

ZONING WORKSHEET

Calculating permitted Lot Coverage

A licensed surveyor should calculate this number for the submission of a Development Permit Application

Lot coverage is the percentage which the aggregate (total) building area of all buildings on the lot bears to the area of the lot (a ratio of total building area to total lot area).

Building is any structure which has one or more floors and a roof and is intended for the shelter, housing or enclosure of persons, animals or material (open porches with roofs count toward lot coverage).

Building area is the maximum horizontal cross section area of a building on a lot, measured to the outside of the exterior walls, except that up to eighteen (18) inches of projections for cornices, eaves, gutters, chimneys, or similar appurtenances shall be excluded. (See illustration under "Coverage," related terms, from Sec. 2 of the zoning regulations, attached.)

CALCULATING MAXIMUM PERMITTED LOT COVERAGE

Square feet in an acre 43,560

Lot size (in acres) X _____

= **Total lot area in square feet** _____ **s.f.** (enter on Line 1, below)



Find lot area in range, on table below.

Calculate "Allowed Lot Coverage": (Note : For lots under 7,500 square feet, simply multiply by 0.16)

Line 1 – Total lot area in square feet _____ (calculated above)

Line 2 - Subtract lowest area # from the "range" - _____ (see table below)

Line 3 - = Excess area _____ X _____% (from table) = _____ s.f.*

Calculation:

Base square footage (from table) _____

Add s.f.* excess (from Line 3 above) + _____

TOTAL PERMITTED LOT COVERAGE _____ **square feet**

LOT AREA lowest - highest (range)	ALLOWED LOT COVERAGE Base square footage plus % of excess over lowest # in range
Less than 7,500 SF	16% of the lot area
7,500 to 9,999 SF	1,225 SF plus 10% of the lot area in excess of 7,500 SF
10,000 to 19,999 SF	1,475 SF plus 6% of the lot area in excess of 10,000 SF
20,000 to 43,559 SF	2,075 SF plus 5.8% of the lot area in excess of 20,000 SF
43,560 to 87,119 SF	3,440 SF plus 5% of the lot area in excess of 43,560 SF
87,120 to 130,679 SF	5,618 SF plus 4.5% of the lot area in excess of 87,120 SF
130,680 SF or more	7,578 SF plus 4.5% of the lot area in excess of 130,680 SF

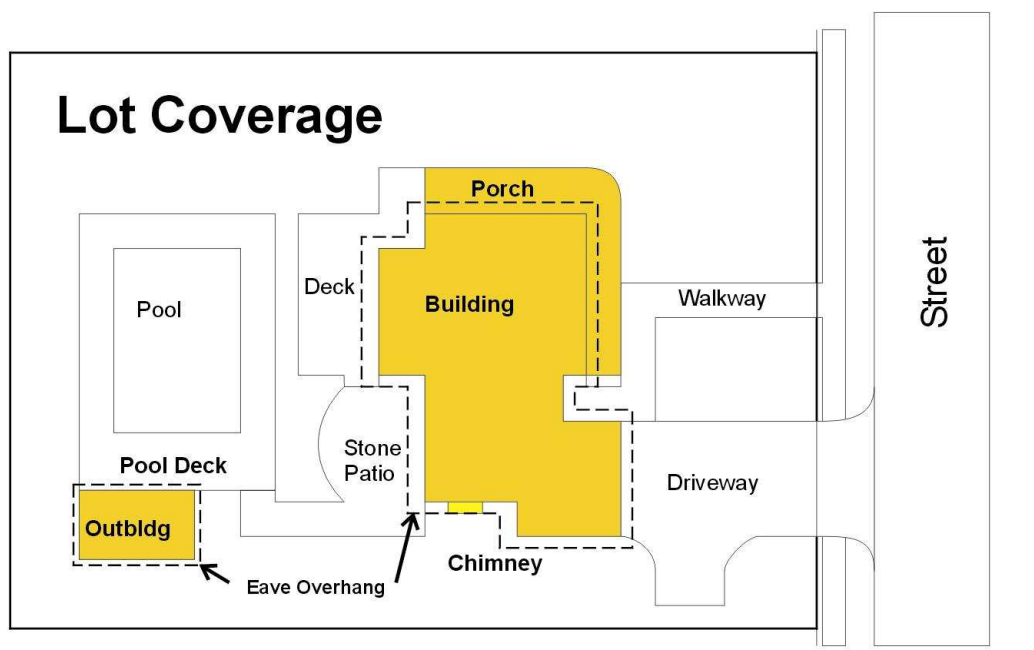
“COVERAGE” RELATED TERMS

Coverage - See “Coverage, lot”.

Coverage, building - See “Coverage, lot”.

Coverage, lot - The percentage which the aggregate building area of all buildings on the lot bears to the area of the lot. (*“Building Area” definition located with “Floor Area”*).

(In general, any portion of a building or structure with a roof counts as lot coverage).



Area Counting As Building Coverage

Up to 18" of eave overhang is excluded from building area and lot coverage
(See definition of “Building Area” located in “Floor Area Related Terms”)