

How to Calculate Lot Coverage For adopted ZOA on 11/15/05

R-5 Districts: What is the zoning of your lot? “R-5,” “R-6,” “R-8,” “R-10” or “R-20”? 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/ a Front Porch
(a) 45%	(b) 48%	© 50%	(d) 53%	(e) 34%	(f) 37%	(g) 2,380 sf	(h) 2,590 sf

Your property must meet the setback and yard requirements for the lot and for the house (main building). Sometimes, you may not be able to get the size of a main house in #7, if the lot coverage with that house exceeds the permitted maximum percentage. If it happens, recalculate the coverage of the house to meet the maximum lot coverage limit.

- #1. How many square feet is your lot? If your lot is smaller than 5,000 sq.ft., use 5,000 sq.ft. as lot area. _____ sf
- #2. How many square feet is the FOOTPRINT of your house (Main Building)? _____ sf
- #3. How many square feet is the footprint of your detached garage or detached building other than a main house? _____ sf
- #4. How many square feet is your driveway and parking pad? _____ sf
- #5. Add #2, #3 and #4. _____ sf
- #6. a. Divide #5 by #1 and multiply by 100, and get the lot coverage. _____ %
 If #6.a. does not exceed 45% [(a) on above table] your lot conforms to the lot coverage requirement in the proposed Zoning Ord. [(a) on the Table]
- b. ***If your house has a front porch that is larger than 60 sq.ft, you can get a 3% Bonus.*** [(b) on the Table] If #6.a. does not exceed 48%, your lot conforms to the proposed Zoning Ordinance with a front porch bonus. Yes/No
- c. ***If your lot has a detached garage in the rear yard, you can get 5% bonus.*** If #6.a. does not exceed 50%, your lot conforms to the proposed Zoning Ordinance. [(c) on the Table] Yes/No
- d. ***If your house has a front porch and detached garage in the rear yard, you can get 8% bonus.*** If #6.a. does not exceed 53%, your lot will conform to the proposed Zoning Ordinance. [(d) on the Table] Yes/No
- #7. a. Divide #2 by #1 and multiply by 100, and get the coverage of your main house footprint. If #7.a. does not exceed 34%, your main building conforms to the proposed Zoning Ordinance. [(e) on the Table] _____ %
- b. ***If your house has a front porch that is larger than 60 sq.ft, you can get a 3% Bonus,*** [(f) on the Table]. If #7.a. does not exceed 37%, your house conforms to the proposed Zoning Ordinance with a front porch bonus. Yes/No
- #8. a. ***If your lot is larger than 5,000 sf,*** check whether #3 exceeds 2,380 sf. If it does not exceed, your house footprint conforms to the cap in the proposed Zoning Ordinance. [(g) on the Table] Yes/No
- b. ***If your lot is larger than 5,000 sf,*** and if your house has a front porch, and if it does not exceed 2,590 sf, your house conforms to the proposed Zoning Ordinance with a front porch bonus. [(h) on the Table] Yes/No

How to Calculate Lot Coverage

R-6 Districts: What is the zoning of your lot? “R-5,” “R-6,” “R-8,” “R-10” or “R-20”? 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/ a Front Porch
(a) 40%	(b) 43%	© 45%	(d) 48%	(e) 30%	(f) 33%	(g) 2,520 sf	(h) 2,772 sf

Your property must meet the setback and yard requirements for the lot and for the house (main building). Sometimes, you may not be able to get the size of a main house in #7, if the lot coverage with that house exceeds the permitted maximum percentage. If it happens, recalculate the coverage of the house to meet the maximum lot coverage limit.

- #1. How many square feet is your lot? If your lot is smaller than 6,000 sq.ft., use 6,000 sq.ft. as lot area. _____ sf
- #2. How many square feet is the FOOTPRINT of your house (Main Building)? _____ sf
- #3. How many square feet is the footprint of your detached garage or detached building other than a main house? _____ sf
- #4. How many square feet is your driveway and parking pad? _____ sf
- #5. Add #2, #3 and #4. _____ sf
- #6.
 - a. Divide #5 by #1 and multiply by 100, and get the lot coverage. _____ %
If #6.a. does not exceed 40% [(a) on above table] your lot conforms to the lot coverage requirement in the proposed Zoning Ord. [(a) on the Table]
 - b. ***If your house has a front porch that is larger than 60 sq.ft, you can get a 3% Bonus.*** [(b) on the Table] If #6.a. does not exceed 43%, your lot conforms to the proposed Zoning Ordinance with a front porch bonus. Yes/No
 - c. ***If your lot has a detached garage in the rear yard, you can get 5% bonus.*** If #6.a. does not exceed 45%, your lot conforms to the proposed Zoning Ordinance. [(c) on the Table] Yes/No
 - d. ***If your house has a front porch and detached garage in the rear yard, you can get 8% bonus.*** If #6.a. does not exceed 48%, your lot will conform to the proposed Zoning Ordinance. [(d) on the Table] Yes/No
- #7.
 - a. Divide #2 by #1 and multiply by 100, and get the coverage of your main house footprint. If #7.a. does not exceed 30%, your main building conforms to the proposed Zoning Ordinance. [(e) on the Table] _____ %
 - b. ***If your house has a front porch that is larger than 60 sq.ft, you can get a 3% Bonus,*** [(f) on the Table]. If #7.a. does not exceed 33%, your house conforms to the proposed Zoning Ordinance with a front porch bonus. Yes/No
- #8.
 - a. ***If your lot is larger than 6,000 sf,*** check whether #3 exceeds 2,520 sf. If it does not exceed, your house footprint conforms to the cap in the proposed Zoning Ordinance. [(g) on the Table] Yes/No
 - b. ***If your lot is larger than 6,000 sf,*** and if your house has a front porch, and if it does not exceed 2,772 sf, your house conforms to the proposed Zoning Ordinance with a front porch bonus. [(h) on the Table] Yes/No

How to Calculate Lot Coverage

R-8 Districts: What is the zoning of your lot? “R-5,” “R-6,” “R-8,” “R-10” or “R-20”? 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/ a Front Porch
(a) 35%	(b) 38%	© 40%	(d) 43%	(e) 25%	(f) 28%	(g) 2,800 sf	(h) 3,136 sf

Your property must meet the setback and yard requirements for the lot and for the house (main building). Sometimes, you may not be able to get the size of a main house in #7, if the lot coverage with that house exceeds the permitted maximum percentage. If it happens, recalculate the coverage of the house to meet the maximum lot coverage limit.

- #1. How many square feet is your lot? If your lot is smaller than 8,000 sq.ft., use 8,000 sq.ft. as lot area. _____ sf
- #2. How many square feet is the FOOTPRINT of your house (Main Building)? _____ sf
- #3. How many square feet is the footprint of your detached garage or detached building other than a main house? _____ sf
- #4. How many square feet is your driveway and parking pad? _____ sf
- #5. Add #2, #3 and #4. _____ sf
- #6. a. Divide #5 by #1 and multiply by 100, and get the lot coverage. _____ %
 If #6.a. does not exceed 35% [(a) on above table] your lot conforms to the lot coverage requirement in the proposed Zoning Ord. [(a) on the Table]
- b. ***If your house has a front porch that is larger than 60 sq.ft, you can get a 3% Bonus.*** [(b) on the Table] If #6.a. does not exceed 38%, your lot conforms to the proposed Zoning Ordinance with a front porch bonus. Yes/No
- c. ***If your lot has a detached garage in the rear yard, you can get 5% bonus.*** If #6.a. does not exceed 40%, your lot conforms to the proposed Zoning Ordinance. [(c) on the Table] Yes/No
- d. ***If your house has a front porch and detached garage in the rear yard, you can get 8% bonus.*** If #6.a. does not exceed 43%, your lot will conform to the proposed Zoning Ordinance. [(d) on the Table] Yes/No
- #7. a. Divide #2 by #1 and multiply by 100, and get the coverage of your main house footprint. If #7.a. does not exceed 25%, your main building conforms to the proposed Zoning Ordinance. [(e) on the Table] _____ %
- b. ***If your house has a front porch that is larger than 60 sq.ft, you can get a 3% Bonus,*** [(f) on the Table]. If #7.a. does not exceed 28%, your house conforms to the proposed Zoning Ordinance with a front porch bonus. Yes/No
- #8. a. ***If your lot is larger than 8,000 sf,*** check whether #3 exceeds 2,800 sf. If it does not exceed, your house footprint conforms to the cap in the proposed Zoning Ordinance. [(g) on the Table] Yes/No
- b. ***If your lot is larger than 8,000 sf,*** and if your house has a front porch, and if it does not exceed 3,136 sf, your house conforms to the proposed Zoning Ordinance with a front porch bonus. [(h) on the Table] Yes/No

How to Calculate Lot Coverage

R-10 Districts: What is the zoning of your lot? “R-5,” “R-6,” “R-8,” “R-10” or “R-20”? 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/ a Front Porch
(a) 32%	(b) 35%	© 37%	(d) 40%	(e) 25%	(f) 28%	(g) 3,500 sf	(h) 3,920 sf

Your property must meet the setback and yard requirements for the lot and for the house (main building). Sometimes, you may not be able to get the size of a main house in #7, if the lot coverage with that house exceeds the permitted maximum percentage. If it happens, recalculate the coverage of the house to meet the maximum lot coverage limit.

- #1. How many square feet is your lot? If your lot is smaller than 10,000 sq.ft., use 10,000 sq.ft. as lot area. _____ sf
- #2. How many square feet is the FOOTPRINT of your house (Main Building)? _____ sf
- #3. How many square feet is the footprint of your detached garage or detached building other than a main house? _____ sf
- #4. How many square feet is your driveway and parking pad? _____ sf
- #5. Add #2, #3 and #4. _____ sf
- #6. a. Divide #5 by #1 and multiply by 100, and get the lot coverage. _____ %
 If #6.a. does not exceed 32% [(a) on above table] your lot conforms to the lot coverage requirement in the proposed Zoning Ord. [(a) on the Table]
- b. ***If your house has a front porch that is larger than 60 sq.ft, you can get a 3% Bonus.*** [(b) on the Table] If #6.a. does not exceed 35%, your lot conforms to the proposed Zoning Ordinance with a front porch bonus. _____ Yes/No
- c. ***If your lot has a detached garage in the rear yard, you can get 5% bonus.*** If #6.a. does not exceed 37%, your lot conforms to the proposed Zoning Ordinance. [(c) on the Table] _____ Yes/No
- d. ***If your house has a front porch and detached garage in the rear yard, you can get 8% bonus.*** If #6.a. does not exceed 40%, your lot will conform to the proposed Zoning Ordinance. [(d) on the Table] _____ Yes/No
- #7. a. Divide #2 by #1 and multiply by 100, and get the coverage of your main house footprint. If #7.a. does not exceed 25%, your main building conforms to the proposed Zoning Ordinance. [(e) on the Table] _____ %
- b. ***If your house has a front porch that is larger than 60 sq.ft, you can get a 3% Bonus,*** [(f) on the Table]. If #7.a. does not exceed 28%, your house conforms to the proposed Zoning Ordinance with a front porch bonus. _____ Yes/No
- #8. a. ***If your lot is larger than 10,000 sf,*** check whether #3 exceeds 3,500 sf. If it does not exceed, your house footprint conforms to the cap in the proposed Zoning Ordinance. [(g) on the Table] _____ Yes/No
- b. ***If your lot is larger than 10,000 sf,*** and if your house has a front porch, and if it does not exceed 3,920 sf, your house conforms to the proposed Zoning Ordinance with a front porch bonus. [(h) on the Table] _____ Yes/No

How to Calculate Lot Coverage

R-20 Districts: What is the zoning of your lot? “R-5,” “R-6,” “R-8,” “R-10” or “R-20”? 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/ a Front Porch
(a) 25%	(b) 28%	© 30%	(d) 33%	(e) 16%	(f) 19%	(g) 4,480 sf	(h) 5,320 sf

Your property must meet the setback and yard requirements for the lot and for the house (main building). Sometimes, you may not be able to get the size of a main house in #7, if the lot coverage with that house exceeds the permitted maximum percentage. If it happens, recalculate the coverage of the house to meet the maximum lot coverage limit.

- #1. How many square feet is your lot? If your lot is smaller than 20,000 sq.ft., use 20,000 sq.ft. as lot area. _____ sf
- #2. How many square feet is the FOOTPRINT of your house (Main Building)? _____ sf
- #3. How many square feet is the footprint of your detached garage or detached building other than a main house? _____ sf
- #4. How many square feet is your driveway and parking pad? _____ sf
- #5. Add #2, #3 and #4. _____ sf
- #6. a. Divide #5 by #1 and multiply by 100, and get the lot coverage. _____ %
 If #6.a. does not exceed 25% [(a) on above table] your lot conforms to the lot coverage requirement in the proposed Zoning Ord. [(a) on the Table]
- c. ***If your house has a front porch that is larger than 60 sq.ft, you can get a 3% Bonus.*** [(b) on the Table] If #6.a. does not exceed 28%, your lot conforms to the proposed Zoning Ordinance with a front porch bonus. _____ Yes/No
- d. ***If your lot has a detached garage in the rear yard, you can get 5% bonus.*** If #6.a. does not exceed 30%, your lot conforms to the proposed Zoning Ordinance. [(c) on the Table] _____ Yes/No
- e. ***If your house has a front porch and detached garage in the rear yard, you can get 8% bonus.*** If #6.a. does not exceed 33%, your lot will conform to the proposed Zoning Ordinance. [(d) on the Table] _____ Yes/No
- #7. a. Divide #2 by #1 and multiply by 100, and get the coverage of your main house footprint. If #7.a. does not exceed 16%, your main building conforms to the proposed Zoning Ordinance. [(e) on the Table] _____ %
- b. ***If your house has a front porch that is larger than 60 sq.ft, you can get a 3% Bonus,*** [(f) on the Table]. If #7.a. does not exceed 19%, your house conforms to the proposed Zoning Ordinance with a front porch bonus. _____ Yes/No
- #8. a. ***If your lot is larger than 20,000 sf,*** check whether #3 exceeds 4,480 sf. If it does not exceed, your house footprint conforms to the cap in the proposed Zoning Ordinance. [(g) on the Table] _____ Yes/No
- f. ***If your lot is larger than 20,000 sf,*** and if your house has a front porch, and if it does not exceed 5,320 sf, your house conforms to the proposed Zoning Ordinance with a front porch bonus. [(h) on the Table] _____ Yes/No