

How to Calculate Lot Coverage

For adopted ZOA on 11/15/05: Revised 6/2014

R-5 Districts: What is the zoning of your lot? Check the zoning map, or your assessment record. If your lot is zoned "R-5," go to #1.

Max Lot Coverage	Max Lot Coverage w/ Front Porch	Max Lot Coverage w/ Rear Detached Garage	Max Lot Coverage w/ Front Porch and Detached Rear Garage	Max Main Building Footprint Coverage	Max Main Building Footprint Coverage w/ Front Porch	Main Building Footprint Cap	Main Building Footprint Cap w/ Front Porch
45%	48%	50%	53%	34%	37%	2,380 sq. ft.	2,590 sq. ft.

Your property must meet the requirements for the lot and for the house (main building). The main building footprint shall include all parts of a main building that rest, directly or indirectly, on the ground, including, by way of illustration and not by limitation, attached garages, bay and oriel windows with floor space, chimneys, porches, decks with floor heights that are four feet or higher above finished grade, balconies with horizontal projections that are four feet or more, and covered breezeways connected to a main building. Total lot coverage includes the footprint of the main building, and the total footprints of all accessory buildings that have either footprints larger than 150 sq. ft., or heights of two stories or more, driveways and parking pads, including, without limitation, any unpaved center strip or other portion of the driveway and any lot area regularly used for maneuvering or parking of vehicles, whether paved or unpaved, patios that are eight inches or higher above finished grade, decks that are four feet or higher from finished grade that are not attached to a main building, gazebos and pergolas, whether enclosed or unenclosed and with or without foundations, stoops and landings (including those associated with stairs) that are four feet or higher above finished grade, and in-ground swimming pools.

#1 How many square feet is your lot?

#2 How many square feet is the footprint of your main building?

- Main dwelling
- Attached garages
- Bay or oriel windows with floor space
- Chimneys
- Porches
- Decks that are four feet or higher above finished grade
- Balconies with horizontal projections that are four feet or more
- Covered breezeways connected to a main building

Do you have a front porch with a footprint of at least 60 sq. ft.?
If so, you are permitted to cover 2,590 sq. ft. or 37% of the lot.

Is your front porch footprint less than 60 sq. ft.?
If so, you are permitted to cover 2,380 sq. ft. or 34% of the lot.

Add all items in #2.

Divide the main building footprint (#2) by your lot size (#1) and multiply by 100. If your lot is smaller than 5,000 sq. ft. divide (#2) by the required lot size (5,000 sq. ft.) as permitted by Section 3.2.5.A.2.

_____ sq. ft.

_____ sq. ft.

_____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____ sq. ft.

Subtotal = _____ sq. ft.

YES / NO

YES / NO

Main Building Footprint = _____ sq. ft.

Main Building Footprint Coverage = _____ %

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#3 What is your total lot coverage?
 -Main building footprint (answer for #2)
 -Accessory buildings that have either footprints larger than 150 sq. ft., or heights of two stories or more
 -Driveways and parking pads
 -Patios that are eight inches or higher above finished grade
 -Decks that are four feet or higher from finished grade that are not attached to a main building
 -Gazebos or pergolas
 -Stoops and landings (including those associated with stairs) that are four feet or higher above finished grade
 -In-ground swimming pools

Do you have a front porch with a footprint of at least 60 sq. ft.?
 If so, you are permitted a total coverage of 48%.

Do you have a rear detached garage with a footprint of at least 150 sq. ft.?
 If so, you are permitted a total coverage of 50%.

Do you have a front porch with a footprint of at least 60 sq. ft. and a detached garage with a footprint of at least 150 sq. ft.?
 If so, you are permitted a total coverage of 53%

If you answered no to all of the above you are permitted a total lot coverage of 45%.

Add all items in #3.

Divide the total lot coverage (#3) by your lot size (#1) and multiply by 100.

_____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

Subtotal = _____ sq. ft.

YES / NO

YES / NO

YES / NO

Total Lot Coverage = _____ sq. ft.

Lot Coverage Percentage = _____ %

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R-6 Districts: What is the zoning of your lot? Check the zoning map, or your assessment record. If your lot is zoned "R-6," go to #1.

Max Lot Coverage	Max Lot Coverage w/ Front Porch	Max Lot Coverage w/ Rear Detached Garage	Max Lot Coverage w/ Front Porch and Detached Rear Garage	Max Main Building Footprint Coverage	Max Main Building Footprint Coverage w/ Front Porch	Main Building Footprint Cap	Main Building Footprint Cap w/ Front Porch
40%	43%	45%	48%	30%	33%	2,520 sq. ft.	2,772 sq. ft.

Your property must meet the requirements for the lot and for the house (main building). The main building footprint shall include all parts of a main building that rest, directly or indirectly, on the ground, including, by way of illustration and not by limitation, attached garages, bay and oriel windows with floor space, chimneys, porches, decks with floor heights that are four feet or higher above finished grade, balconies with horizontal projections that are four feet or more, and covered breezeways connected to a main building. Total lot coverage includes the footprint of the main building, and the total footprints of all accessory buildings that have either footprints larger than 150 sq. ft., or heights of two stories or more, driveways and parking pads, including, without limitation, any unpaved center strip or other portion of the driveway and any lot area regularly used for maneuvering or parking of vehicles, whether paved or unpaved, patios that are eight inches or higher above finished grade, decks that are four feet or higher from finished grade that are not attached to a main building, gazebos and pergolas, whether enclosed or unenclosed and with or without foundations, stoops and landings (including those associated with stairs) that are four feet or higher above finished grade, and in-ground swimming pools.

#1 How many square feet is your lot?

#2 How many square feet is the footprint of your main building?

- Main dwelling
- Attached garages
- Bay or oriel windows with floor space
- Chimneys
- Porches
- Decks that are four feet or higher above finished grade
- Balconies with horizontal projections that are four feet or more
- Covered breezeways connected to a main building

Do you have a front porch with a footprint of at least 60 sq. ft.?
If so, you are permitted to cover 2,772 sq. ft. or 33% of the lot.

Is your front porch footprint less than 60 sq. ft.?
If so, you are permitted to cover 2,520 sq. ft. or 30% of the lot.

Add all items in #2.

Divide the main building footprint (#2) by your lot size (#1) and multiply by 100. If your lot is smaller than 6,000 sq. ft. divide (#2) by the required lot size (6,000 sq. ft.) as permitted by Section 3.2.5.A.2.

_____ sq. ft.

_____ sq. ft.

_____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____ sq. ft.

Subtotal = _____ sq. ft.

YES / NO

YES / NO

Main Building Footprint = _____ sq. ft.

Main Building Footprint Coverage = _____ %

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#3 What is your total lot coverage?

- Main building footprint (answer for #2)
- Accessory buildings that have either footprints larger than 150 sq. ft., or heights of two stories or more
- Driveways and parking pads
- Patios that are eight inches or higher above finished grade
- Decks that are four feet or higher from finished grade that are not attached to a main building
- Gazebos or pergolas
- Stoops and landings (including those associated with stairs) that are four feet or higher above finished grade
- In-ground swimming pools

Do you have a front porch with a footprint of at least 60 sq. ft.?
If so, you are permitted a total coverage of 43%.

Do you have a rear detached garage with a footprint of at least 150 sq. ft.?
If so, you are permitted a total coverage of 45%.

Do you have a front porch with a footprint of at least 60 sq. ft. and a detached garage with a footprint of at least 150 sq. ft.?
If so, you are permitted a total coverage of 48%

If you answered no to all of the above you are permitted a total lot coverage of 40%.

Add all items in #3.

Divide the total lot coverage (#3) by your lot size (#1) and multiply by 100.

_____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____ sq. ft.

Subtotal = _____ sq. ft.

YES / NO

YES / NO

YES / NO

Total Lot Coverage =
_____ sq. ft.

Lot Coverage Percentage =
_____ %

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R-8 Districts: What is the zoning of your lot? Check the zoning map, or your assessment record. If your lot is zoned "R-8," go to #1.

Max Lot Coverage	Max Lot Coverage w/ Front Porch	Max Lot Coverage w/ Rear Detached Garage	Max Lot Coverage w/ Front Porch and Detached Rear Garage	Max Main Building Footprint Coverage	Max Main Building Footprint Coverage w/ Front Porch	Main Building Footprint Cap	Main Building Footprint Cap w/ Front Porch
35%	38%	40%	43%	25%	28%	2,800 sq. ft.	3,136 sq. ft.

Your property must meet the requirements for the lot and for the house (main building). The main building footprint shall include all parts of a main building that rest, directly or indirectly, on the ground, including, by way of illustration and not by limitation, attached garages, bay and oriel windows with floor space, chimneys, porches, decks with floor heights that are four feet or higher above finished grade, balconies with horizontal projections that are four feet or more, and covered breezeways connected to a main building. Total lot coverage includes the footprint of the main building, and the total footprints of all accessory buildings that have either footprints larger than 150 sq. ft., or heights of two stories or more, driveways and parking pads, including, without limitation, any unpaved center strip or other portion of the driveway and any lot area regularly used for maneuvering or parking of vehicles, whether paved or unpaved, patios that are eight inches or higher above finished grade, decks that are four feet or higher from finished grade that are not attached to a main building, gazebos and pergolas, whether enclosed or unenclosed and with or without foundations, stoops and landings (including those associated with stairs) that are four feet or higher above finished grade, and in-ground swimming pools.

#1 How many square feet is your lot?

#2 How many square feet is the footprint of your main building?

- Main dwelling
- Attached garages
- Bay or oriel windows with floor space
- Chimneys
- Porches
- Decks that are four feet or higher above finished grade
- Balconies with horizontal projections that are four feet or more
- Covered breezeways connected to a main building

Do you have a front porch with a footprint of at least 60 sq. ft.?
If so, you are permitted to cover 3,136 sq. ft. or 28% of the lot.

Is your front porch footprint less than 60 sq. ft.?
If so, you are permitted to cover 2,800 sq. ft. or 25% of the lot.

Add all items in #2.

Divide the main building footprint (#2) by your lot size (#1) and multiply by 100. If your lot is smaller than 8,000 sq. ft. divide (#2) by the required lot size (8,000 sq. ft.) as permitted by Section 3.2.5.A.2.

_____ sq. ft.

_____ sq. ft.

_____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____ sq. ft.

Subtotal = _____ sq. ft.

YES / NO

YES / NO

Main Building Footprint = _____ sq. ft.

Main Building Footprint Coverage = _____ %

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#3 What is your total lot coverage?
 -Main building footprint (answer for #2)
 -Accessory buildings that have either footprints larger than 150 sq. ft., or heights of two stories or more
 -Driveways and parking pads
 -Patios that are eight inches or higher above finished grade
 -Decks that are four feet or higher from finished grade that are not attached to a main building
 -Gazebos or pergolas
 -Stoops and landings (including those associated with stairs) that are four feet or higher above finished grade
 -In-ground swimming pools

Do you have a front porch with a footprint of at least 60 sq. ft.?
 If so, you are permitted a total coverage of 38%.

Do you have a rear detached garage with a footprint of at least 150 sq. ft.?
 If so, you are permitted a total coverage of 40%.

Do you have a front porch with a footprint of at least 60 sq. ft. and a detached garage with a footprint of at least 150 sq. ft.?
 If so, you are permitted a total coverage of 43%

If you answered no to all of the above you are permitted a total lot coverage of 35%.

Add all items in #3.

Divide the total lot coverage (#3) by your lot size (#1) and multiply by 100.

_____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

Subtotal = _____ sq. ft.

YES / NO

YES / NO

YES / NO

Total Lot Coverage =
 _____ sq. ft.

Lot Coverage Percentage =
 _____ %

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R-10 Districts: What is the zoning of your lot? Check the zoning map, or your assessment record. If your lot is zoned "R-10," go to #1.

Max Lot Coverage	Max Lot Coverage w/ Front Porch	Max Lot Coverage w/ Rear Detached Garage	Max Lot Coverage w/ Front Porch and Detached Rear Garage	Max Main Building Footprint Coverage	Max Main Building Footprint Coverage w/ Front Porch	Main Building Footprint Cap	Main Building Footprint Cap w/ Front Porch
32%	35%	37%	40%	25%	28%	3,500 sq. ft.	3,920 sq. ft.

Your property must meet the requirements for the lot and for the house (main building). The main building footprint shall include all parts of a main building that rest, directly or indirectly, on the ground, including, by way of illustration and not by limitation, attached garages, bay and oriel windows with floor space, chimneys, porches, decks with floor heights that are four feet or higher above finished grade, balconies with horizontal projections that are four feet or more, and covered breezeways connected to a main building. Total lot coverage includes the footprint of the main building, and the total footprints of all accessory buildings that have either footprints larger than 150 sq. ft., or heights of two stories or more, driveways and parking pads, including, without limitation, any unpaved center strip or other portion of the driveway and any lot area regularly used for maneuvering or parking of vehicles, whether paved or unpaved, patios that are eight inches or higher above finished grade, decks that are four feet or higher from finished grade that are not attached to a main building, gazebos and pergolas, whether enclosed or unenclosed and with or without foundations, stoops and landings (including those associated with stairs) that are four feet or higher above finished grade, and in-ground swimming pools.

#1 How many square feet is your lot?

#2 How many square feet is the footprint of your main building?

- Main dwelling
- Attached garages
- Bay or oriel windows with floor space
- Chimneys
- Porches
- Decks that are four feet or higher above finished grade
- Balconies with horizontal projections that are four feet or more
- Covered breezeways connected to a main building

Do you have a front porch with a footprint of at least 60 sq. ft.?
If so, you are permitted to cover 3,920 sq. ft. or 28% of the lot.

Is your front porch footprint less than 60 sq. ft.?
If so, you are permitted to cover 3,500 sq. ft. or 25% of the lot.

Add all items in #2.

Divide the main building footprint (#2) by your lot size (#1) and multiply by 100. If your lot is smaller than 10,000 sq. ft. divide (#2) by the required lot size (10,000 sq. ft.) as permitted by Section 3.2.5.A.2.

_____ sq. ft.

_____ sq. ft.

_____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____ sq. ft.

Subtotal = _____ sq. ft.

YES / NO

YES / NO

Main Building Footprint = _____ sq. ft.

Main Building Footprint Coverage = _____ %

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#3 What is your total lot coverage?
 -Main building footprint (answer for #2)
 -Accessory buildings that have either footprints larger than 150 sq. ft., or heights of two stories or more
 -Driveways and parking pads
 -Patios that are eight inches or higher above finished grade
 -Decks that are four feet or higher from finished grade that are not attached to a main building
 -Gazebos or pergolas
 -Stoops and landings (including those associated with stairs) that are four feet or higher above finished grade
 -In-ground swimming pools

Do you have a front porch with a footprint of at least 60 sq. ft.?
 If so, you are permitted a total coverage of 35%.

Do you have a rear detached garage with a footprint of at least 150 sq. ft.?
 If so, you are permitted a total coverage of 37%.

Do you have a front porch with a footprint of at least 60 sq. ft. and a detached garage with a footprint of at least 150 sq. ft.?
 If so, you are permitted a total coverage of 40%

If you answered no to all of the above you are permitted a total lot coverage of 32%.

Add all items in #3.

Divide the total lot coverage (#3) by your lot size (#1) and multiply by 100.

_____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____ sq. ft.

Subtotal = _____ sq. ft.

YES / NO

YES / NO

YES / NO

Total Lot Coverage =
 _____ sq. ft.

Lot Coverage Percentage =
 _____ %

How to Calculate Lot Coverage

For adopted ZOA on 11/15/05: Revised 6/2014

R-20 Districts: What is the zoning of your lot? Check the zoning map, or your assessment record. If your lot is zoned "R-20," go to #1.

Max Lot Coverage	Max Lot Coverage w/ Front Porch	Max Lot Coverage w/ Rear Detached Garage	Max Lot Coverage w/ Front Porch and Detached Rear Garage	Max Main Building Footprint Coverage	Max Main Building Footprint Coverage w/ Front Porch	Main Building Footprint Cap	Main Building Footprint Cap w/ Front Porch
25%	28%	30%	33%	16%	19%	4,480 sq. ft.	5,320 sq. ft.

Your property must meet the requirements for the lot and for the house (main building). The main building footprint shall include all parts of a main building that rest, directly or indirectly, on the ground, including, by way of illustration and not by limitation, attached garages, bay and oriel windows with floor space, chimneys, porches, decks with floor heights that are four feet or higher above finished grade, balconies with horizontal projections that are four feet or more, and covered breezeways connected to a main building. Total lot coverage includes the footprint of the main building, and the total footprints of all accessory buildings that have either footprints larger than 150 sq. ft., or heights of two stories or more, driveways and parking pads, including, without limitation, any unpaved center strip or other portion of the driveway and any lot area regularly used for maneuvering or parking of vehicles, whether paved or unpaved, patios that are eight inches or higher above finished grade, decks that are four feet or higher from finished grade that are not attached to a main building, gazebos and pergolas, whether enclosed or unenclosed and with or without foundations, stoops and landings (including those associated with stairs) that are four feet or higher above finished grade, and in-ground swimming pools.

#1 How many square feet is your lot?

#2 How many square feet is the footprint of your main building?

- Main dwelling
- Attached garages
- Bay or oriel windows with floor space
- Chimneys
- Porches
- Decks that are four feet or higher above finished grade
- Balconies with horizontal projections that are four feet or more
- Covered breezeways connected to a main building

Do you have a front porch with a footprint of at least 60 sq. ft.?
If so, you are permitted to cover 5,320 sq. ft. or 19% of the lot.

Is your front porch footprint less than 60 sq. ft.?
If so, you are permitted to cover 4,480 sq. ft. or 16% of the lot.

Add all items in #2.

Divide the main building footprint (#2) by your lot size (#1) and multiply by 100. If your lot is smaller than 20,000 sq. ft. divide (#2) by the required lot size (20,000 sq. ft.) as permitted by Section 3.2.5.A.2.

_____ sq. ft.

_____ sq. ft.

_____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____ sq. ft.

Subtotal = _____ sq. ft.

YES / NO

YES / NO

Main Building Footprint = _____ sq. ft.

Main Building Footprint Coverage = _____ %

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#3 What is your total lot coverage?
 -Main building footprint (answer for #2)
 -Accessory buildings that have either footprints larger than 150 sq. ft., or heights of two stories or more
 -Driveways and parking pads
 -Patios that are eight inches or higher above finished grade
 -Decks that are four feet or higher from finished grade that are not attached to a main building
 -Gazebos or pergolas
 -Stoops and landings (including those associated with stairs) that are four feet or higher above finished grade
 -In-ground swimming pools

Do you have a front porch with a footprint of at least 60 sq. ft.?
 If so, you are permitted a total coverage of 28%.

Do you have a rear detached garage with a footprint of at least 150 sq. ft.?
 If so, you are permitted a total coverage of 30%.

Do you have a front porch with a footprint of at least 60 sq. ft. and a detached garage with a footprint of at least 150 sq. ft.?
 If so, you are permitted a total coverage of 33%

If you answered no to all of the above you are permitted a total lot coverage of 25%.

Add all items in #3.

Divide the total lot coverage (#3) by your lot size (#1) and multiply by 100.

_____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

_____, _____, _____ sq. ft.

Subtotal = _____ sq. ft.

YES / NO

YES / NO

YES / NO

Total Lot Coverage = _____ sq. ft.

Lot Coverage Percentage = _____ %