

REGULATIONS FOR OPEN PATIOS, WALKWAYS AND FENCES

September 1, 2026

1. Patios and walkways 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. The valve must be located and shown on the plans.
3. The maximum depth of an open patio or walkway at the rear of a residence may be up to 12 feet deep. 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, doorways, alcoves and easements between adjoining units, consideration may be made on a case-by-case basis and with a site visit.**
 - a. The planting area that surrounds an open patio may not be used as a patio extension.
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 or walkway may be installed closer than 5 feet from a neighboring patio/walkway.
6. Any patio or walkway 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 the 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 6.5 feet in height from ground level.
 - 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 surrounding the patio. If no patio exists, fences may be up to 12 feet in depth and must not extend beyond the side of the unit.

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- d. Once a fence is installed, the unit owner is responsible for maintaining the lawn area contained within the fence.
 - e. All fences must have some type of opening or gate for egress.
8. Built-ins are permitted and may only be installed on rear patios. Prior to approval, detailed drawings plus a sample or catalog page showing type and color must be submitted.
- a. Built-ins may only be installed using durable, weather and heat-resistant materials: concrete, stone, tile, stainless steel, HDPE.
 - b. Built-ins may not be higher than 42" from the patio. There must be at least 1 opening that is a minimum of 36 inches wide.
 - c. Permanent lights may be installed for a maximum total height of 53". Permanent lighting must be installed by a licensed/insured electrician and electrical permits must be submitted to Monroe Township Construction Office.
 - d. Outdoor kitchens are permitted with the exception of sinks or other fixtures with running water. Kitchens may require township permits.
9. Permanent gazebos are permitted and may only be installed on rear patios. Prior to approval, location details plus a sample or catalog page showing type and color must be submitted.
- a. Gazebos must be constructed of polycarbonate, metal or vinyl with a hard top roof and no more than 4 posts.
 - b. There must be at least 2 feet of space between the gazebo and any portion of the unit. The gazebo cannot be constructed under electric wires or hanging tree branches and must be no more than 10 feet in height.
 - c. The roof of the gazebo must not span closer than 5 feet to a neighboring unit or patio.
 - d. Gazebos are to contain rain gutters and downspouts. Downspouts must be installed on the posts located on the opposite side from the unit.
 - e. All posts are to be anchored into the patio using rust free bolts.
 - f. Grills and firepits must not be placed within 5 feet of the gazebo when in use.
 - g. Semi-permanent and popup gazebos do not require architectural approval but permission from the section is required.
10. On "Master Lodge" style units, a front patio and fence 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. The fence may only be constructed to accompany a patio and must not be fastened to the building. The fence must be white vinyl, up to 4 feet in height and must be within the same dimensions as the patio.
11. Cambridge" or similar models may utilize the entire fenced in area.
12. "Braeburn" or similar units with a detached garage may have the entire atrium surface area covered.