

POINTS OF AGREEMENT ON OUTDOOR LIVING SPACE:

1. The Inland and Coastal ordinances should be synchronized (concerning LID/Drainage)
2. Should discount the calculation of square footage of smaller balconies at only a fraction of the actual space:
 - a. 5'x10' should be counted at 50% of actual square footage
 - b. 7'x10' should be counted at 75% of actual square footage
 - c. 10'x15' or greater to be counted at 100% of actual square footage
 - d. If the space is not next to a kitchen/dining area, then reduce the percentage down to 50% of actual square footage regardless of the balcony size (in the measurements above, 5'X10' would be the same calculation)

Planning Commission still has to figure out the minimum size in one location. Right now it is 300 sf, but that is when bonuses are allowed.

Perhaps a requirement of at least a 10'x15' dimension in one location?

3. Consider requiring a percentage of the usable outdoor space as pervious surface. [Staff to provide examples]
4. Willing to consider decreasing the credited square footage if outdoor space is in a required setback area.
5. Willing to consider space requirement being a percentage of square footage of the structure with a "whichever is greater" statement.
6. Want to go over example projects [Staff to provide examples]
7. All agree there is likely not going to be a one size fits all for the zones.
8. Commissioner Hinsley will prepare first draft of revisions to municipal code to address these points of agreement.

EXAMPLES OF PERVIOUS SURFACE REQUIREMENT:

City of Hoboken, NJ

Municipal Code

§ 196-28.1. Rear decks, roof decks, patios and terraces. [Added 6-17-2015 by Ord. No. Z-350]

C. Patios and terraces.

(1) A patio or terrace shall be located in the rear or side yard of a principal building and shall be a landscaped or surfaced area at a height not more than 18 inches above finished grade.

(2) Patios and terraces without roof cover will not be considered lot or building coverage or rear yard or side yard encroachments. A patio or terrace with any form of cover, including but not limited to a pergola, fabric canopy or fixed plant material will be considered lot coverage and must meet the specification of an accessory structure.

(3) If a patio or terrace is made of impervious material such as but not limited to concrete pavement or pavers, no more than 30% of the yard area may be covered. The area of any impervious cover patio or terrace must be graded to a drain, and a drywell or detention tank with a capacity sufficient to capture runoff from the area of impervious cover that can accommodate a volume equal to or exceeding a fifty-year rain event shall be installed.

(4) If a patio or terrace is made of pervious materials such as but not limited to wood planks with a minimum of 0.25 inch spacing, pervious pavers, or chipped stone or gravel, up to 50% of the yard area may be covered.

(5) If located in an area of special flood hazard as defined in Chapter 104, a constructed patio or terrace must be securely anchored with footings or tie downs in accordance with Chapter 104, Flood Damage Prevention.

- Yard Area = An open portion of a lot, as may be required by this chapter, of uniform width or depth on the same lot with a building or a group of buildings, which open portion lies between the principal building or group of buildings and the nearest lot line and is unoccupied and unobstructed from the ground upward, except as herein permitted. Parking is not permitted in any required yard except as permitted herein.