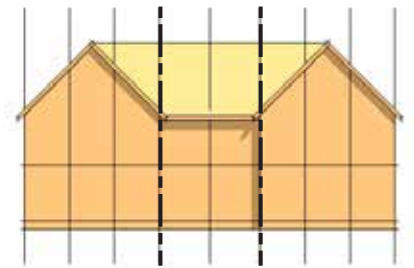
### DIVISION INTO ARCHITECTURAL BAYS



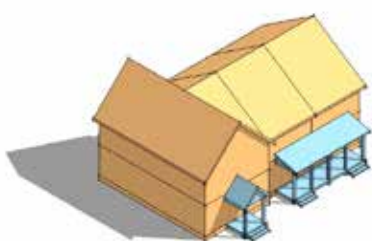
The front gable unit should be three bays wide while side gable units should be two.



Front facing gables should be three bays wide while the center unit can be either two or three bays.



### LOCATION OF PORCHES AND ENTRANCES



Combinations of single-bay porticos and multi-bay porches that serve multiple units are appropriate for this massing type.



Corner triplex buildings should use separate porches to animate both street facing elevations. Combinations of single-bay porticos and multi-bay porches that serve multiple units are appropriate for this massing type.





# LANDSCAPE PATTERNS



# OVERVIEW

On the southeastern coast of the US is a coastal low-land, an area of expansive saltmarshes and woodlands woven together into an amazing tapestry known as the Lowcountry. Originating in South Carolina, this region extends southward along the coast to the northeastern coast of Florida. While originally known for its rich plantation-based rice and cotton farming, this region has more recently become known for its natural beauty, historic cities, and cultural heritage. It is also known for its rich environmental diversity from its coastal rivers to its expansive coastal marshlands and tidal swamps, the essence of the Lowcountry landscape. The landscapes of Wildlight will draw from that intrinsic beauty, preserving its character in the conservation areas that weave through the community and capturing its form, color, and textures in the design of its streets, parks, and home landscapes.



### CRESCENT MARSH

The Crescent Marsh neighborhood address will organize around a broad sweeping stormwater marsh of native grasses and Sabal Palms. This marsh will connect from the Village Center Lake Park to the Eastside Lagoon. A multi-purpose trail will connect the homes on its south shore and continue to the village center to the south and future neighborhoods to the north. The native grasses and perennials of the marsh should extend to the landscapes of the townhouses and cottages, blurring the lines between park and homes.



### COTTAGE GREENS

The more intimate spaces of the Cottage Greens will each have their own spatial and landscape character. The Cottage Greens will have a flexible lawn space, shade and seating, and unique borders that hold back the native and ornamental shrubs and perennials of the quaint cottage lot landscapes. Each Green will have a unique plant and tree palette along its perimeter.



### EASTSIDE LAGOON

The manor homes of this neighborhood encircle the Eastside Lagoon with its undulating shoreline of aquatic and upland littoral plantings. The landscape of these homes take on a more open and relaxed character with ample room for native shrub drifts and flowering and canopy trees to frame the facades of the homes, including selections of pine and oak species found in the surrounding conservation area enveloping the lagoon.





# Landscape Design

## PRINCIPLE LANDSCAPE REALMS

### Public Realm

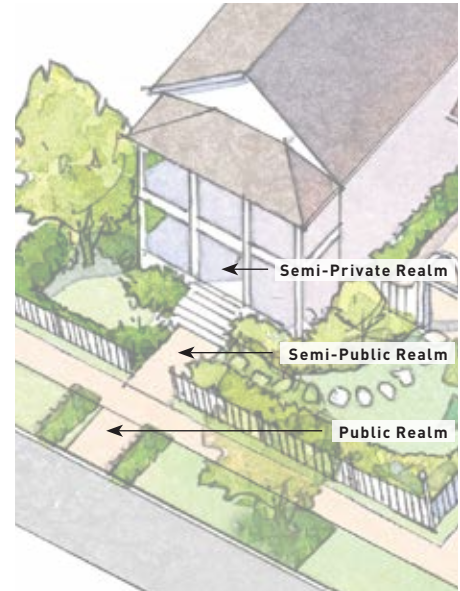
This zone includes the area from the curb to the outside edge of the sidewalk. Fronting residential lots, this layer extends the length of each block and provides continuity within the streetscape in the form of a continuous lawn panel with irregularly-spaced street trees and/or palms and sometimes includes native shrubs and groundcover that tie to the larger landscape gestures within the common areas.

### Semi-Public Realm

This area is the transition zone between public and private space. This zone begins at the outside edge of the sidewalk and extends to the base of the porch and/or house. The first 2 feet behind the sidewalk in the front yard and sometimes the Side Street Yard will be dedicated to a border treatment that will be unique to the lot or a series of lots within the plan. The border requirements are defined in the Border Plan. The plant beds and border and fences establish privacy boundaries, define the entry, and accentuate architectural features.

### Semi-Private Realm

The private zone is defined by the front edge of the porch and the primary facade of the building. Slightly raised above the sidewalk elevation and comfortably set back, this semi-private space allows for landscape pots, hanging baskets, and window boxes.



Overhead elements provide shade and a buffer from the street



Eye-level elements create character and define entries



Ground-level plant material layering to the sidewalk

## LANDSCAPE ELEMENTS

### Overhead Elements

Large canopy trees provide spatial definition, shade, and a buffer between the street and the semi-private realm. Their canopies provide a sense of enclosure and comfort in the form of shade at the sidewalk and create the framework for smaller "garden rooms" of ornamental trees and shrubs within the semi-public realm or transition zone.

### Eye-Level Elements

This layer creates comfort and visual interest through the use of human-scaled elements such as hedges, columns and fences, and perennial borders. These elements provide separation between the public and semi-private realms, define entries, and help to visually and physically connect the home to the surrounding landscape or streetscape.

### Ground-Level Elements

Ground-level elements include groundcover, low hedges, potted plants, and paving. They should be an extension of the architecture of the house in that they frame private entrances, respecting the edges of the home, porch, sidewalk, and property lines.



## Landscape Design Philosophy

The use of these elements in the design of the landscape is similar to the design process for the home. The landscape design should be specific to the lot in consideration of size, context, orientation, relationship to the street and views, flow of interior to exterior spaces, both public and private, and appropriateness to the architectural style. Plant specific considerations should include the site's soil type and moisture content, solar orientation and microclimates as well as existing and historic vegetation.

The landscape character should, in general, be ordered, full and well composed rather than random, sparse and scattered. Trees, shrubs, and groundcovers should be massed in groupings to compliment the architecture, define entries, relate to the sidewalk and the street, and define outdoor spaces.

Prior to occupancy of the home, the lot should be landscaped. Where required, the area between the back of curb and the sidewalk and the area between the sidewalk and the property line should be sodded and irrigated by the owner of the adjacent property. All lawns must be sodded, not sprigged or seeded.

All facades facing a public thoroughfare or public space must have a continuous foundation planting except where precluded by building access or parking areas. A minimum of 50% of this face must have a 4-foot deep shrub and/or groundcover bed.



# Sustainable Landscapes

## PRINCIPLES OF A SUSTAINABLE LANDSCAPE

A sustainable landscape is more than the conscious arrangement of outdoor space and plant material for human enjoyment and satisfaction. It is a landscape that requires minimal water, fertilizer, pesticide inputs, and labor to maintain, and it is constructed of renewable, durable, and environmentally-sensitive building materials. A sustainable landscape should be:

### Predominately Native

The plant palette for Wildlight is composed largely of plants that are native to the Southeastern US with the addition of some xeric ornamental plants that are traditionally used in Lowcountry residential landscapes. The landscape design for the Wildlight home should utilize predominately native shrubs, grasses, groundcovers, and wildflowers with the minimal addition of non-native plant material. All plant material used in the landscape design within view of the street or alley must be from the Wildlight plant palette.

### Functional

Functionality should address the processes or activities occurring within spaces and the relationship of those spaces within the surrounding landscape and built architectural environment of the lot.

### Maintainable

A sustainable landscape minimizes the need for inputs such as fertilizers, herbicides, and pesticides, as well as the requirement for excessive use of equipment to maintain and water to sustain, thus lowering maintenance labor costs and making maintenance operations easier.

### Environmentally Sound

Successfully choosing the right plant for a specific location and purpose can dictate the amount of environmental, disease, and insect stress that a plant can tolerate. Choosing the “right plant for the right place” based on the landscape zone, space limitations, as well as the specific microclimates within the lot can significantly increase the long-term success of the landscape design.

### Cost Effective

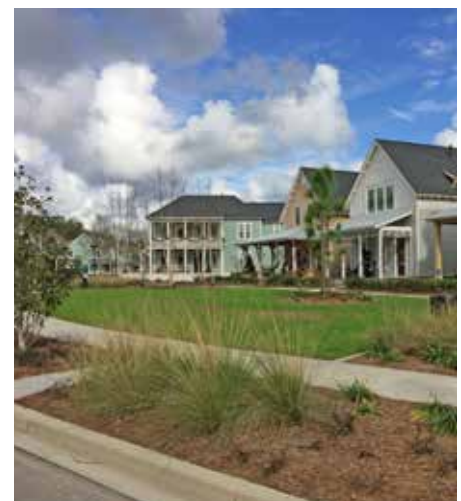
In many cases, the installation cost of a sustainable landscape may be less, and the ongoing maintenance costs lower, resulting in considerable savings throughout the life of the landscape.



Xeric native landscapes



Easily maintainable



Minimal, functional turf areas

# The Establishment Of A Sustainable Landscape

## DESIGN/AESTHETIC CONSIDERATIONS

Consider form, texture, and size at maturity. Emphasis should be placed on creating year-round interest with native trees, shrubs, groundcovers, and perennials while relying less on maintenance intensive annual beds. Plants that fit the scale of the space and that will not require regular and intensive pruning should be selected.

## MICROCLIMATE AND PLANT APPROPRIATENESS

Microclimates are areas on the lot that have unique climatic conditions. A landscape design that meets a plant's water, soil, and light requirements will allow plants to perform at their best naturally and reduce the need for excess water, fertilizers, herbicide, pesticides and soil amendments.

## BUILDING MATERIALS IN THE LANDSCAPE

Utilize construction techniques and materials that are specific to local architectural styles, following patterns that have evolved in reference to the history, culture, and climate of the Florida Lowcountry. The use of renewable and indigenous construction materials should also be encouraged.

## RECYCLING OF LANDSCAPE REFUSE

Composting of landscape refuse and grass clippings should be encouraged to preserve water and energy. Leaves and grass clippings can be utilized as organic mulches, thus reducing the need for irrigation and the demand for mulches from non-renewable sources.



Focus on regional materials



Resource efficient design

## Soils

- » Soils must be tested by a qualified professional testing agency in order to determine soil chemistry, organic content and the need for any soil amendments prior to planting.

## Mulching

- » All shrub, groundcover, and seasonal color beds will require pine straw mulching and must be maintained at a 3-inch minimum depth.
- » All tree plantings will require a minimum 2-foot diameter pine straw mulch saucer surrounding the trunk at its base at the time of installation and be maintained at a 3-inch minimum depth.
- » Use of cypress mulch will not be allowed. Rubber, colored or synthetic recycled mulches will only be allowed within the residential private zone.

## Irrigation

- » The irrigation should be efficiently designed including individual zones according to plant needs, separation of sod from shrub, and groundcover zones.
- » Drip irrigation should be utilized whenever possible to deliver water directly to the soil, minimizing overspray and runoff.
- » The use of time clocks and rain gauge shut-off sensors will be required.



# Outdoor Living Environments

The main house and ancillary structures should be arranged on the lot to create outdoor garden rooms that allow for indoor living spaces to open onto private garden spaces. Planting strategies, ventilation, and sun orientation will be key factors in developing a comfortable and sustainable private landscape for each lot.

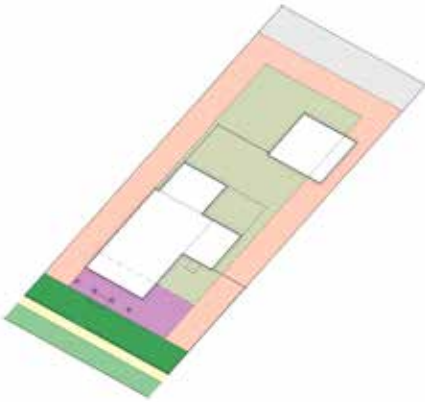
The gardens are not meant to be complicated or high maintenance. Simple choices can be made when laying out the structure of lots to create a garden-like arrangement of plants and structures. Architecture, site design, site structures, and site furniture can all contribute to the expression of the garden in all forms — natural, formal, agricultural, practical, pleasure, artistic.

The principles and strategies discussed in this Pattern Book will initially be implemented in part by the designers and builders, which will set the stage for individual homeowners to continue the process over time.

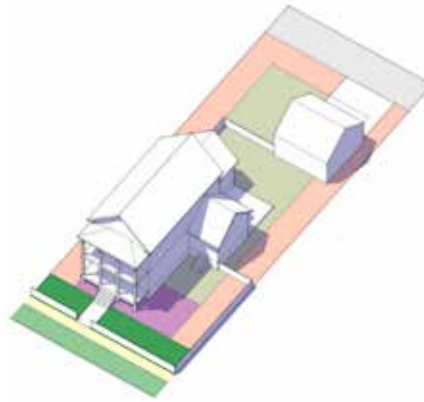
## Landscape Strategies

- » Siting of the main house and ancillary structures on the lot to create side and rear yard spaces for outdoor garden “rooms.”
- » The design of the home and the design of the landscape should be cohesive creating visual and spatial connections from the interior to the exterior.
- » Encouraging individual lot owners to extend the sense of landscape character from the public realm into the private lot.
- » Treat the tree lawns adjacent to the streets as an extension of the lot landscape.





Lot plan with garden and orientation strategy mapped out



Lot plan with building massing to demonstrate relationship between built area and garden spaces



Typical organization of the lot create "outdoor rooms," using fencing, ancillary buildings, and plant materials.



# Lot Landscape Elements

In addition to a sustainable, native Lowcountry plant palette, the Wildlight home landscape may include elements such as fences and gates, terrace and courtyards, multi-purpose driveways and parking areas, site lighting, and ancillary site structures, such as trellises and utility screens. These elements should be appropriate for the scale and style of the home and expressive of the Florida Lowcountry region. They can be added over time to enhance character, define and accentuate indoor/outdoor spaces, and create a cohesive design that ties the home, hardscape, and landscape gestures together.

- 1 Lot Landscape Edge Treatments
- 2 Fences and Hedges
- 3 Walks, Terraces, and Courtyards
- 4 Driveways and Parking Areas
- 5 Ancillary Structures
- 6 Site Lighting



Lot landscape edge treatments



Walks, terraces, and courtyards



Ancillary structures



Fences and hedges



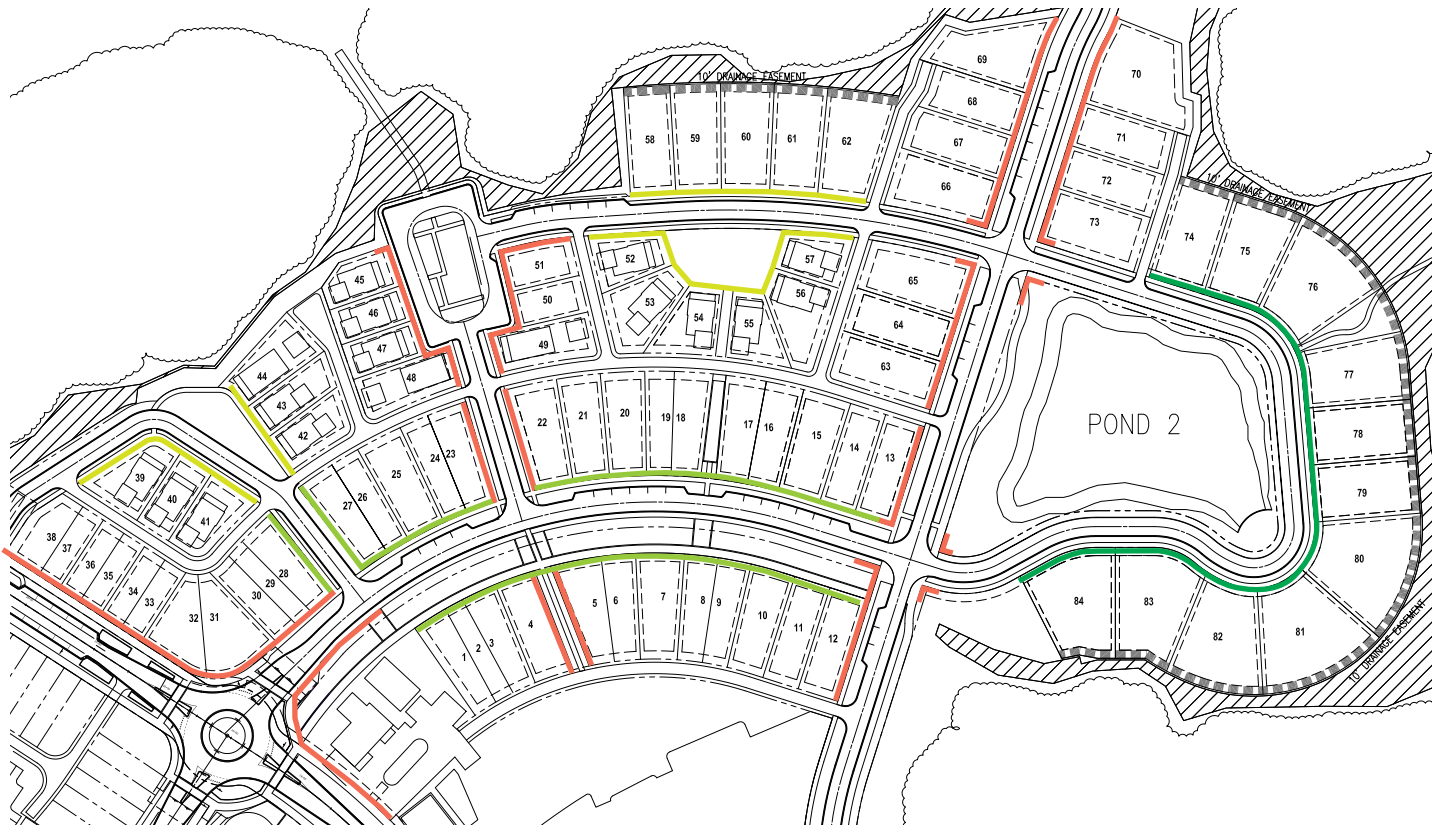
Driveways and parking areas



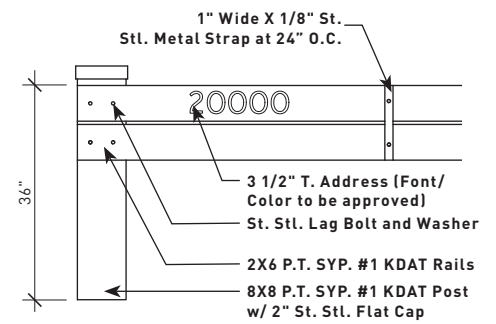
Site lighting



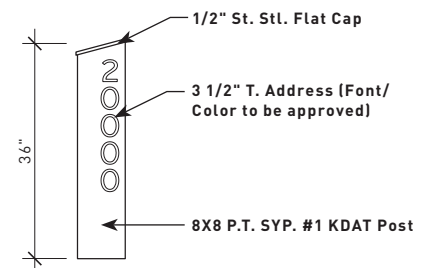
# Lot Landscape Edge Treatments



## WILDLIGHT BORDER



## HEDGES



**Mews Hedges**  
*Ilex vomitoria* 'Stokes Dwarf'  
 Stokes Dwarf Yaupon Holly

**Marsh Hedges**  
*Myrcianthes fragrans* 'Compacta'  
 Dwarf Simpson Stopper

**Pond Hedges**  
*Ilex cornuta* 'Burfordii Nana'  
 Dwarf Burford Holly

## Fences and Hedges

Fences and hedges have traditionally been used to create a sense of enclosure and to define the bounds of the private lot, both on the street and in between house lots. They provide for a transition from the public realm of the street to the private realm of the front lawn or porch. Low fences or hedges should also be utilized to screen utilities and trash containers from the public realm.

Fence materials shall be wood in all areas visible from the street. Vinyl fencing material may only be used in areas adjacent to the private zone that are not visible from the street. The maximum height of any fence or hedge in the front yard is 36 inches with associated columns being a maximum of 42 inches. Fences can be softened with vines and plantings. If used in the front yard, fences shall be set back at least 8 feet from the primary facade of the house with an opening or gate and associated post or columns at access walks. The maximum opacity of fences in these locations is 60%.

Side yard and rear yard fences may be taller to create private spaces or courtyards within the private zone of the lot only and may require individual case by case review. In no case shall a privacy fence extend forward on the lot beyond the rear facade of the house or the halfway point on the side lot line.

- » Side yard and rear yard fences, including those abutting adjacent private lots, can be taller to a maximum height of 6 feet.
- » Side Street Yard privacy fences shall be setback 2 feet from the property line and include an evergreen hedge within that setback of at least half the height of the fence at maturity.
- » Side yard fences should include a minimum of 2 panels of 48-inch transitional fence from the 36-inch maximum front yard fence to the 6-foot maximum side yard fence. Transition panels must be compatible in style and detail, and the top 2 feet of these transitional fences are required to have 50% opacity.
- » For corner lots, rear yard fences returning to the garage must be setback 6 inches to 2 feet from the garage rear facade. For interior lots, the fences must be setback 6 inches to 2 feet from the garage front facade.
- » Gates at openings are permitted, as well as arbors.
- » Posts for fences and gates should have pyramidal shaped tops or simple caps.

The style, scale, materials, and color for fences should be compatible with the architectural style of the home. In all cases, fences, gates, and arbors require approval by the Wildlight Town Architect, prior to installation.

### Fencing Materials

- » All wood fences must be fabricated from No.1 grade, pressure-treated southern yellow pine
- » Pressure-treated wood must be stained or treated with colors from the Wildlight Color Palette.
- » Opaque stains and semi-opaque paints for wood and sealants must be used on lumber to protect the wood from weathering.
- » Shiny or reflective finishes are not allowed.
- » Vinyl fencing materials must be white or a color from the Wildlight Color Palette.
- » Invisible fencing is allowed everywhere for pets.



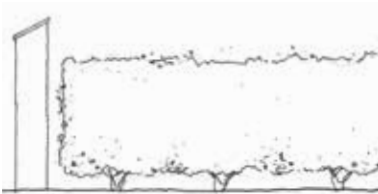
Wood picket fence



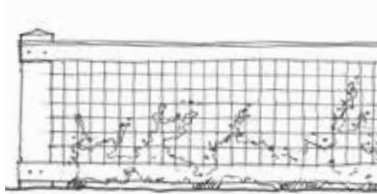
Living fence

# Fencing Possibilities

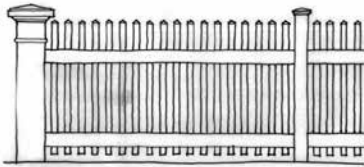
## FRONT YARD FENCE



Wood column with hedge



Low living fence

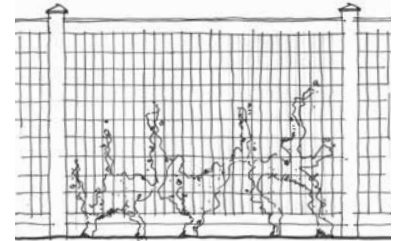


Flat wood picket fence

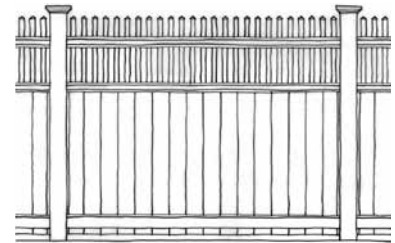


Horizontal slat fence

## SIDE AND REAR YARD FENCE



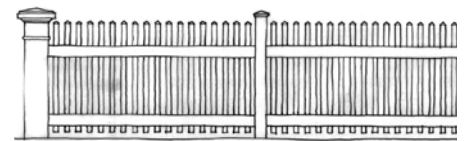
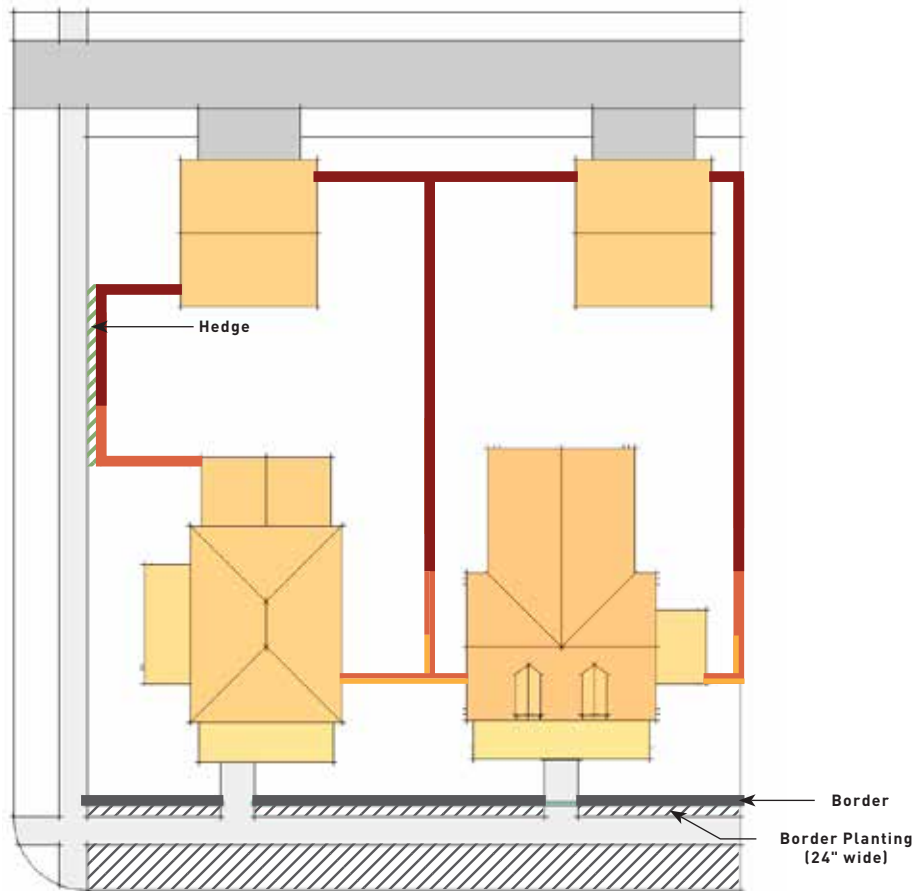
Living fence



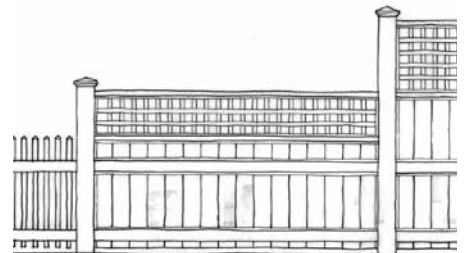
Privacy fence

## Fence Transitions

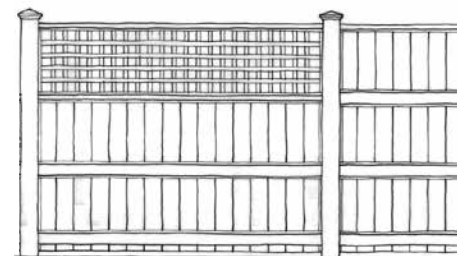
Fence design transitions from public to private zones along the lot property line.



Picket Fence/Hedge/Low Living Fence  
All Locations



Transitional Fence  
Side Yard; 2 panels min. to privacy



Privacy Fence  
Side and Rear Yard



## Walks, Terraces, and Courtyards

Walks, outdoor terraces, and courtyards are integral components to the outdoor living environments of the homes within Wildlight. These elements should be simple in design and texture and soft in color. They are the common elements that tie outdoor and indoor spaces together.

Hardscape paving materials provide an opportunity to utilize materials expressive of the region and indigenous to the Florida Lowcountry. Paving materials adjacent to the public realm of the streetscape should be compatible in material, color, and texture. Paving materials in the private realm should be complimentary to the landscape design as well as compatible with the vertical hardscape elements and the architectural style of the home.

Wherever possible, pervious paving in all hardscape areas is preferred. Acceptable paving materials include:

- » Concrete, preferably exposed aggregate concrete with tabby mix
- » Brick pavers
- » Concrete pavers/pervious pavers
- » Crushed stone or oyster shells
- » Plantation mix



Concrete pavers



Brick pavers



Stone aggregates



Stone aggregate/concrete paver walking path



Concrete with tabby mix



Crushed shell aggregates

## Driveways and Parking Areas

Driveways and parking areas are important components, especially on front-loaded lots and should be integrated into the design of the outdoor spaces where possible. Front-loaded side driveways and rear-loaded drives can be integrated into the design of the landscape of the home to serve as flexible outdoor spaces.

Pervious pavement for driveways and parking areas is preferred. Acceptable paving materials include:

- » Concrete, preferably exposed aggregate concrete with tabby mix
- » Brick pavers
- » Concrete pavers/pervious pavers

Bituminous Asphalt may be used for driveways and parking areas; however, chip seal or seeded shell finishes are required to create a softer, more integrated appearance.

The maximum driveway width in Front Yard areas should not exceed 10 feet. Driveways may flare wider to accommodate parking areas and to provide access to the garage.



Driveways and parking can create flexible outdoor space



Asphalt driveway with seeded shell



Pervious paving



Stone aggregate driveway with concrete paver



## Ancillary Structures

Ancillary Buildings which include garages, carports, garden gazebos, trash and recycling enclosures, and utility screening and other such structures should be designed to be compatible with the architecture of the house.

Setbacks and location are determined by the site plan in conformance with the Wildlight zoning regulations defined in the Wildlight Form District Master Plan. Typically, corner lots should have garages located at the minimum setback from the rear and side yard property line adjacent to the side street.

Breezeways may connect structures to the main house in the rear yards or side yards. Detached garages or carports must be designed using the same architectural vocabulary as the primary house. Columns, eaves, and material details should be consistent.

Garage Doors should be a maximum 10-foot width on garages visible from the public streets, including corner houses. Multiple doors of the same design may be used. Garage doors visible from public streets or on corner lots should use articulated panel doors painted to match the trim palette or the primary body color for the house.

Exterior service elements such as garbage containers and mechanical equipment shall be screened from view from public streets or common areas. Enclosures should match fencing elements used elsewhere on the lot or conform to one of the fence types identified in the Landscape Patterns.



Driveway with carport



Carport



Garage placement helps define space within the private zone



Trash and recycling enclosures



Mechanical equipment screening



## Site Lighting

Lighting is an essential component of the architectural character of houses within Wildlight. As such, fixtures that are to be used as exterior elements may be mounted on exterior walls, flanking entrances to the home or garage openings, or mounted as overhead fixtures in the porch or portico ceilings to create downlights. Low-level LED walkway and path lighting that illuminate pedestrian ways are also permitted, as long as they do not exceed 24 inches in height. Low voltage or low-intensity lights should be used with translucent or frosted glass enclosures.

It is important that all fixtures minimize light spill over into adjacent lots, public spaces, or streets. All direct light should have an illumination pattern that is a minimum of 20% below the horizontal plane of the fixture to preserve the dark nighttime sky.

Energy-efficient and “dark sky” compliant light sources are encouraged. No mounted spotlight fixtures, post mounted area lights, or landscape uplights are permitted as permanent elements.



Deck lighting



Contemporary bollard



Pathway Lighting



Hanging porch fixture



Porch or garage wall lights



Security Lights



Lot lighting example

# Lot Landscape Criteria

The Residential Landscape Patterns illustrate key elements and design strategies for private lots in Wildlight. Landscape design in the Front and Side Street Yards must utilize predominately native material and limited traditionally southern ornamental plants arranged in an informal pattern. All plants within these zones must be from the Wildlight Plant Palette. Garden design within the private zone can be highly individual, utilizing a plant palette appropriate for this region and plant hardiness zone. The neighborhood landscape along the streets and in the parks generally use native plants, following traditions found in the region. Each neighborhood features somewhat different landscape patterns and species. Lot landscaping strategies are encouraged to compliment this larger landscape ethic through the use of native plants including shrubs, hedges, grasses, annuals, and perennials found throughout the Lowcountry region.

This section describes Front Yard, Side Street Yard, and Rear Lane planting requirements for private lots. In all cases, landscape design, hardscape design, and plant palette require approval by the Wildlight Town Architect prior to installation.

1. The front elevation of the main building foundation shall be screened from the street with plant material.
2. The Side Yard on all corner lots must meet the same requirements of the Front Yard.
3. In the Private Zone, hardscape materials (such as pavers, concrete, etc.) must have a minimum 1-foot buffer from the adjacent property line.
4. The plant material located in the Alley Yard shall be maintained at a height no higher than 30 inches. Sod shall not be utilized in the Rear Yard.

## Front Yard Planting

Front yard planting patterns apply to the yard area between the front facade of the house and landscape Border at the front property line.

## Side Street Yard Planting

Front yard planting patterns apply to the Side Street Yard area between the facade of the house and the property line.

## Rear Lane/Rear Yard Planting

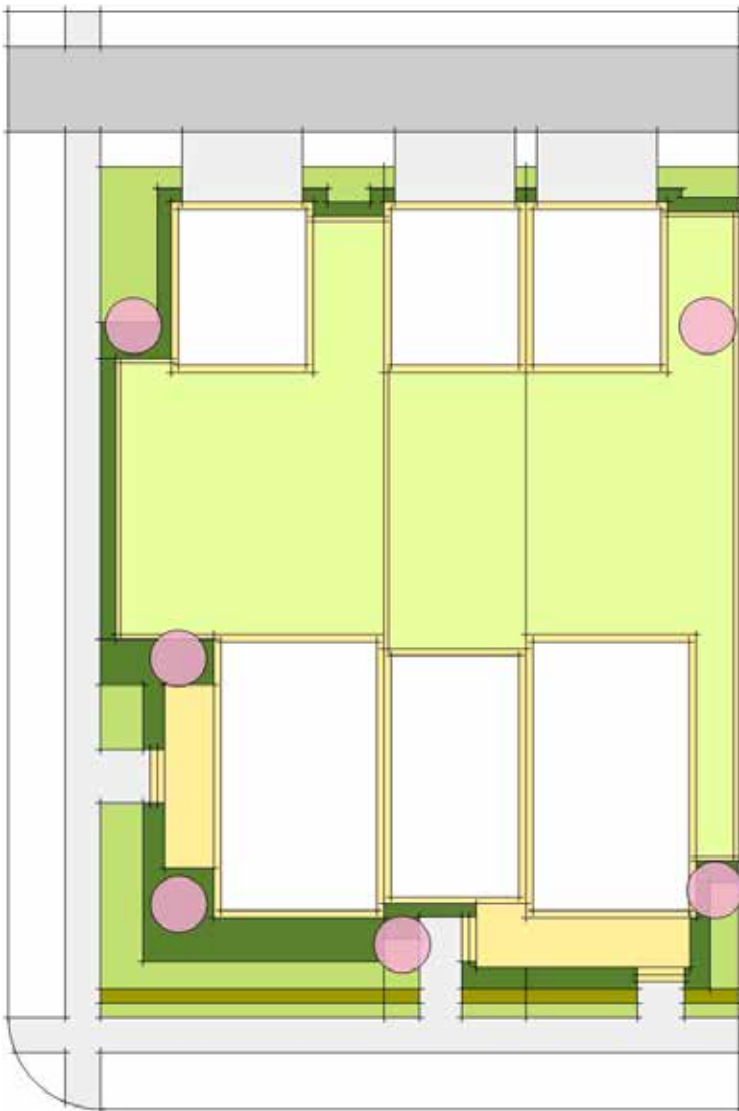
Rear lane yard planting patterns apply to the yard area between the rear lane curb and the privacy fence or garage facade placement adjacent to the rear property line.

## Private zone

The private zone area, often surrounded by fencing, is contained by the Front, Side, and Rear Yard.



**ATTACHED LOT — 25' LOT**



**INTERIOR**

**Front Yard**

Trees	Minimum of 1 accent tree
■ Shrubs	40% minimum
■ Groundcover	60% maximum
■ Turf	0% maximum
■ Border Hedge	Setback 24" from walk

**Rear Yard**

■ Shrubs	40% minimum
■ Groundcover	60% maximum
■ Turf	0% maximum

**CORNER**

**Front Yard**

Trees	Minimum of 1 accent tree
■ Shrubs	40% minimum
■ Groundcover	60% maximum
■ Turf	0% maximum
■ Border Hedge	Setback 24" from walk

**Side Yard**

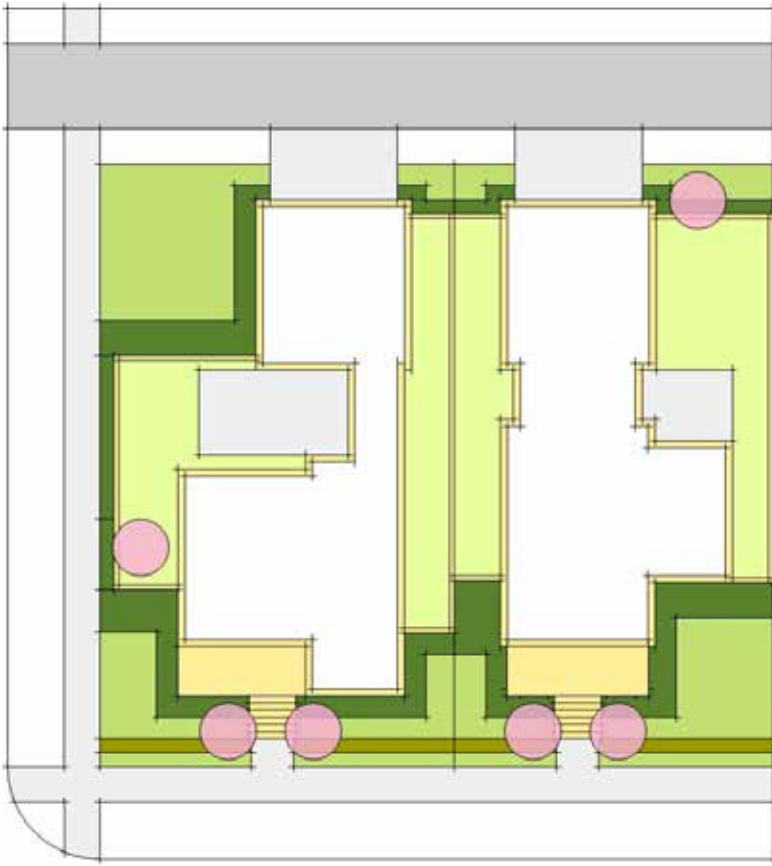
Trees	Minimum of 2 accent trees
■ Shrubs	20% minimum
■ Groundcover	0% minimum
■ Turf	80% maximum

**Rear Yard**

■ Shrubs	40% minimum
■ Groundcover	60% maximum
■ Turf	0% maximum



## GARDEN LOT — 45' LOT

**INTERIOR****Front Yard**

Trees	Minimum of 2 accent trees
■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% maximum
■ Border Hedge	Setback 24" from walk

**Side Yard**

Trees	Minimum of 1 accent tree
■ Shrubs	0% minimum
■ Groundcover	0% minimum
■ Turf	100% maximum

**Rear Yard**

■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% maximum

**CORNER****Front Yard**

Trees	Minimum of 2 accent trees
■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% maximum
■ Border Hedge	Setback 24" from walk

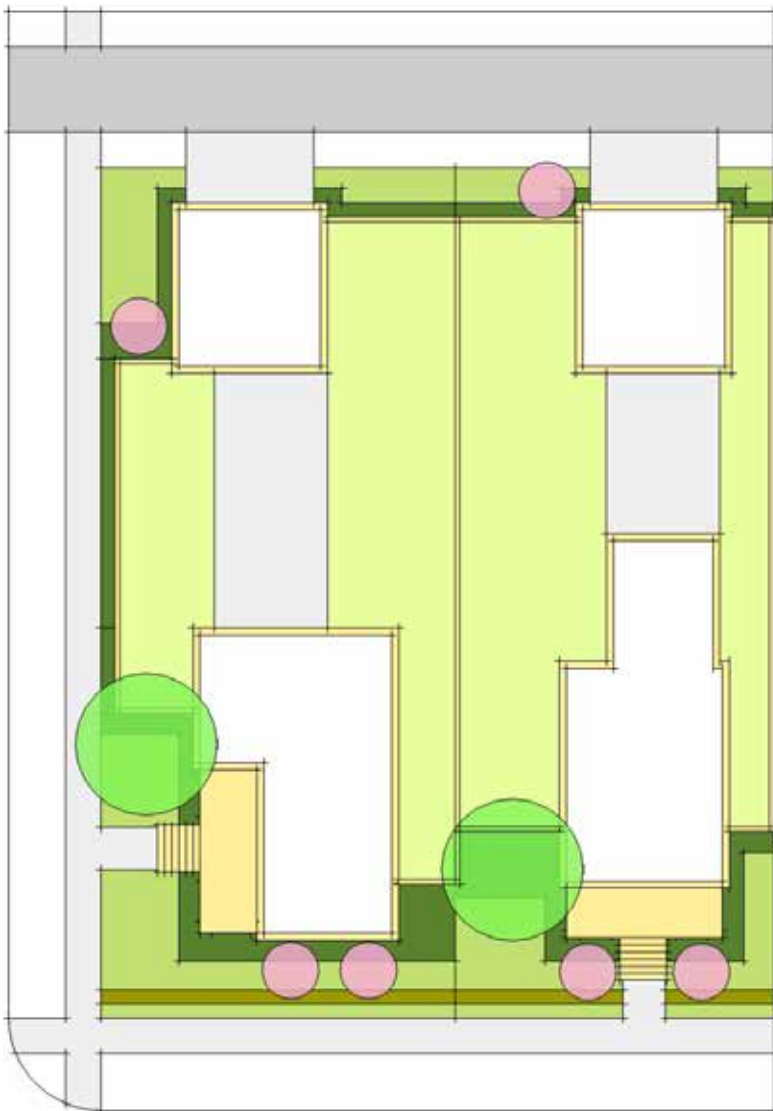
**Side Yard**

Trees	Minimum of 1 accent tree
■ Shrubs	15% minimum
■ Groundcover	0% minimum
■ Turf	85% maximum

**Rear Yard**

■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% maximum

**COTTAGE LOT — 45' LOT**



**INTERIOR**

**Front Yard**

Trees	Minimum of 1 canopy tree 2 accent trees
■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% maximum
■ Border Hedge	Setback 24" from walk

**Side Yard**

Trees	Minimum of 1 accent tree
■ Shrubs	0% minimum
■ Groundcover	0% minimum
■ Turf	100% maximum

**Rear Yard**

■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% maximum

**CORNER**

**Front Yard**

Trees	Minimum of 1 canopy tree and 2 accent trees
■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% maximum
■ Border Hedge	Setback 24" from walk

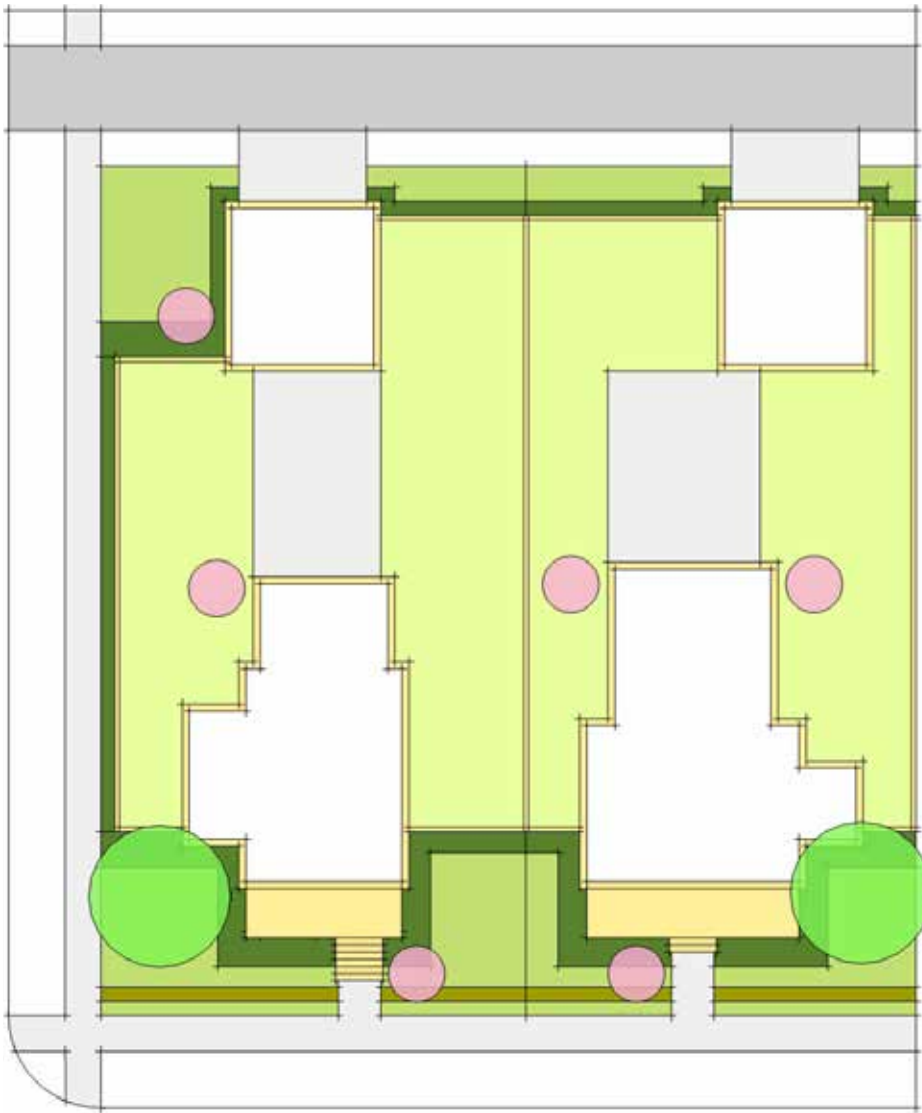
**Side Yard**

■ Shrubs	15% minimum
■ Groundcover	0% minimum
■ Turf	85% maximum

**Rear Yard**

Trees	Minimum of 1 accent tree
■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% maximum

VILLAGE LOT (ALLEY LOADED) — 55' LOT



**INTERIOR**

**Front Yard**

Trees	Minimum of 1 canopy tree and 1 accent tree
■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% maximum
■ Border Hedge	Setback 24" from walk

**Side Yard**

Trees	Minimum of 2 accent trees
■ Shrubs	0% minimum
■ Groundcover	0% minimum
■ Turf	100% maximum

**Rear Yard**

■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% maximum

**CORNER**

**Front Yard**

Trees	Minimum of 1 canopy tree and 1 accent tree
■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% maximum
■ Border Hedge	Setback 24" from walk

**Side Yard**

Trees	Minimum of 2 accent trees
■ Shrubs	10% minimum
■ Groundcover	0% minimum
■ Turf	90% maximum

**Rear Yard**

■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% maximum



VILLAGE LOT (STREET-LOADED) — 55' LOT



**INTERIOR**

**Front Yard**

Trees	Minimum of 1 canopy tree and 1 accent tree
■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% maximum
■ Border Hedge	Setback 24" from walk

**Side Yard**

Trees	Minimum of 2 accent trees
■ Shrubs	0% minimum
■ Groundcover	0% minimum
■ Turf	100% maximum

**Rear Yard**

■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% maximum

**CORNER**

**Front Yard**

Trees	Minimum of 1 canopy tree and 1 accent tree
■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% maximum
■ Border Hedge	Setback 24" from walk

**Side Yard**

Trees	Minimum of 2 accent trees
■ Shrubs	10% minimum
■ Groundcover	0% minimum
■ Turf	90% maximum

**Rear Yard**

■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% maximum

MANOR LOT — 70' LOT



**INTERIOR**

**Front Yard**

Trees	Minimum of 1 canopy tree and 2 accent trees
■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% minimum
■ Border Hedge	Setback 24" from walk

**Side Yard**

Trees	Minimum of 1 canopy tree and 2 accent trees
■ Shrubs	0% minimum
■ Groundcover	0% minimum
■ Turf	100% minimum

**Rear Yard**

■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% maximum

**CORNER**

**Front Yard**

Trees	Minimum of 1 canopy tree and 2 accent trees
■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% maximum
■ Border Hedge	Setback 24" from walk

**Side Yard**

Trees	Minimum of 1 canopy tree and 2 accent trees
■ Shrubs	20% minimum
■ Groundcover	0% minimum
■ Turf	80% maximum

**Rear Yard**

■ Shrubs	30% minimum
■ Groundcover	70% maximum
■ Turf	0% maximum

























# APPENDIX

# Suggested Plant Palette
















## COMMON NAME

## BOTANICAL NAME









## Canopy Trees — Deciduous

Ash, Pop	<i>Fraxinus caroliniana</i>	N  
Blackgum or Swamp Tupelo	<i>Nyssa biflora</i>	N
Oak, Laurel	<i>Quercus laurifolia</i>	N 
Oak, Shumard	<i>Quercus shumardii</i>	N  
Plum, Flatwoods	<i>Prunus umbellata</i>	N  
Red Maple	<i>Acer rubrum</i>	N 
Sweetgum	<i>Liquidambar styraciflua</i>	N 
Tulip Tree	<i>Liriodendron tulipifera</i>	N  
Sugarberry	<i>Celtis laevigata</i>	N  
Winged Elm	<i>Ulmus alata</i>	N   







## Canopy Trees — Evergreen

American Holly	<i>Ilex opaca</i>	N  
Loblolly-Bay	<i>Gordonia lasianthus</i>	N
Oak, Southern Live	<i>Quercus virginiana</i>	N   
Oak, Sand Live	<i>Quercus geminata</i>	N 
Oak, Water	<i>Quercus nigra</i>	N  
Pine, Longleaf	<i>Pinus palustris</i>	N  
Pine, Slash	<i>Pinus elliottii</i>	N 
Southern Magnolia	<i>Magnolia grandiflora</i>	N  
Southern Red Cedar	<i>Juniperus silicicola</i>	N  

## Accent Trees — Deciduous

Chaste Tree	<i>Vitex agnus-castus</i>	
Crape Myrtle	<i>Lagerstroemia indica</i> sp.	
Dogwood	<i>Cornus florida</i>	N 
Eastern Redbud	<i>Cercis canadensis</i>	N 
Fringetree	<i>Chionanthus virginicus</i>	N 
May Hawthorn	<i>Crataegus aestivalis</i>	N  
Oak, Turkey	<i>Quercus laevis</i>	N
Plum, Flatwoods	<i>Prunus umbellata</i>	N  

## Symbols

-  Food or nesting source for birds
-  Nectar source or host plant for butterflies
-  Nectar source for hummingbirds
-  Larval food source for butterflies or moths
-  Native plant
-  Drought tolerant



Blackgum



Red Maple



Sweetgum



American Holly



Live Oak



Slash Pine



Southern Magnolia



Dogwood



Crape Myrtle



Eastern Redbud



**Accent Trees - Evergreen**

Dahoon Holly	<i>Ilex cassine</i>	N 🐦 🍷
Cabbage Palm	<i>Sabal palmetto</i>	N 🐦 🦋 🍷
Hickory, Pignut	<i>Carya glabra</i>	N 🍷
Holly, East Palatka	<i>Ilex x attenuata 'East Palatka'</i>	N 🐦
Holly, Yaupon	<i>Ilex vomitoria</i>	N 🐦 🦋 🍷
Loblolly-Bay	<i>Gordonia lasianthus</i>	N
Needle Palm	<i>Rhapidophyllum hystrix</i>	N
Orange, Grapefruit, Lemon	Citrus spp.	🐦 🍷
Red Bay	<i>Persea borbonia</i>	N 🐦 🍷
Sweetbay Magnolia	<i>Magnolia virginiana</i>	N 🍷
Wax Myrtle	<i>Myrica cerifera</i>	N 🐦 🍷



Dahoon Holly



Cabbage Palm



Yaupon Holly



Needle Palm



Sweetbay Magnolia



Wax Myrtle

**Vines - Deciduous**

Wisteria, American	<i>Wisteria frutescens</i>	N
--------------------	----------------------------	---

**Vines - Evergreen**

Allamanda	<i>Allamanda sp.</i>	
Banks' Rose	<i>Rosa Banksiae</i>	
Confederate Jasmine	<i>Trachelospermum jasminoides</i>	🐦
Creeping Fig	<i>Ficus pumila</i>	
Honeysuckle, Coral or Trumpet	<i>Lonicera sempervirens</i>	N 🦋 🍷 🐦
Jessamine, Carolina or Yellow	<i>Gelsemium sempervirens</i>	N
Mandevilla or Pink Allamanda	<i>Mandevilla spp.</i>	
Passion Flower, Blue	<i>Passiflora caerulea</i>	
Passion Flower, Maypop	<i>Passiflora incarnata</i>	N 🍷
Trumpet Creeper	<i>Campsis radicans</i>	N 🦋 🐦



Confederate Jasmine



Creeping Fig



Mandevilla



Trumpet Creeper

**Palm/Palm-Like**

Coontie	<i>Zamia pumila</i>	N 🍷
Dwarf Palmetto	<i>Sabal minor</i>	N 🐦
Saw Palmetto	<i>Serenoa repens</i>	N 🐦 🦋



Coontie



Saw Palmetto

## COMMON NAME

## BOTANICAL NAME

## Larger Shrub/Hedge — Evergreen

Anise	<i>Illicium floridanum</i>	N	🔥
Anise, Yellow	<i>Illicium parviflorum</i>	N	
Azalea Hybrids	<i>Rhododendron</i> spp.		
Camellia	<i>Camellia japonica</i>		
Camellia, Sasanqua	<i>Camellia sasanqua</i>		
Cleyera	<i>Cleyera japonica</i>		
Firebush	<i>Hamelia patens</i>	N	🐦 🦋 🐛
Gallberry	<i>Ilex glabra</i>	N	🐦
Glossy Abelia	<i>Abelia x grandiflora</i>	🦋	
Podocarpus	<i>Podocarpus macrophyllus</i>		
Simpson's Stopper	<i>Myrcianthes fragrans</i>	N	🐦 🦋
Viburnum, Sweet	<i>Viburnum odoratissimum</i>	🐦	🐦
Wax Myrtle	<i>Myrica cerifera</i>	N	🐦 🦋
Wild Olive, Florida Privet	<i>Forestiera segregata</i>	N	🐦



Yellow Anise



Azalea Hybrids



Camellia



Glossy Abelia



Podocarpus



Sweet Viburnum

## Medium Shrub/Hedge — Evergreen

Boxthorn	<i>Severinia buxifolia</i>	N	
Burford Holly	<i>Ilex cornuta</i> 'Burfordii'		
Cape-Jasmine	<i>Gardenia jasminoides</i>		
Dwarf Burford Holly	<i>Ilex cornuta</i> 'Nana Burfordii'		
Indian Hawthorn	<i>Rhaphiolepis indica</i>		
Plumbago/Leadwort	<i>Plumbago auriculata</i>	🦋	
Southern Indica Azalea sp.	<i>Rhododendron indicum</i> sp.		
Thryallis	<i>Galphimia glauca</i>		
Viburnum, Sandankwa	<i>Viburnum suspensum</i>	🐦	
Viburnum, Walter's	<i>Viburnum obovatum</i>	N	🐦



Burford Holly



Dwarf Burford Holly



Plumbago

Sandankwa  
Viburnum

## Medium Shrub — Deciduous

American Beautyberry	<i>Callicarpa americana</i>	N	🐦 🔥
Azalea, Florida Flame	<i>Rhododendron austrinum</i>	N	
Azalea, Wild, Pinxter or Piedmont	<i>Rhododendron canescens</i>	N	
Holly, Japanese	<i>Ilex crenata</i>	🐦	
Hydrangea, Oakleaf	<i>Hydrangea quercifolia</i>	N	🔥
Eastern Sweetshrub	<i>Calycanthus floridus</i>	N	
Virginia Sweetspire	<i>Itea virginica</i>	N	
Sage, Wild or Button	<i>Lantana involucrata</i>	🦋	



Walter's Viburnum



Japanese Holly



Oakleaf Hydrangea



Sage

### Small Shrub — Evergreen

Dwarf Indian Hawthorn	Raphiolepis indica	
Holly, Stokes Dwarf	Ilex vomitoria 'Stokes Dwarf'	
Holly, Yaupon	Ilex vomitoria	N 🐦 🦋 💧
Japanese Boxwood	Buxus microphylla 'Japonica'	
Kurume Azalea	Rhododendron Kurume Hybrids	



Dwarf Indian Hawthorn



Japanese Boxwood

### Accent Shrub

Adam's Needle	Yucca filamentosa	N 🐦 💧
Bird's Nest Fern	Asplenium nidus	
Butterfly Bush	Buddleia spp.	🦋
Buttonbush	Cephalanthus occidentalis	N 🐦 🦋
Cherokee Bean	Erythrina herbacea	N
Coontie	Zamia pumila	N 🦋 🐦 💧
Crinum Lily	Crinum americanum	
Garberia	Garberia heterophylla	N 🦋
Hibiscus, Scarlet Rosemallow	Hibiscus coccineus	N
Lady Palm	Rhapis excelsa	



Adam's Needle



Butterfly Bush



Coontie



Lady Palm

### Ornamental Grass

Fakahatchee Grass	Tripsacum dactyloides	N 🐦
Florida Gamagrass	Tripsacum floridanum	N 💧
Lopsided Indiangrass	Sorghastrum secundum	N
Love Grass	Eragrostis elliottii	N
Muhly Grass	Muhlenbergia capillaris	N
Panic Grass	Panicum virgatum	N 🐦
Purple Love Grass	Eragrostis spectabilis	N
Saltmeadow Cordgrass	Spartina patens	N 🐦
Sand Cordgrass	Spartina bakeri	N
White-bracted Sedge	Dichromena spp.	N



Fakahatchee Grass



Florida Gamagrass



Muhly Grass



Purple Love Grass

### Turf

Bahia	Paspalum notatum
Centipede	Eremochloa ophiuroides
Seashore Paspalum	Paspalum vaginatum
Zoysia	Zoysia Japonica



Saltmeadow Cordgrass



Zoysia



## COMMON NAME

## BOTANICAL NAME

## Groundcover

African Iris	Dietes Iridioides	
Daylily Hybrids	Hemerocallis hybrids	
Dwarf Asian Jasmine	Trachelospermum asiaticum 'Minima'	
Fern, Cinnamon	Osmunda cinnamomea	N
Fern, Holly	Cyrtomium falcatum	
Fern, Southern Shield	Thelypteris kunthii	N
Fern, Swamp	Blechnum serrulatum	N
Fern, Autumn	Dryopteris erythrosora	N
Gopher Apple	Licania michauxii	N 🐿️ 🦋
Lantana, Trailing	Lantana montevidensis	🐿️ 🦋
Lily of the Nile	Agapanthus africanus	
Lily Turf species	Liriope sp.	
Mondo Grass	Ophiopogon japonicus	
Sensitive Plant	Mimosa strigillosa	N 🔥
Shiny Blueberry	Vaccinium myrsinites	N 🐿️ 🦋
Shore Juniper	Juniperus conferta	
Spider Lily	Hymenocallis latifolia	N



African Iris



Daylily Hybrids



Dwarf Asian Jasmine



Holly Leaf Fern



Southern Shield Fern



Trailing Lantana



Lily of the Nile



Mondo Grass

**Annuals/Perennials**

Black-eyed Susan	Rudbeckia hirta	N 🐦 🦋
Blanket Flower	Gaillardia pulchella	N 🦋
Blazing Star	Liatris sp.	N 🦋
Blue Porterweed	Stachytarpheta jamaicensis	N 🦋 💧
Butterfly Weed	Asclepias tuberosa	N 🦋 🦋 💧
Cardinal Flower	Lobelia cardinalis	N 🦋 🐦
Elliott's Aster	Aster elliptii	N 🦋 🦋
Soft Greeneyes	Berlandiera pumila	N
Joe Pye Weed	Eupatorium fistulosum	N 🦋 🦋
Purple Coneflower	Echinacea purpurea	N 🦋 🐦 💧
Queen Anne's Lace	Daucus carota	
Rain Lily	Zephyranthes atamasco	N
Sage, Blood or Scarlet	Salvia coccinea	N 🦋 🐦
Ohio Spiderwort	Tradescantia ohiensis	N
Stokes' Aster	Stokesia laevis	N 🦋 💧
Sunflower, Beach	Helianthus debilis	N
Sunflower, Swamp	Helianthus angustifolius	N 🦋
Swamp Milkweed	Asclepias incarnata	N 🦋
Tickseed Coreopsis	Coreopsis leavenworthii	N 🐦 🦋
Twinflower	Dyschoriste oblongifolia	N



Blanket Flower



Blazing Star



Butterfly Weed



Joe Pye Weed



Queen Anne's Lace



Red Sage



Beach Sunflower



Tickseed Coreopsis

