



Detached Structures Guidelines

Prior to construction, an ARC form must be submitted and approved. ARC forms are available at www.MyersMill.com or by emailing myersmill@cmgcharleston.com. Failure to obtain prior written ARC approval may result in request to modify or remove any structure not in compliance and result in violations fines as per the Board Resolution 2017-20 Violation Enforcement Policy.

Please submit a copy of your FINAL plat or survey that includes setbacks and any easements. Your own or a vendor's drawing/sketch may be included with the application to provide additional information but the plat/survey is still required. Any improvements approved and added after your original home completion not on the Final Plat or Survey that affect the total building coverage of the lot must be added to the Plat prior to submission. This includes but is not limited to sheds, additional concrete slabs or extensions. (You may be asked at that time prior to approval for any county permits, if necessary.)

On the Final plat or Survey, you will need to draw the requested improvement indicating the exact location and measurements. Please ensure it is legible, clear and accurate.

A Detached Structure is anything that is considered a permanent structure that is not attached to the main dwelling. This would include but is not limited to a shed or outbuilding, patio covering or pergola.

- Sheds/Outbuildings must be built of wood only, no metal structures allowed, It also must be either sided or painted to match the exterior color of the house as closely as possible. It also must have a shingled roof that matches the shingles on the house as closely as possible.
- All detached structures must comply with the Myers Mill Planned Development document that allows for a maximum lot coverage of 41%. (Refer to the Myers Mill Planning Document under Documents and Forms (Ref Page 3 Table PD-MM-SF-1))
- Article VIII, # 6, of the Myers Mill covenants states that "no detached outbuilding or other structure shall be erected on any lot that is more than two stories in height. All detached structures must be to the rear of the main dwelling and must be constructed within the building setback lines for the lot".
- Article VIII, # 12 of the Myers Mill covenants states that "...in no event shall any trailer, camper, shack, tent, garage, utility building, shed, greenhouse, barn or other structure of a similar nature be used as a residence..."
- Failure to obtain prior written ARC approval may result in request to modify or remove any structure not in compliance. Failure to do so may result in fines.

IT IS THE HOMEOWNERS' RESPONSIBILITY TO OBTAIN ALL PERMITS AND EXCEPTIONS AND COMPLY WITH ALL LOCAL ORDINANCES.