

Lot Coverage Zoning Ordinance Amendment Adopted by the County Board on 11/15/05

- The following table shows the maximum lot coverage percentage for any one-family dwelling lot in an “R” District (“R” Districts to include “R-20,” “R-10,” “R-8,” “R-6,” and “R-5, but not “R2-7”), if your lot is larger than 5,000 square feet in the “R-5” District, 6,000 square feet in the “R-6” District, 8,000 square feet in the “R-8” District, 10,000 square feet in the “R-10” District, and 20,000 square feet in the “R-20” District.
- Maximum main building footprint coverage on undersized lots in a zoning district (a lot which is smaller than 5,000 square feet in the “R-5” District, 6,000 square feet in the “R-6” District, 8,000 square feet in the “R-8” District, 10,000 square feet in the “R-10” District, and 20,000 square feet in the “R-20” 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, side and rear yards and other building placement requirements.
- When a detached garage is provided in the rear yard, the maximum lot coverage may be increased as shown in the table below (in compliance with the requirements of 32.D.2.e.);
- Maximum main building footprint coverage shall be as shown in the table below.
- When a porch is attached to the front elevation of a one-family dwelling and has an area of at least sixty (60) square feet on the front of the building (exclusive of any wrap-around or side portion), the maximum coverage may be increased as shown in the table below.

<i>Categories</i>	<i>R-5</i>	<i>R-6</i>	<i>R-8</i>	<i>R-10</i>	<i>R-20</i>
Maximum Lot Coverage	45%	40%	35%	32%	25%
Maximum Lot Coverage with front porch	48%	43%	38%	35%	28%
Maximum Lot Coverage with rear detached garage	50%	45%	40%	37%	30%
Maximum Lot Coverage with rear garage and front porch	53%	48%	43%	40%	33%
Maximum Main Building Footprint Coverage	34%	30%	25%	25%	16%
Maximum Main Building Footprint Coverage with a front porch	37%	33%	28%	28%	19%
Main Buildings Footprint Cap	2380 sf	2520 sf	2800 sf	3500 sf	4480 sf
Main Buildings Footprint Cap with a front porch	2590 sf	2772 sf	3136 sf	3920 sf	5320 sf

- 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 (2) years after such damage or destruction.

- The definition of the lot coverage, main building footprint and main building footprint coverage are as follows:

Lot Coverage: The percentage determined by dividing (a) the area of a lot covered by the total (in square feet) of: (1) the footprint of the main building; and (2) the total footprints of accessory buildings [counting only buildings with footprints larger than one hundred fifty (150) square feet, or with a height of two stories or more]; and (3) parking pads and driveways; by (b) the gross area of that lot.

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-windows with floor space, chimneys, porches, decks supported by posts and with floor heights that are four (4) feet or higher above grade, cantilevered decks with horizontal projections that are four (4) feet or more, and covered breezeways connected to a main building.

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.