

REGULATIONS FOR OPEN PATIOS

July 1, 2019

1. Before any work is done in the back of a unit, the water isolation valve must be physically located and shown on the plans with dimensions. The valve must remain permanently accessible with a 2 foot x 2 foot opening.
2. The maximum size of an open patio at the rear of a residence may be 15 feet wide by 12 feet deep with the 15 feet dimension **adjoining** the rear wall of the unit. The open patio may not extend beyond the side of the unit nor extend beyond the rear of the patio room (if applicable).
3. Patios may be of two types:
 - a. concrete slab or
 - b. pavers, tiles or flagstone on a minimum 6 inch base compacted stone and sand. Before approval, detail drawings plus a sample or catalog page showing type and color must be submitted.
4. Any concrete uncovered patio that could potentially have an enclosed patio room built on it must have a 3-foot footing on three sides.
5. Any patio adjoining a patio room must have its surface at least 4 inches below the concrete surface of the patio room creating a 4" step or level with the concrete surface of the patio room with an outward pitch of 1/4" for every foot of concrete. Patio construction should not disturb any existing footing or concrete pad.
6. Rear patios may have an aluminum railing or a white vinyl fence. Before approval, detail drawings must be submitted.
 - a. The white vinyl fence shall be constructed of posts and rail with open lattice work, balusters or semi-private with lattice top and shall not exceed 5 feet in height.
 - b. The post must be installed in a gravel/concrete mix footing. The railings or fence cannot be fastened to the building.
 - c. Fences are not permitted except on rear patios.
7. Rear patios may have a patio enclosure / sitting wall. Before approval, detail drawings plus a sample or catalog page showing type and color must be submitted.
 - a. Sitting walls are to be placed on the patio and may not be higher than 21 inches. 3 – 6" inch blocks and a 3" cap.
 - b. There must be at least 1 opening in the sitting wall that is a minimum of 36" wide.
 - c. Columns at the ends of a sitting wall cannot be larger than 24" square and 31" high
 - d. Lights may be installed on the top of the column for a maximum height of 53". Lighting must be installed by a licensed/insured electrician and electrical permits must be submitted to Monroe Township Construction Office.
 - e. Temporary structures are not allowed.
 - f. Sitting walls are not permitted except on rear patios

8. On "Timberline" or similar style units, a patio adjoining a patio room may be extended to include a walkway to the rear garage door.
9. On "Master Lodge" style units, a front patio is permitted. The patio may cover the area from the existing walkway to the parallel side easement line and from the front door wall to the center roof support pillar. A unit may have only one patio, front or back.
10. "Cambridge" or similar models may utilize the entire fenced in area.
11. "Braeburn" or similar units with a detached garage may have the entire atrium surface area covered.
12. "Devon" units on the ground floor may have the open patio expanded to 10 feet x 15 feet.