

## MEMO

**TO:** Northfield Township Planning Commission  
**FROM:** Patrick Sloan, AICP, Senior Principal Planner  
Erin Schlutow, Associate Planner  
**SUBJECT:** Proposed Zoning Ordinance Amendments – Open and Unroofed Terraces, Patios, and Porches  
**DATE:** April 28, 2017

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At the Township's request, we would like to discuss proposed changes to the type of structures that are exempt from area, placement, and height regulations in the Zoning Ordinance. Currently, open or unroofed terraces, patios, and porches are exempt from such regulations. However, the Zoning Ordinance requires structures *attached* to the home to also meet the minimum setbacks of the home. Additionally, terraces, patios, and porches that are *detached* from a home can have massing that should be subject to setback requirements. We recommend reviewing Sub-section 36-98(g)(1) to determine whether to exempt only open and unroofed terraces, patios, and porches under a certain height or a certain floor area, regardless of whether they are attached or detached from the principal building. We also recommended expanding the list to include decks and similar types of structures.

If you would like to see examples of how other communities have applied different thresholds, we can provide them for your review.

Sub-section 36-98(g)(1) reads as follows:

*(g) Exemptions from area, placement, and height regulations.*

- (1)** The following structures may be located anywhere on any lot: open and unroofed terraces, patios, porches and steps; awnings; flag poles; hydrants; laundry drying equipment; trellises; recreation equipment; outdoor cooking equipment; sidewalks and private driveways; trees, plants, shrubs, and hedges; fences complying with standards within section 36-715; mailboxes; and light poles. Anything constructed, erected, placed, or planted, or allowed to grow, shall conform to the provisions of section 36-98(h).