

Patios, Walkways, Walls, Fences and Decks Construction Policies

General Information

1. The purpose of this policy is to consolidate published rules governing new construction of patios, walkways, walls, fences and decks of the house, and codify past interpretations by the Site Review Committee (SRC) of acceptable construction practices for changes to existing structures.
2. All changes to the exterior of the houses in the Greenbriar at Whittingham community must be approved by the SRC before the work is undertaken.
3. Residents must complete an Architectural Modification Application for approval by the Committee, and in the case of new deck construction, masonry wall 30" or higher or gas or electrical installations obtain a building permit from Monroe Township. The Township Construction Office requires an approved Architectural Modification Application as a condition of issuing a building permit.
4. The maximum square feet (total surface) of a new deck or patio is determined by square feet of the building lot on which the house sits. In addition, there are restrictions on maximum patio and deck projection from rear wall of the building. Refer to Exhibit 1 for these requirements.
5. Existing patios and decks installed by the original builder of the community are "grandfathered" with respect to square feet and not subject to the standards found in Exhibit 1. However, if the original deck or patio is removed new construction must conform to Exhibit 1 specifications.
6. Where a patio or deck already exists and a new patio or deck is added, combined square footage of both structures is subject to Exhibit 1.

Patios and Decorative Walls

1. The patio may be constructed of a concrete slab, or pavers, bricks or natural stone on a compacted crushed stone and sand base. Pavers and similar products should be muted, natural colors. These materials may be installed over an existing concrete patio so long as finished height is below any doorway.
2. In general, patio construction does not require a building permit from Monroe Township. A possible exception is a raised patio where the basement wall is exposed to fill material.
3. Construction of a new patio or the modification of an existing one cannot alter any drainage or water flow.
4. An existing concrete patio installed by the builder that is smaller than allowed by Exhibit 1, may be extended up to the maximum size permitted for the building lot.
5. A patio cannot extend beyond the side of the house, and projection from rear wall of the building must conform to Exhibit 1.
6. Patios may have a sitting wall at the perimeter. Maximum height of the wall is 24 inches including cap stone measured from the patio floor. A 3-foot opening in the wall should be considered for egress/ingress. Wall thickness and columns count towards overall square footage allowance of the patio. Wall color should complement patio construction.
7. Decorative corner columns may not exceed 24 inches square and 36 inches high. Permanent decoration such as lighting fixture(s), may be installed atop the column with

a maximum height of column and decoration of 48 inches measured from the patio floor. A licensed electrician must install lighting fixtures. The Monroe Township Construction Office requires an electrical permit for new wiring and fixtures.

8. Patio walls must incorporate proper drainage for the patio.
9. A black or white anodized aluminum railing, not to exceed 36 inches high when measured from the patio floor, may be installed at the patio's perimeter. A gate is recommended for ingress/egress.
10. The patio may have a border of mulch or decorative stone to keep grass clippings off the patio. Border plantings are acceptable. The boarder may be up to 4 feet wide but shall be no closer than 3 feet to a common property line.

Front Entry Walkways and Brick and Stone Facades

1. The walkway may be constructed of concrete, or pavers, bricks or natural stone on a compacted crushed stone and sand base. Pavers and similar products should be muted, natural colors. These materials may be installed over an existing concrete walkway.
2. Concrete walkways may not be stained or painted to change the color.
3. When installed over an existing walkway, rise and run of any integral steps must continue to comply with the current building code.
4. Walkways installed over existing concrete that terminate at a driveway must be at the same height as the driveway.
5. Walkways may not extend alongside the driveway to the curb.
6. The brick or stone façade of a house may not be painted, stained or whitewashed.

Fences

1. Fences are not permitted except when installed around patios and decks. The patio or deck must remain visible from the outside.
2. Fences must be wood, synthetic material such as PVC or coated metal. Fabric, welded or woven wire and chain link fences are not permitted.
3. Gates for ingress/egress from the patio or deck must be of the same design and material as the fence. Openings between balusters must be less than 4 inches.
4. Living fences are permitted around patios and decks for privacy. Such fences may consist of hedges or closely-spaced bushes, and shall not exceed 8 feet in height measured from the patio floor or deck.

Decks

1. Repair of an existing deck does not require a building permit from Monroe Township. Repairs include replacement of decking, stairs and rails. All repairs must meet the current building code.
2. New decks require a building permit from Monroe Township, which is contingent upon first receiving approval of SRC for the modification.
3. Expansion of an existing deck requires a building permit. Overall size and location of the expanded deck must conform to Exhibit 1.
4. Decking should be a muted, natural color that blends with the house and surroundings. Decking may be pressure treated lumber or manmade material such as Trex.

5. The foot print of the steps leading onto the deck is not counted for purposes of calculating square footage of the deck.
6. Rails surrounding the deck may be wood, metal or synthetic material such as PVC, and may be white, beige or black or in the case of wood, stained to match the decking.
7. A gate at head of the steps is allowed. It should match in material type and color the deck's railing.
8. Deck footings or ground covering under the deck cannot alter drainage or water flow.
9. A deck cannot be constructed on or overhang an easement on the property.

Exhibit 1

Size of Patio/Deck (total surface permitted)

Size of Lot	Maximum Size
Less than 4500 sq ft	160 sq ft
4501 - 5499	200
5500 - 6499	250
6500 - 7499	300
7500 – and greater	350

Maximum Patio/Deck Projection from Rear Wall of House

Rear Yard Depth	Maximum Projection
Less than 30 feet	12 feet
Greater than 30 feet	14 feet