

**SECTION 6.0**  
**DAUFUSKIE ARCHETYPES**

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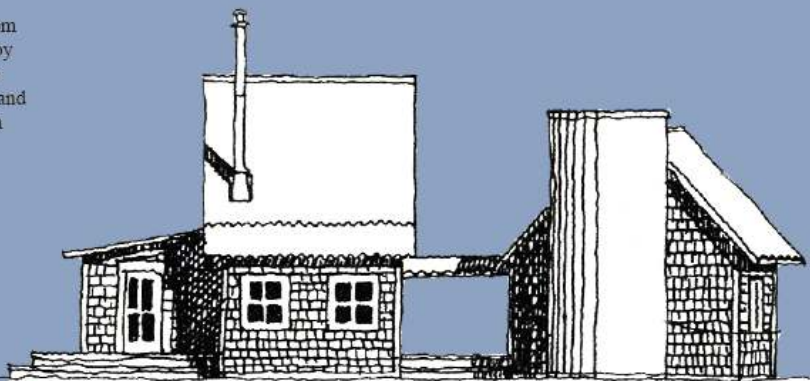
**DAUFUSKIE ARCHETYPES**

Daufuskie Island, South Carolina has a definite style of architecture that reveals itself upon experience, documentation, and analysis. To preserve what are the true Daufuskie archetypes, as well as to promote contextual structures in the future, this section should be used as a tool for anyone designing, building, or planning to build on Daufuskie. One page is dedicated to each acceptable Archetype. Each page contains a simple line diagram showing proper mass and relationships of form. Each Archetype page includes a color coded tag that indicates where on the regulating plan the type is most appropriate. The archetype page also contains photos of new and old examples of the type as well as a written description of the elements that define the type. The individual types are divided into Residential and Commercial. The goal of the information included in this section is to give a real handle on what forms are appropriate on a site, what defines the type, how the type works on its site, and to show built examples of the type to inspire new designs that are sensitive to Daufuskie context.



# Daufuskie Island Code

“The Everyday and the Ordinary” is a type referenced from *American Shelter* by Lester Walker. The sketch, some text, and the concept is from *American Shelter*.



This Archetype is appropriate in the following zones.

- D1
- D2**
- D3
- D4
- D5

The Everyday Island archetype is used to classify a large group of structures that emulate forms and construction techniques from many different sources. Agricultural forms, industrial forms, and forms based on solar or wind energy containment are meshed with the aesthetics of machines, farm buildings, lifeguard towers and treehouses. This is an exciting possibility for those not wanting the traditional local vernacular. This archetype also includes modular and prefab construction, thus the name “Everyday”. The beauty of this type is that structures can be judged on their merit as an object.

The following are a few of elements that are indicative of this type:

1. Typically not symmetrical.
2. Porch is raised with masonry piers below.
3. Masonry finished or metal chimney flues are appropriate.
4. Typically roof is metal, with or without a finish.
5. Simple mass forms that often combine to make a more interesting composition.
6. Traditional materials are used in conjunction with modern shapes or techniques.

The Everyday Island is included to assure architectural freedom and creativity. It may be playful, Eco friendly, affordable, or easy. However, it is not the intent to make a classification that is a catch all for poor or underdeveloped architecture. The Everyday Island is only allowed in the D2 development zone. In addition to where it is located, the structures must be screened from any adjacent residences and roads.

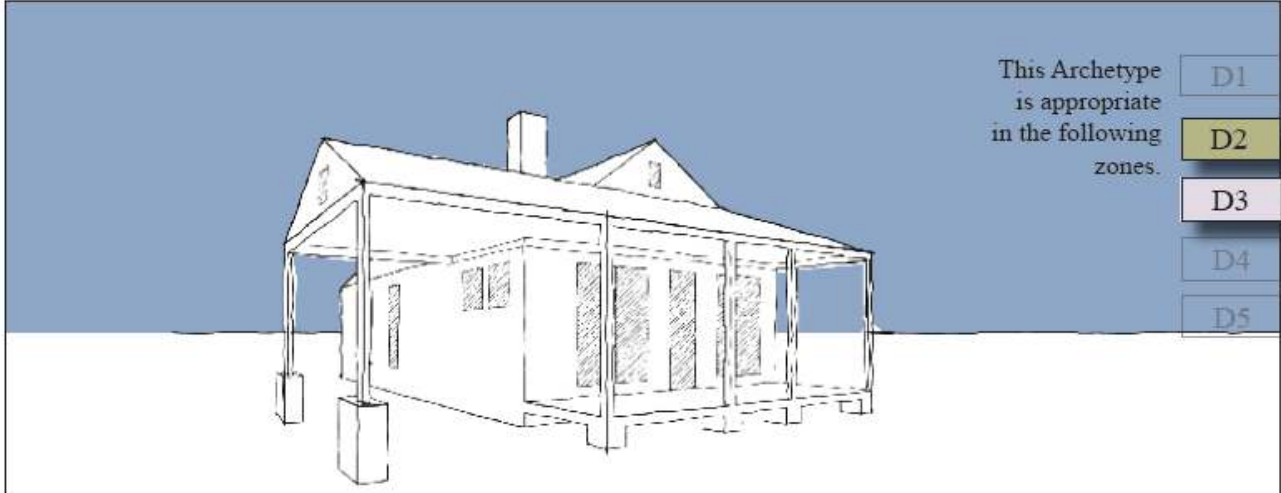
**D2** This archetype is only allowed in the D2 development zone. Mobile and modular structures are allowed with stipulations.



## EVERYDAY ISLAND



# Daufuskie Island Code



This Archetype is appropriate in the following zones.

- D1
- D2**
- D3
- D4
- D5

The Cochere Cottage is a one or 1 ½ story form, typically with a porch at the front. This front porch roof extends beyond the primary mass to form a covered area traditionally used for parking. This space can be used for parking cars or carts as well as maintained as a hardscaped, covered, maybe even screened outdoor room. The front porch and any rear additions are covered with simple shed roofs with relatively flatter pitches. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

The following are a few of elements that are indicative of this type:

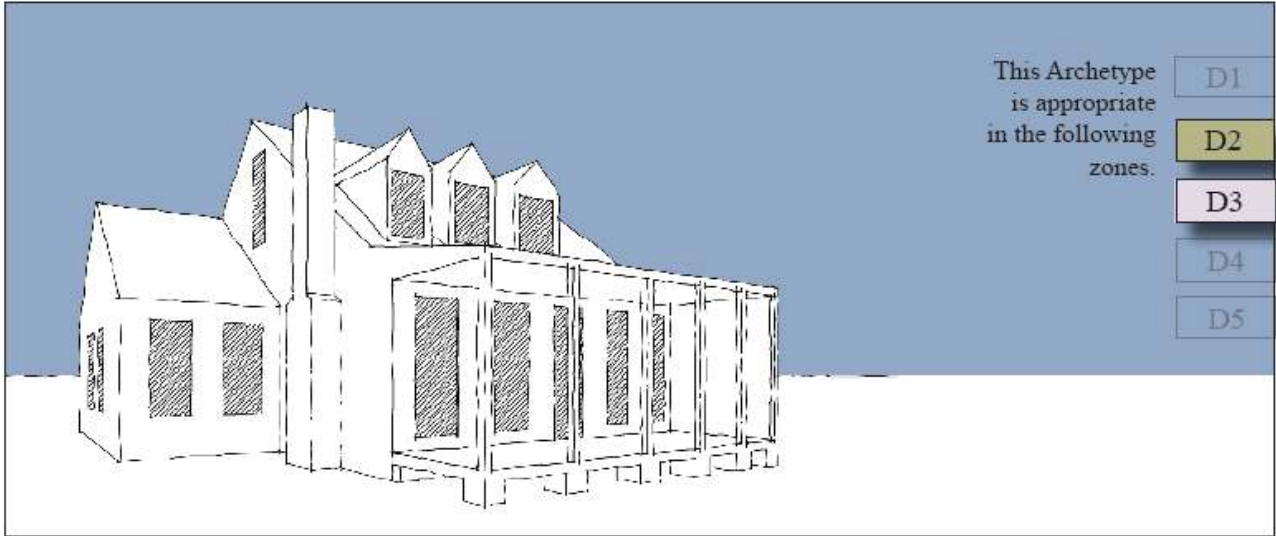
1. Porch roof extends beyond the primary mass.
2. Porte Cochere is slightly raised with masonry piers and wood columns.
3. Masonry finished chimney.
4. Typically roof is metal, with or without a finish.
5. Square simple columns.
6. The main roof form is a gable with its ridge running front to back.
7. Porch and rear additions are covered with relatively lesser pitched shed roofs.
8. Body of house is typically lap siding but may be shakes or board and batten.

Cochere Cottages are simple and can be “dressed” in many different details. These details can range from exposed rafter tails to a formal crown fascia or from galvanized corrugated metal roofing to a refined color coated standing seam roof. The foundation type is a masonry pier and girder system with screening to hide the under workings of the house and to deter animals. A continuous wall foundation is also appropriate but less traditional. The overall goal with these cottages is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.



## COCHERE COTTAGE





The Dormered Cottage is a one or one and one half story form typically, but not always with a front porch. The main roof form is a gable with its ridge running side to side. The front elevation is addressed with one to possibly four small dormers providing the upper rooms with light, egress, and ventilation. The front porch and any rear additions are covered with simple shed or hip roofs with relatively flat pitches. Windows are formally arranged at the front of the house but are based on interior function on the lesser elevations. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

The following are a few of elements that are indicative of this type:

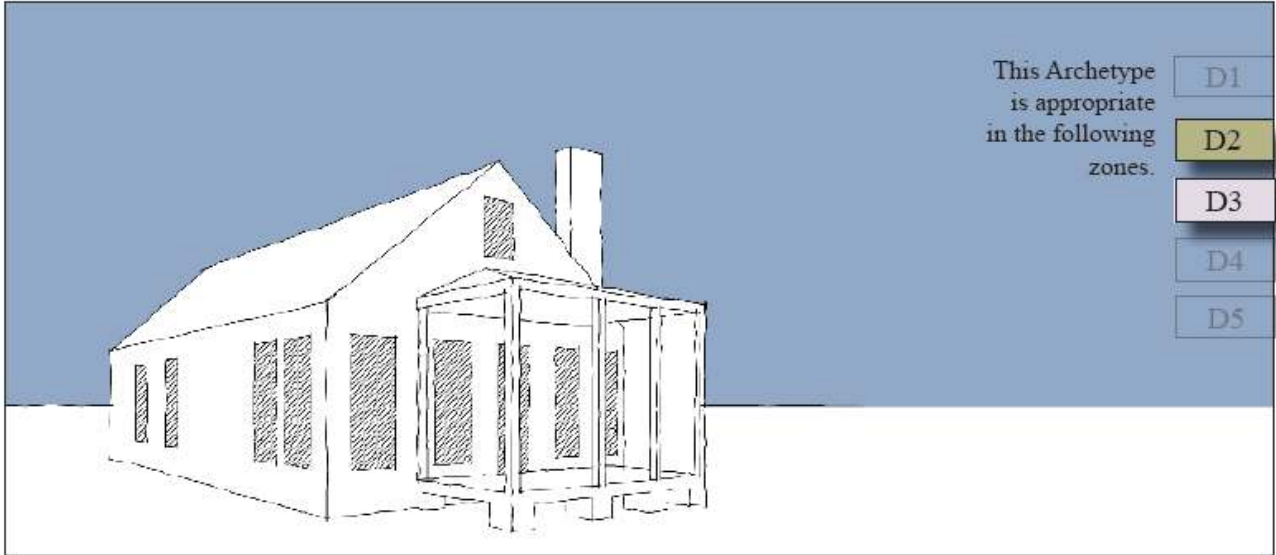
1. Porch located at the front of the structure.
2. Porch is raised with masonry piers below.
3. Masonry finished chimney. (never siding)
4. Fire box and chimney are external to house mass.
5. Typically roof is metal, with a colored finish.
6. Square or round columns, typically with cap and base.
7. The main roof form is a gable with its ridge running side to side.
8. Porch and other secondary masses are covered with lesser pitched shed roofs.
9. Main roof typically has 1 – 4 dormers to the second floor.
10. Formal window arrangement at front façade, driven by function on the lesser elevations.
11. Body of house is typically lap siding but may be shakes or board and batten.

Dormered Cottages are simple and can be “dressed” in many different details. These details can range from exposed rafter tails to a formal crown fascia or from corrugated metal roofing to a refined standing seam roof. The foundation type is a masonry pier and girder system with screening to hide the under workings of the house and to deter animals. A continuous wall foundation is also appropriate but less traditional. The overall goal with these cottages is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.



## DORMERED COTTAGE





This Archetype is appropriate in the following zones.

- D1
- D2
- D3
- D4
- D5

The Gable-End Cottage is a one story form typically with a porch at the front. The main roof form is a gable with its ridge running front to back. The front porch and any rear additions are covered with simple shed roofs with relatively flat pitches. Windows are formally arranged at the front of the house but are based on function not aesthetics on the lesser elevations. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

The following are a few of elements that are indicative of this type:

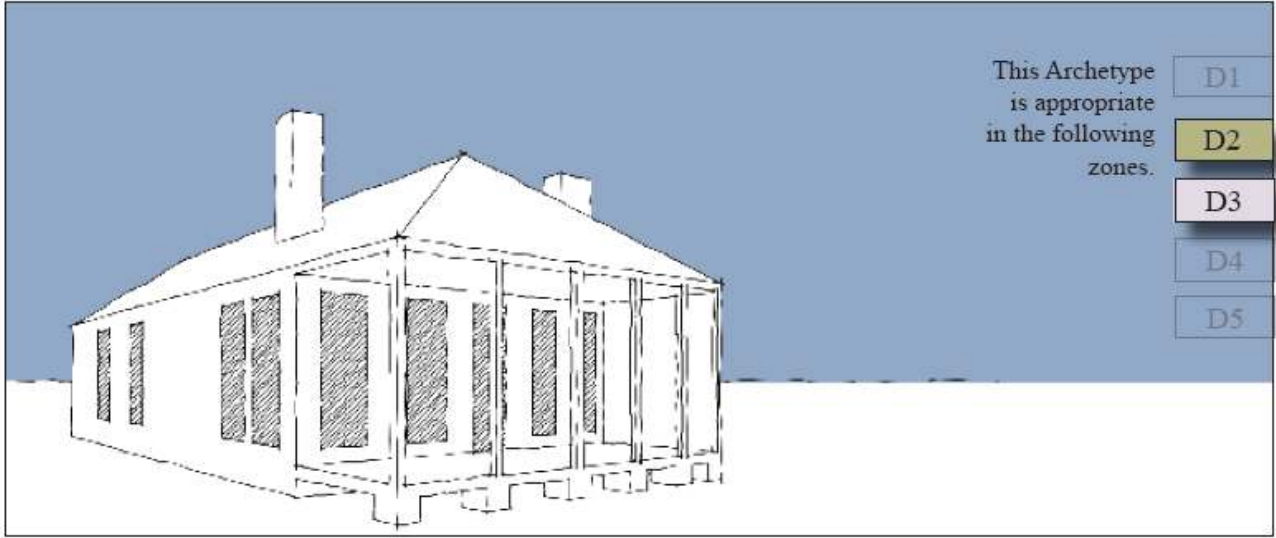
1. Porches are located at the front of the structure.
2. Porch is raised with masonry piers below.
3. Masonry finished chimney.
4. Fire box and chimney are external to house mass.
5. Typically roof is metal.
6. Square or round columns, typically with cap and base.
7. The main roof form is a gable with its ridge running front to back.
8. Porch and rear additions are covered with lesser or equally pitched shed roofs.
9. Formal window arrangement at front façade, driven by function on the lesser elevations.
10. Body of house is typically lap siding but may be shakes or board and batten.

Gable-End Cottages are simple and can be “dressed” in many different details. These details can range from exposed rafter tails to a formal crown fascia or from corrugated metal roofing to a refined standing seam roof. The foundation type is a masonry pier and girder system with screening to hide the under workings of the house and to deter animals. A continuous wall foundation is also appropriate but less traditional. The overall goal with these cottages is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.



## GABLE END COTTAGE





The Simple Hipped Cottage is a one story form typically with a porch at the front. This porch can be contained under the main roof or covered with a lesser pitched shed roof. The overall shape of this cottage is typically rectangular. Windows are formally arranged at the front of the house but are based on function not aesthetics down the sides. Chimney and fire boxes are internal to the house footprint and are not typically exposed on the exterior. Simplicity is the overall expression that should be maintained.

The following are a few of elements that are indicative of this type:

1. Porch located at the front of the structure.
2. Porch is raised with masonry piers below.
3. Masonry finished chimney.
4. Fire box and chimney internal to house mass.
5. Typically roof is metal with a galvanized finish.
6. Square simple columns.
7. Rectangular overall shape.
8. Single hipped main roof mass.
9. Formal window arrangement at front façade, driven by function on the lesser elevations.
10. Body of house is typically lap siding, additional secondary masses may be alternate materials.

These cottages are simple and can be “dressed” in many different details. These details can range from exposed rafter tails to a formal crown fascia or from corrugated metal roofing to a refined standing seam roof. The foundation type is a masonry pier and girder system with screening to hide the under workings of the house and to deter animals. A continuous wall foundation is also appropriate but less traditional. The overall goal with these cottages is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.



## SIMPLE HIPPED COTTAGE



# Daufuskie Island Code

## ATTACHED SHED

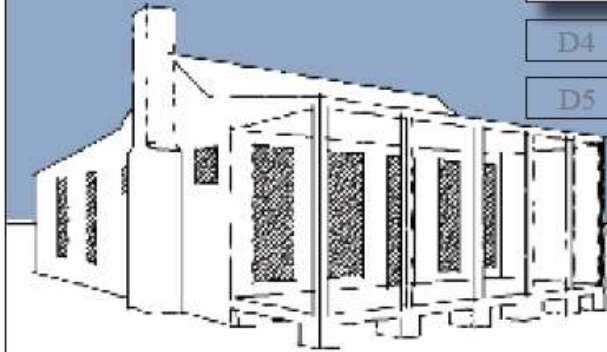
D1

D2

D3

D4

D5



## DETACHED SHED

This Archetype is appropriate in the following zones.

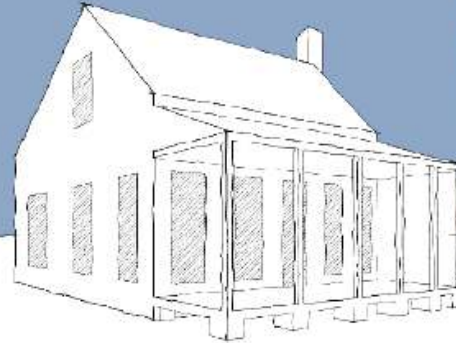
D1

D2

D3

D4

D5



The Gable-Shed Cottage is a one story form typically with a porch at the front. The main roof form is a gable with its ridge running side to side. The front porch and any rear additions are covered with simple shed roofs with relatively flatter pitches. Windows are formally arranged at the front of the house but are based on function not aesthetics on the lesser elevations. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

The following are a few of elements that are indicative of this type:

1. Porch located at the front of the structure.
2. Porch is raised with masonry piers below.
3. Masonry finished chimney.
4. Fire box and chimney are external to house mass.
5. Square simple columns.
6. The main roof form is a gable with its ridge running side to side.
7. Porch and rear additions are covered with lesser pitched shed roofs.
8. Formal window arrangement at front façade, driven by function on the lesser elevations.
9. Body of house is typically lap siding but may be shakes or board and batten.

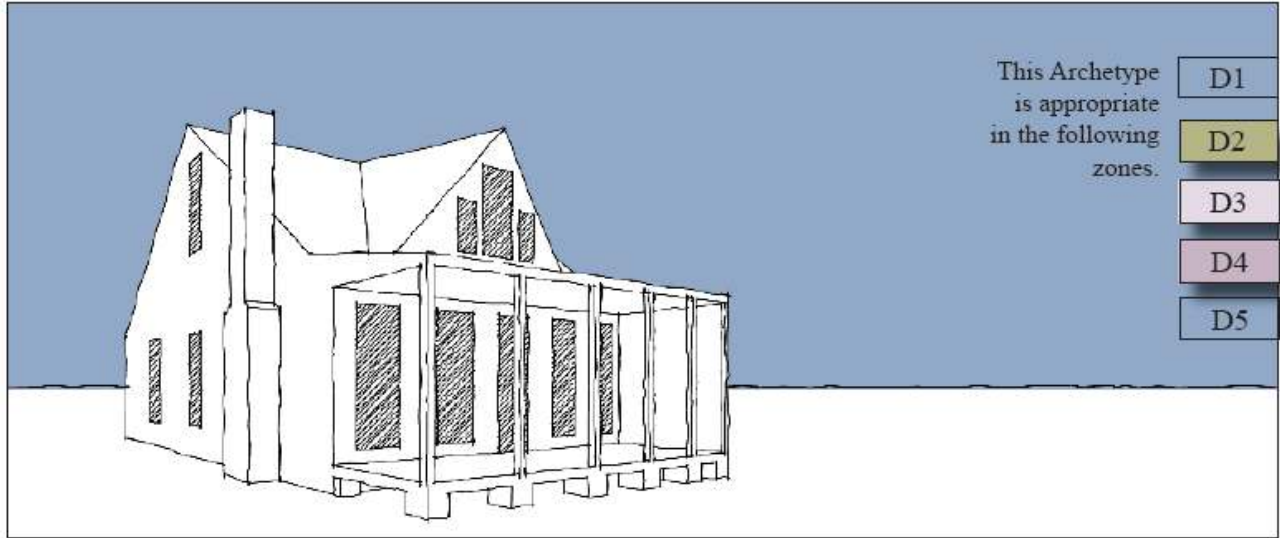
Gable-Shed Cottages are simple and can be “dressed” in many different details. These details can range from exposed rafter tails to a formal crown fascia or from galvanized corrugated metal roofing to a refined color coated standing seam roof. The foundation type is a masonry pier and girder system with screening to hide the under workings of the house and to deter animals. A continuous wall foundation is also appropriate but less traditional. The overall goal with these cottages is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.



## GABLE SHED COTTAGE



# Daufuskie Island Code



The Eclectic Cottage is typically a one or one and a half story form. The main roof form is a gable or hip. These cottages typically have a small front porch or stoop as well as a more usable rear or side porch. This gable end should be addressed with a decorative vent or window. Windows are formally arranged at the front of the house but are based on function not aesthetics on the lesser elevations. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

The following are a few elements that are indicative of this type:

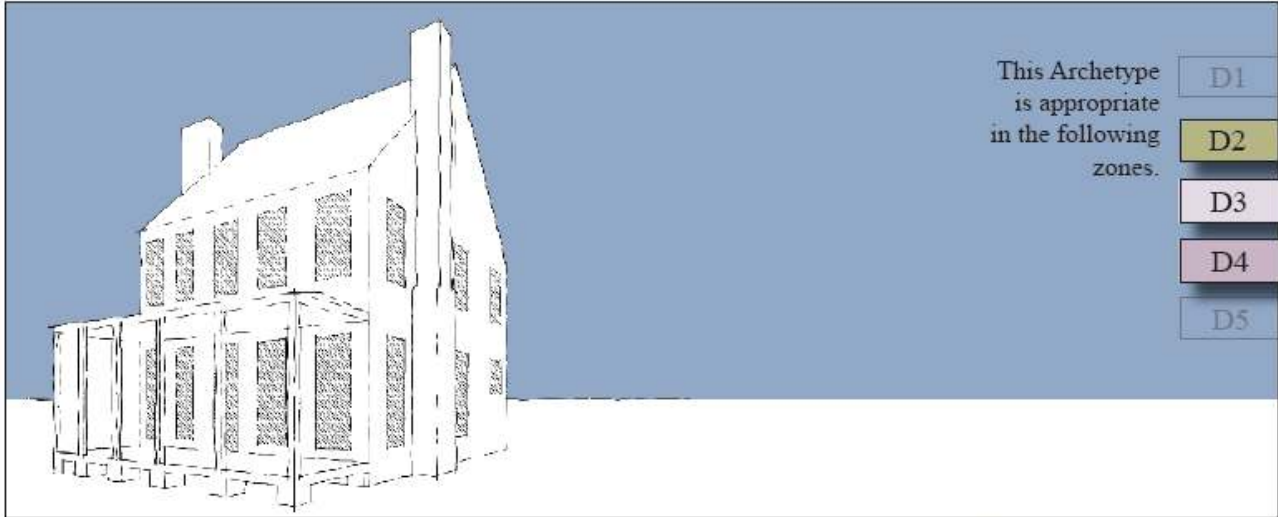
1. Entry porch or stoop located at the front of the structure.
2. Porch is raised with masonry piers below.
3. Masonry finished chimney.
4. Fire box and chimney are external to house mass.
5. Typically roof is metal or shingle.
6. The main roof form is predominately a gable or a hip.
7. Formal window arrangement at front façade, driven by function on the lesser elevations.
8. Body of house is typically lap siding but may be shakes or board and batten.

These Eclectic cottages often have irregular forms but the overall aesthetic is cute, simple, or thematic. Foundations differ from cottage to cottage. This is truly an eclectic type that will change as time goes on and as the island changes. However, this is not intended to be a catch all type. These Eclectic cottages should be held to a high design standard as they will become the Fabric of the Island.



## ECLECTIC COTTAGE





This Archetype is appropriate in the following zones.

- D1
- D2
- D3
- D4
- D5

The Porched Square is typically a two or two and a half story main mass with a long covered porch running the majority of the house width or wrapping the entire mass. The main roof form is a gable or hip with its ridge running side to side. The front and/ or rear elevation is addressed with two to possibly five small dormers providing the attic or loft with light, egress, and ventilation. Windows are formally arranged at the front of the house but are based on function not aesthetics on the lesser elevations. Chimney and fire boxes are external or internal to the house footprint and are exposed on the exterior as brick or stucco finish.

The following are a few of elements that are indicative of this type:

1. One story porch.
2. Porch is raised with masonry piers below.
3. Masonry finished chimney.
4. Fire box and chimney are internal or external to house mass. One or two chimney stacks are typical.
5. Square or round columns in appropriate D zone.
6. The main roof form is a gable with its ridge running side to side.
7. Main roof occasionally will house dormers to the attic or loft.
8. Formal window arrangement at front façade, driven by function on the lesser elevations.
9. Body of house is typically lap siding.

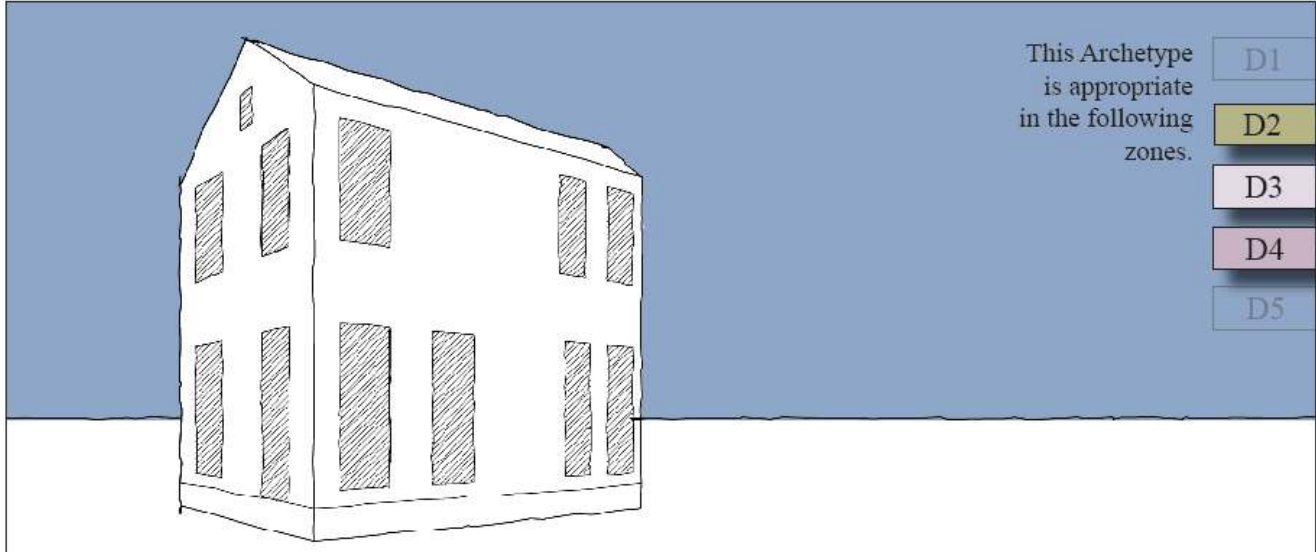
These houses are simple yet show a quiet formality. The detailing on these houses may vary in style but the overall structures are firmly based in tradition. The foundation type is a continuous wall system with screening under the porches to hide the under workings of the house and to deter animals. A pier and girder foundation is not appropriate but should be accepted if base flood requires house to be elevated more than 5' above finished grade. The overall goal with these houses is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.



## PORCHED SQUARE



# Daufuskie Island Code

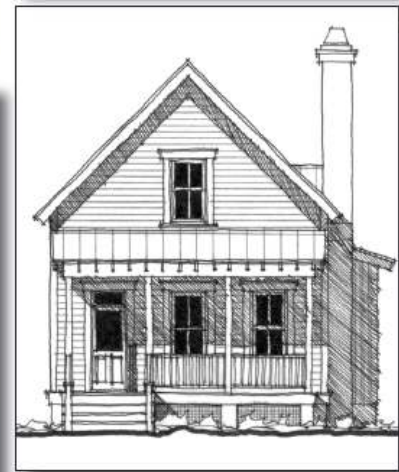


The Oyster House is a house type founded on the principle structure of the “ Union Brothers and Sisters Oyster Social Hall” found on Hinson White Road. This Archetype is generally used for a small structure but can also be used as the inspiration for larger structures. The simple gable ends and iconic massing have a great versatility. The Oyster House can range from a D1 cabin to a small house in D2 and can even be mixed with alternate secondary masses to make larger residences, businesses, or especially affordable workforce housing. Although only a few of these type still exist, the structures historically were built for the laborers of the oyster industry. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

The following are a few of elements that are indicative of this type:

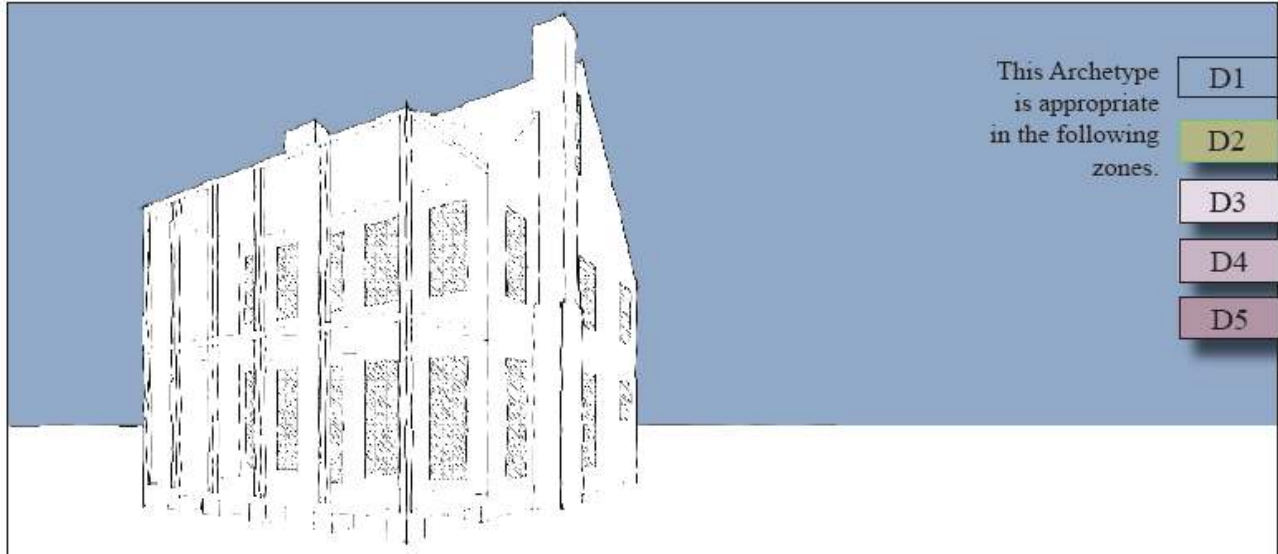
1. Simple clean principle mass and principle roof.
2. Porches may be added at either of the four sides.
3. Second floor may vary from a 1/2 story on kneewall to a full second story.

Details can range from exposed rafter tails to a formal crown fascia or from corrugated metal roofing to a refined standing seam roof. The foundation type is a masonry pier and girder system with screening to hide the under workings of the house and to deter animals. A continuous wall foundation is also appropriate but less traditional. The overall goal with these cottages is to keep the massing simple and rely on the details and proportions to make an impression.



## OYSTER HOUSE





This Archetype is appropriate in the following zones.

- D1
- D2
- D3
- D4
- D5

The Double Gallery Square is typically a two story main mass with a long two story covered porch running the majority of the house width. The main roof form is a gable with its ridge running side to side. The front elevation is addressed with two to possibly five small dormers providing the attic or loft with light, egress, and ventilation. Windows are formally arranged at the front of the house but are based on function not aesthetics on the lesser elevations. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

The following are a few of elements that are indicative of this type:

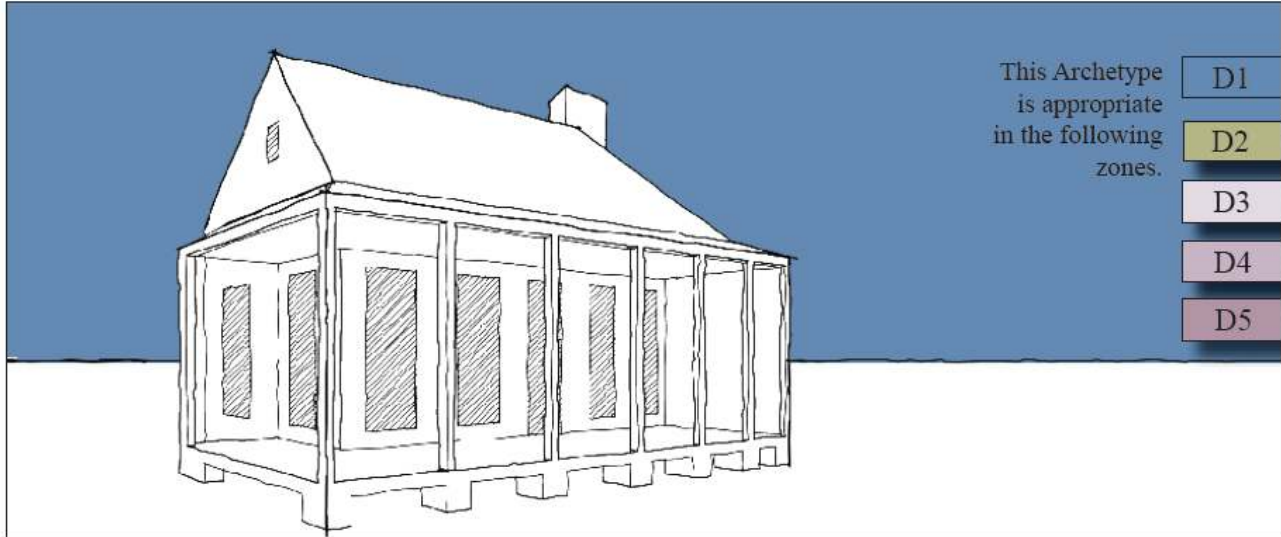
1. Two story porch is located at the front and/ or rear of the structure.
2. Porch is raised with masonry piers below.
3. Masonry finished chimney.
4. Fire box and chimney are external to house mass. One or two chimney stacks are typical.
5. Square or round columns with cap and base.
6. The main roof form is a gable with its ridge running side to side.
7. Main roof may have dormers to the attic or loft.
8. Formal window arrangement at front façade including dormers.
9. Body of house is typically lap siding.

These houses are simple in mass but hold a real sense of formality. The detailing on these houses may vary in style but the overall structures are firmly based in tradition. The foundation type is a continuous wall system with screening at the framed porches. A pier and girder foundation is also appropriate but less traditional for the size of these houses. The overall goal with these houses is to keep the massing simple and rely on the power of the double story porch and it's detailing to make the biggest impression.



## DOUBLE GALLERY SQUARE





The Porch Wrap Cottage is a one or 1 ½ story form, typically with a porch at the front. This front porch extends a bay beyond a corner or corners of the primary mass and then begins to wrap down the sides of the principle mass. The main roof form is a gable or hip typically with its ridge running side to side. The front porch and any rear additions are covered with simple shed or hip roofs with relatively flater pitches. Windows are formally arranged at the front of the house but are based on interior function not exterior aesthetics on the lesser elevations. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish. (never siding)

The following are a few of elements that are indicative of this type:

1. Porch located at the front of the structure that wraps around one or both sides.
2. Porch and house are raised with masonry piers below.
3. Details and main ridge direction change as structure moves into higher D Zone.
4. Typically roof is metal, with or without a finish.
5. Square simple columns.
6. The main roof form is a gable or hip.
7. Porch and rear additions are covered with lesser pitched shed roofs.
8. Body of house is typically lap siding but may be shakes or board and batten.

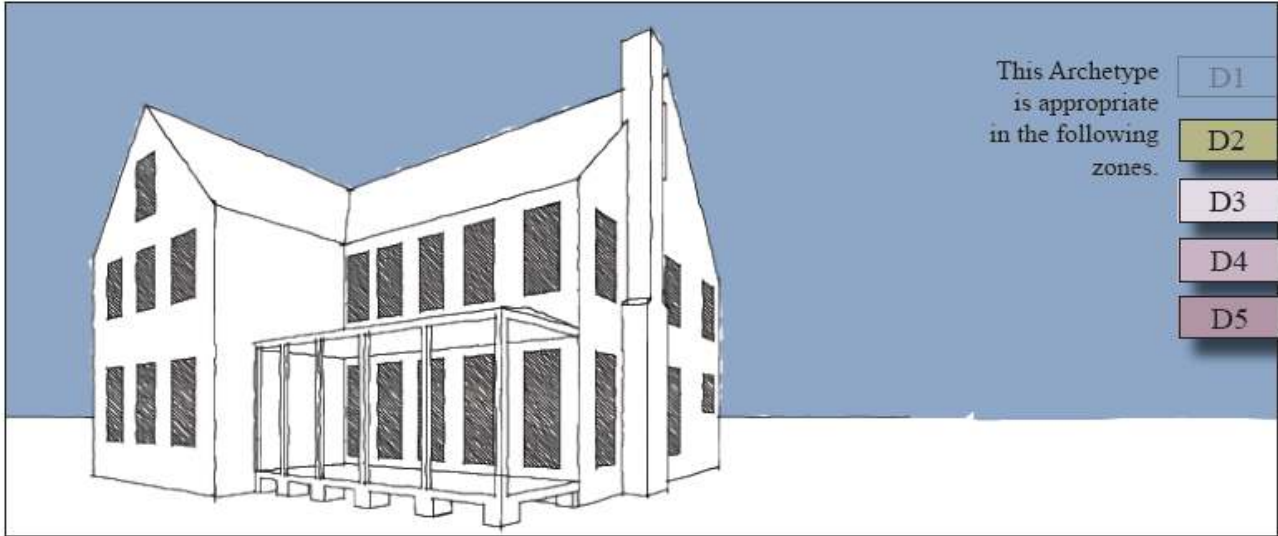
*Cottages* are simple and can be “dressed” in many styles and details. These details can range from exposed rafter tails to a formal crown fascia or from galvanized corrugated metal roofing to a refined color coated standing seam roof. The foundation type is a masonry pier and girder system with screening to hide the under workings of the house and to deter animals. A continuous wall foundation is also appropriate but less traditional. The overall goal with these cottages is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.



PORCH WRAP COTTAGE



# Daufuskie Island Code

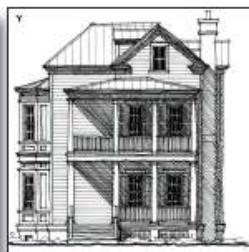


The "L" House is typically a two story main mass with a pronounced two story mass coming forward at one side. This "L" shape then cradles what is typically a one story porch. This type of house massing is strongest and most appreciated when implemented on a corner lot. Windows are formally arranged at the fronts of the house but are based on function not aesthetics on the lesser elevations. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

The following are a few of elements that are indicative of this type:

1. Two story main mass with a pronounced two story mass coming forward at one side.
2. Porch is raised with masonry piers below.
3. House mass cradles what is typically a one story porch.
4. Masonry finished chimney.
5. Fire box and chimney are external to house mass. One or two chimney stacks are typical.
6. Square or round columns with cap and base.
7. The main roof form is a gable with its ridge running side to side.
8. Formal window arrangement at front façade, driven by function on the lesser elevations.
9. Body of house is typically lap siding.
10. House massing is strongest and most appreciated when implemented on a corner lot.

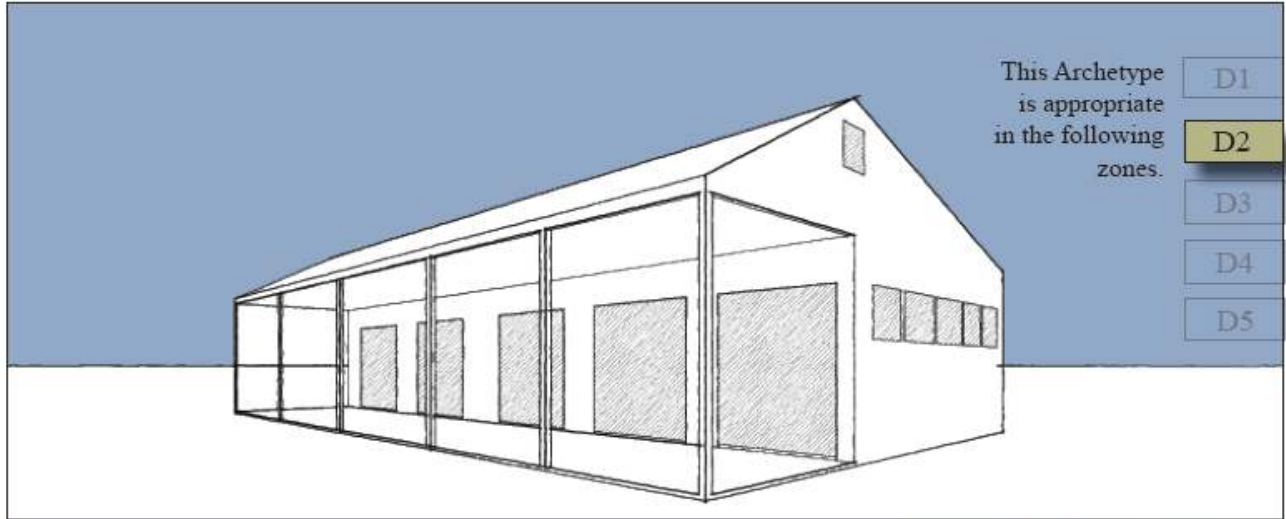
These houses can be detailed simply to achieve a "farmhouse" feel or the level of detail may be showier to yield a "dressed up" look. Either way this type should show a quiet formality. The detailing on these houses may vary in style but the overall structures are firmly based in tradition. The foundation type is a continuous wall system with screening to hide the under workings of the house and to deter animals. A pier and girder foundation is also appropriate but less traditional for the size of these houses. The overall goal with these houses is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.



## 'L' HOUSE



# Daufuskie Island Code



The Farmstead Commercial Archetype is typically located on a large parcel of rural property. These structures are built in addition to, or with future plans for, an appropriate residence to form a rural commercial use that a family or island business could be located. These buildings should be true to their function and take inspiration from other large low country type of rural commercial buildings. Agricultural packing sheds, feed and seed stores, barns; etc. are the precedent. Metal siding, Board and Batten, and lap siding are appropriate materials for exterior cladding. These structures should not be dressed up as to mimic other styles of architecture. These structures are also relegated to more stringent setbacks as to not violate the rural residential feel of most Island areas.

The following are a few of elements that are indicative of this type:

1. Typically located on a large parcel of rural property.
2. Built in conjunction with or with future planning of a residence.
3. Agricultural packing sheds, feed and seed stores, barns; etc. are the precedent.

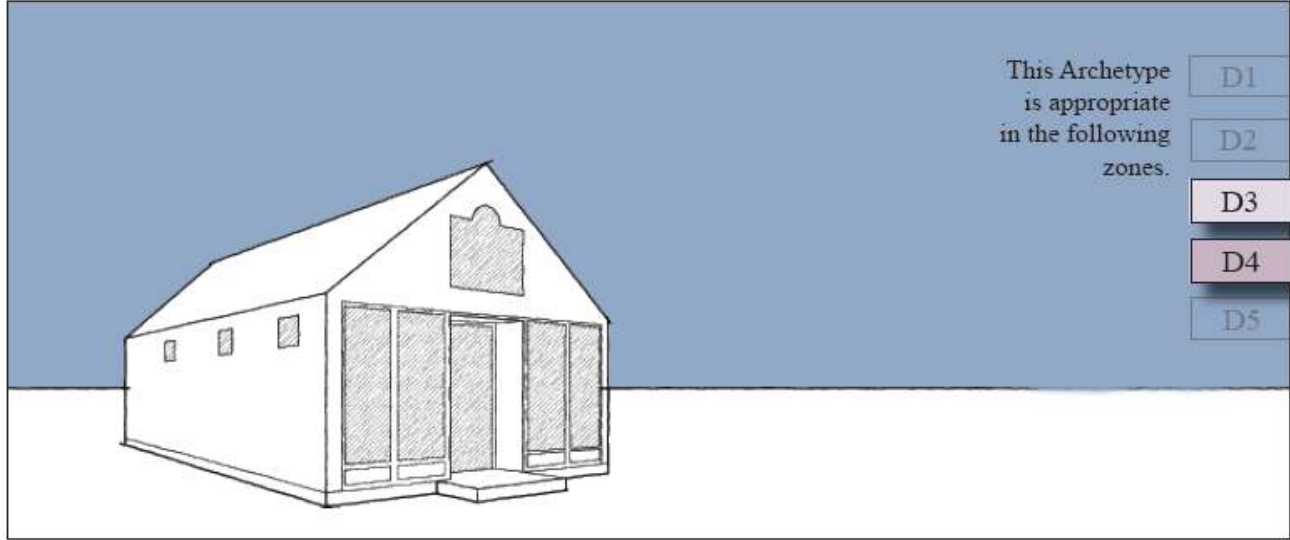
These structures are usually built at grade and provide easy access for vehicles. Materials are to be used simply and truthfully. The overall feel is of a rural farm like compound.



## FARMSTEAD



# Daufuskie Island Code



One Story Fabric - Edge Commercial is typically a one or one and a half story structure typically containing retail or office space. These structures are treated with a wooden storefront that provides a place for retailers to show their goods to passersby on the street. The front façade of the structure is typically flat except for canopies on the facade. These structures are built separate from each other. Frontage is usually addressed in a more rural way, including small group parking behind or to the side of the structure.

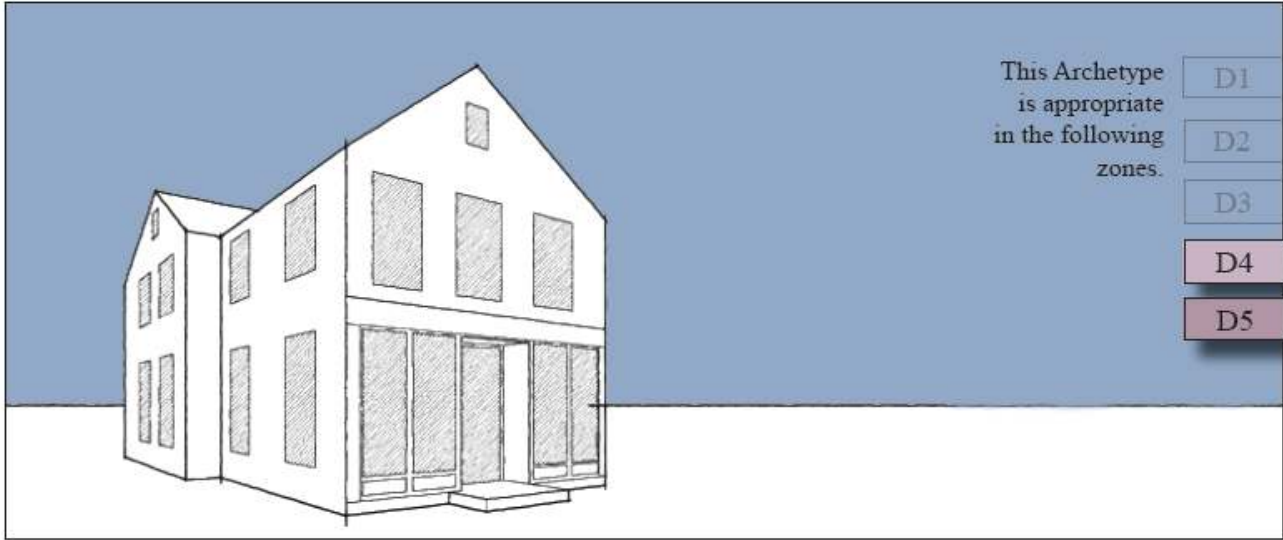
The following are a few of elements that are indicative of this type:

1. Two or two and one half structure typically containing a ground floor of retail or office space.
2. Storefront treatment at street level.
3. Built in groups to line street.
4. Frontage is usually addressed in a more rural way.
5. Small group parking behind or to the side of the structure.

These structures are usually built at grade and provide easy access from street level. Materials are used simply. The overall feel is lighter than the town center commercial, yet not totally rural.



## ONE STORY FABRIC



Two Story Fabric - Edge Commercial is typically a two story structure typically containing retail or office space at the first floor. These structures are treated with a wooden storefront that provides a place for retailers to show their goods to passersby on the street. The second floor is a "flex space", meaning that this space can be lofts, apartments, more commercial, or simply a two story volume with a mezzanine. The front façade of the structure is typically flat except for canopies or balconies on the facade. These structures are built separate from each other. Frontage is usually addressed in a more rural way, including small group parking behind or to the side of the structure.

The following are a few of elements that are indicative of this type:

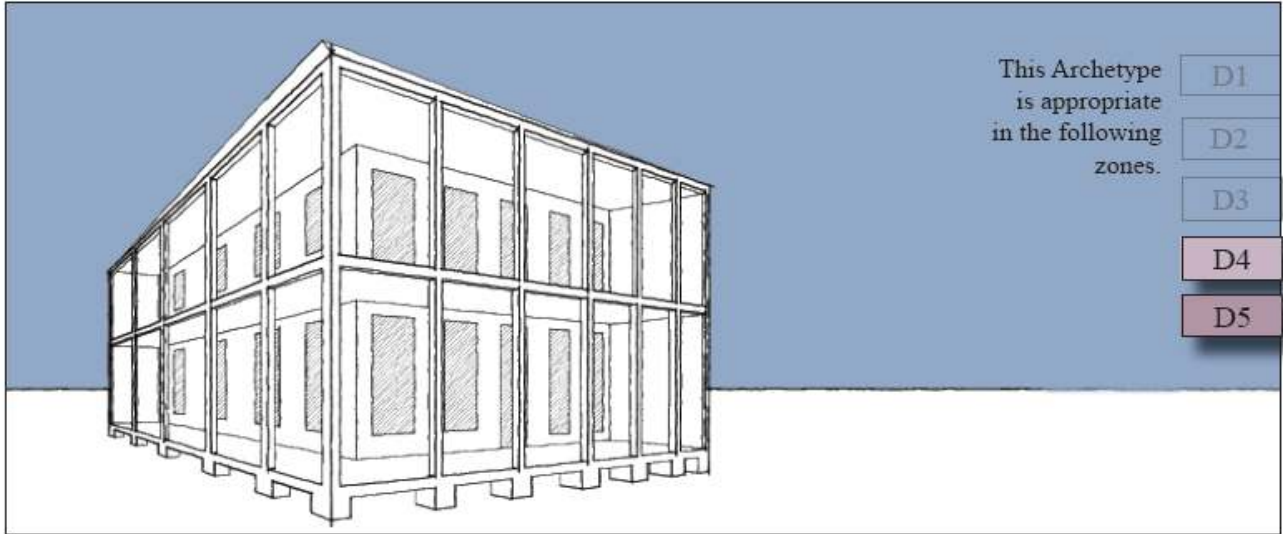
1. Two or two and one half structure typically containing a ground floor of retail or office space.
2. Storefront treatment at street level.
3. Built in groups to line street.
4. Frontage is usually addressed in a more rural way.
5. Small group parking behind or to the side of the structure.

These structures are usually built at grade and provide easy access from street level. Materials are used simply. The overall feel is lighter than the town center commercial, yet not totally rural.



TWO STORY FABRIC





This Archetype is appropriate in the following zones.

- D1
- D2
- D3
- D4
- D5

The Double Gallery “Commercial” archetype is typically a two story main mass with a long two story covered porch running the majority of the house width, and possibly even wrapping around the sides. The main roof form is a hip. Variations can have a steeper pitch over the heated space paired with a lower pitch porch roof. Windows are formally arranged within the porch bays. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

The following are a few of elements that are indicative of this type:

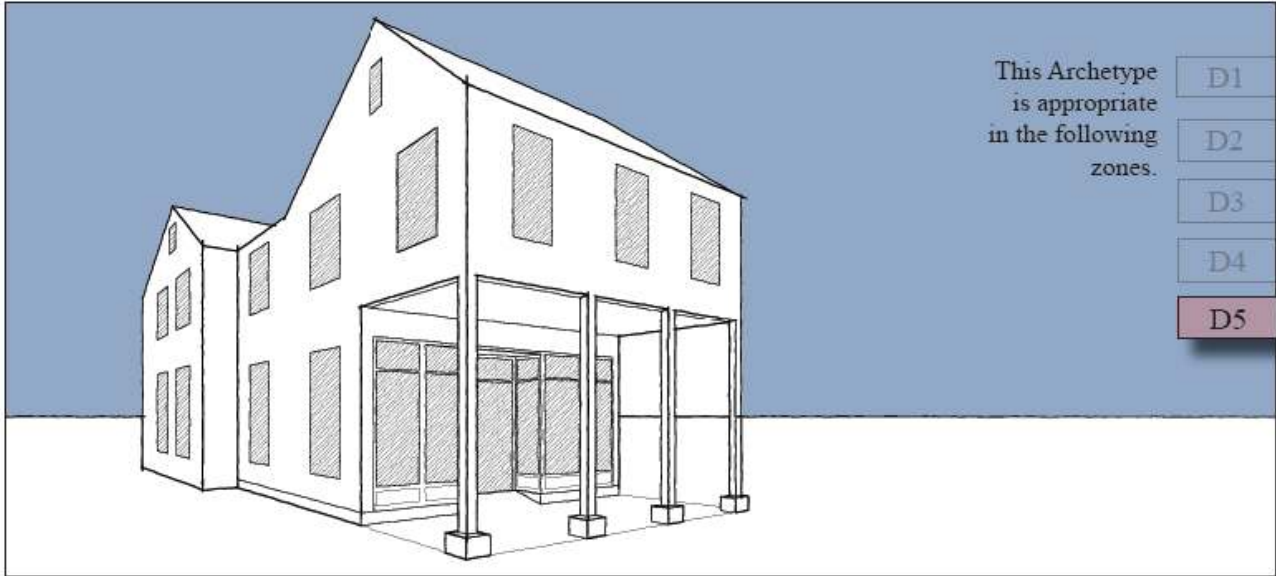
1. Two story porches are located at the front and/ or rear of the structure.
2. Porch is raised with masonry piers below.
3. Masonry finished chimney.
4. Fire box and chimney are external to house mass. One or two chimney stacks are typical.
5. Square or round columns with cap and base.
6. Formal window arrangement at porch bays.
7. Body of house is typically lap siding, or stucco.

These buildings are simple yet show a quiet formality. The detailing on these houses may vary in style but the overall structures are firmly based in tradition. The foundation type is a continuous wall system under the heated spaces and piers with screening at the porches to hide the under workings of the house and to deter animals. A pier and girder foundation is also appropriate but less traditional for the size of these houses. The overall goal with these houses is to keep the massing simple and rely on the details and the dean lines of the mass to make the biggest impression.



DOUBLE GALLERY





This Archetype is appropriate in the following zones.

- D1
- D2
- D3
- D4
- D5

The Mass over Arcade Commercial archetype is typically a two or two and a half story structure typically containing a ground floor of retail or office space. These spaces are treated with a storefront that provides a place for retailers to show their goods to passerby on the street. The upper floors may be office space or residential lofts. The second floor structure typically cantilevers out over the first floor. This overhanging mass is supported by columns six to eight feet away from the lower floor façade. This public area that is created is called an Arcade. These structures are built in groups to establish a sheltered, pedestrian oriented walkway parallel to the street. Arcade frontages are usually addressed with a curb and on street parking.

The following are a few of elements that are indicative of this type:

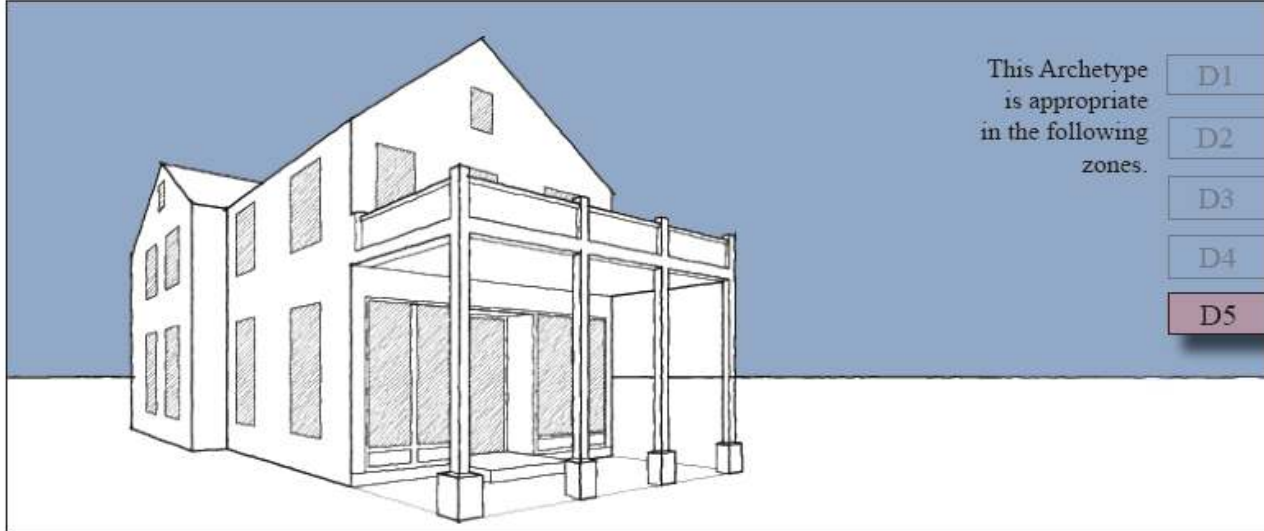
1. Two or two and one half structure typically containing a ground floor of retail or office space.
2. Storefront treatment at street level.
3. The second floor structure typically cantilevers out over the first floor.
4. These structures are built in groups to establish a sheltered, pedestrian oriented walkway parallel to the street.
5. These Arcades are typically hardscaped, decorated with potted plants and window boxed plants, and well lit for safety and safe foot travel.

Arcade types of structures are meant for intense development without utilizing attached type construction. These structures are usually built at grade and provide easy access from street level. Materials vary from Stucco to wood siding. As with any mixed use type building, this is a powerful building type when fully developed, in that it can infuse an area with social activity 24 hours a day. This is due to the fact that residences, offices and commercial often house activities that are active at altering times.



## MASS OVER ARCADE





This Archetype is appropriate in the following zones.

- D1
- D2
- D3
- D4
- D5

The Porch over Arcade Commercial archetype is typically a two or two and a half story structure typically containing a ground floor of retail or office space. These spaces are treated with a storefront that provides a place for retailers to show their goods to passerby on the street. The upper floors may be office space or residential lofts. The second floor contains a porch or deck that extends out over the public way. This overhanging porch is supported by columns six to eight feet away from the lower floor façade. This public area that is created is called an Arcade. These structures are built in groups to establish a sheltered, pedestrian oriented walkway parallel to the street. Arcade frontages are usually addressed with a curb and on street parking.

The following are a few of elements that are indicative of this type:

1. Two or two and one half structure typically containing a ground floor of retail or office space.
2. Storefront treatment at street level.
3. The second floor structure typically cantilevers out over the first floor.
4. These structures are built in groups to establish a sheltered, pedestrian oriented walkway parallel to the street.

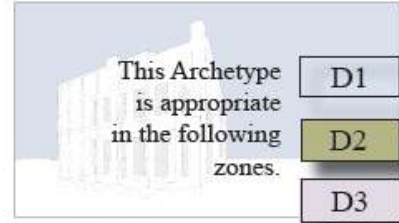
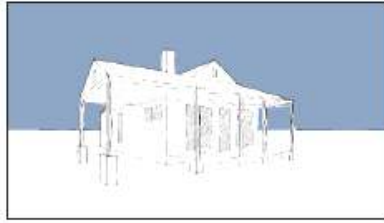
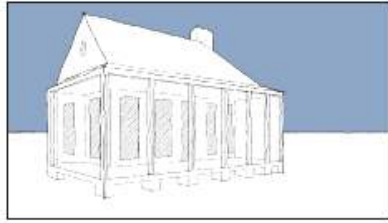
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PORCH OVER ARCADE

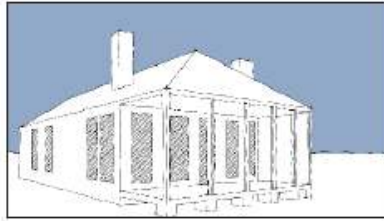
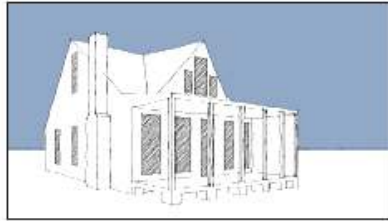
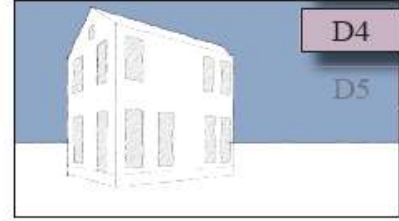
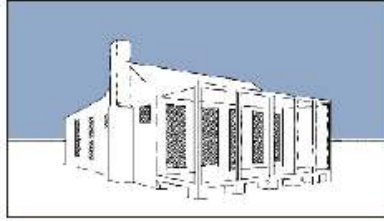
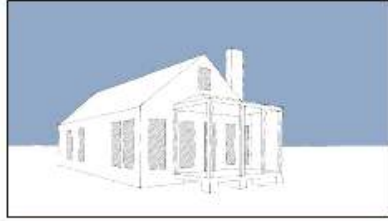


## Daufuskie Island Code



This Archetype is appropriate in the following zones.

- D1
- D2
- D3
- D4
- D5



Adaptive Residential Commercial is a time proven, and Island appropriate, way to have small scale low intensity retail, office, or other type of commercial uses in a rural residential area. New construction and Renovation of existing “Candy Shops” should follow the overall archetypes discussed in the Residential Archetype section. The residential forms offer many interesting retail and service opportunities. For instance the “Gable Shed” house has a great front porch that would be great as outdoor display for retail goods. The “Porte Cochere” cottage has a great area for parking a couple real estate carts or picnic tables.

Although use is not dictated by this document, care should be taken to keep these businesses small in scale, and neighborhood appropriate. Higher impact uses need to be planned according to lot size, trash production, parking problems, Light pollution, noise, odor, etc;

The following are a few of elements that are indicative of this type:

1. Small scale retail, office, or other type of commercial uses in a rural residential area.
2. Small amounts of group parking should happen at the sides or rear of the structure.
3. Services should always be thought out and planned in a way that surrounding homes are not negatively affected.
4. This is generally a great use for property developed using the Farmstead Lot Type.

These cottages are simple and can be “dressed” in many different details. These details can range from exposed rafter tails to a formal crown fascia or from galvanized corrugated metal roofing to a refined color coated standing seam roof. The foundation type is a masonry pier and girder system with screening to hide the under workings of the house and to deter animals. A continuous wall foundation is also appropriate but less traditional. The overall goal with these cottages is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.



## ADAPTIVE RESIDENTIAL