

## LOT COVERAGE

The maximum lot coverage on any one-family dwelling lot in an R district (R district to include R-20, R-10, R-8, R-6, and R-5), and in R2-7, RA, C, & M districts, the following shall apply:

Categories	R-5	R-6	R-8	R-10	R-20
Maximum lot coverage (%)	45	40	35	32	25
Maximum lot coverage of one-family dwelling with porch of at least 60 square feet (exclusive of any wrap-around or side portion) on the front elevation (%)	48	43	38	35	28
Maximum lot coverage with detached garage in the rear yard (%)	50	45	40	37	30
Maximum lot coverage with detached garage in the rear yard and porch of at least 60 square feet (exclusive of any wrap-around or side portion) on the front elevation (%)	53	48	43	40	33
Maximum main building footprint coverage (%)	34	30	25	25	16
Maximum main building footprint coverage with front porch (%)	37	33	28	28	19
Maximum main building footprint (sf.)	2,380	2,520	2,800	3,500	4,480
Maximum main building footprint with front porch (sf.)	2,590	2,772	3,136	3,920	5,320

*[Maximum main building footprint coverage on undersized lots in a zoning district shall be the same square footage as permitted on a standard sized lot (e.g., 6000 square feet in R-6) in the zoning district, subject to all applicable setback requirements.]*

Existing main and accessory buildings or structures that, as of November 15, 2005, are not in conformance with the coverage requirements adopted on November 15, 2005, may be rebuilt within the building footprint and height and stories as they existed on November 15, 2005 if such structures are damaged or destroyed by fire, wind, earthquake, or other force majeure. Such rebuilding shall only be permitted if commenced within two years after such damage or destruction.

The definitions of lot coverage, main building footprint, and main building footprint are as follows:

### **Lot coverage**

The percentage determined by dividing the area of a lot covered by the total (sq. ft.) of:

- (a) The footprint of the main building and the total footprints of accessory buildings [counting only buildings with footprints larger than 150 sq. ft., or with heights of two stories or more]; plus
  - (b) Driveways and parking pads;
2. By the gross area of that lot.

### **Main Building Footprint Coverage:**

The percentage determined by dividing that area covered by a main building footprint in square feet by the gross area of the lot in square feet on which the main building is located.

**Main Building Footprint:**

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.

**Other items included in coverage:**

Accessory buildings that have either footprints larger than 150 sq. ft., or heights of two stories or more, parking pads and driveways 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; , decks that are four feet or higher that are not attached to the main building, gazebos and pergolas, whether enclosed or unenclosed with or without foundation, stoops and landings (including those associated with stairs) that are four feet or higher above finished grade, and in-ground swimming pools.

