

REGULATIONS FOR OPEN PATIOS AND FENCES

March 22, 2023

1. 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.
2. Before any work is done in the back of a unit, the curb box must be physically located and shown on the plans with dimensions.
 - a. For concrete slabs, the valve must remain permanently accessible with a 2-foot x 2-foot opening filled with stone or covered with an access plate. **It should be noted that any valve covered by an existing concrete slab will be excavated at the owner's expense in the event of a water issue where access is necessary.**
 - b. For paver patios, the 2x2 foot opening for the valve can be omitted since pavers can be lifted and removed.
3. The maximum depth of an open patio at the rear of a residence may be up to 12 feet deep but cannot extend beyond the rear of the patio room (if applicable). The width of the open patio (**adjoining** the rear wall of the unit) may not extend beyond the side or end of the unit. **Due to spatial variances, alcoves and easements between adjoining units, consideration may be made on a case-by-case basis and with a site visit as to the length of the proposed patio.**
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. No open patio may be installed closer than 5 feet from a neighboring patio.
6. 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 1/8" for every foot of concrete. Patio construction should not disturb any existing footing or concrete pad.
7. The rear of unit may have an aluminum railing or a white vinyl fence. Before approval, detailed drawings must be submitted.
 - a. The white vinyl fence shall be constructed of posts and rail with solid privacy panels, open lattice work, balusters or be semi-private with lattice top and shall not exceed 6 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 only permitted in the rear of the unit and must not extend beyond the side of the unit or the rear of the patio room (if applicable).
 - d. Once a fence is installed, the unit owner is responsible for maintaining the lawn area contained within the fence if no patio exists within it.

REGULATIONS FOR OPEN PATIOS AND FENCES (continued)

8. Rear patios may have a sitting wall installed. Before approval, detail drawings plus a sample or catalog page showing type and color must be submitted.
 - a. Sitting walls are to be placed only 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. Sitting walls are not permitted except on rear patios
9. On "Master Lodge" style units, a front patio is permitted. The patio may cover the area from the existing walkway to the exterior wall of the unit and from the front door wall to the center roof support pillar.
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.