

Building Coverage:

The purposes of the building coverage standards are to establish the maximum percentage of lot surface that may be covered by principal and accessory buildings to preserve open space on the lot, and to preserve some views and visual access to the sky, and enhance privacy for residences that are adjacent to new development.

Do the Building Coverage standards apply to my property?

- ❑ Building Coverage standards apply to all:
 - Principal and accessory residential buildings in **RR-1, RR-2, RE** and **RL-1** zoning districts
 - Principal and accessory buildings that are used as a detached single family land use in the **RMX-1** zoning district
 - Principal and accessory residential buildings in the **RL-2** zoning district that are on a lot 8,000 square feet or larger that are not located within a Planned Unit Development (PUD), Planned Residential Development (PRD), or Planned Development (PD) unless identified in Appendix H of Ordinance #7684.

What is Building Coverage, and how does it apply to my property?

- ❑ Building Coverage is the maximum horizontal area within the outer perimeter of the building walls, dividers, or columns at ground level or above, whichever is the greater area.
- ❑ To determine the maximum amount of building coverage permitted on a property you need to know the lot size and zoning district for your property.

Lot Size:	< 5,000 SF	5,000 to 10,000 SF	10,001 to 22,500 SF	> 22,500 SF
RR-1, RR-2, RE, RL-1, RL-2 and RMX-1	0.41	$(\text{Lot Size} \times 0.2) + 1,050$	$(\text{Lot Size} \times 0.116) + 1,890$	$\text{Lot Size} \times 0.20$

Accurate lot area, as determined by a surveyor, is recommended in all circumstances but may be required if proposed development is within 20% of the maximum allowed building coverage.

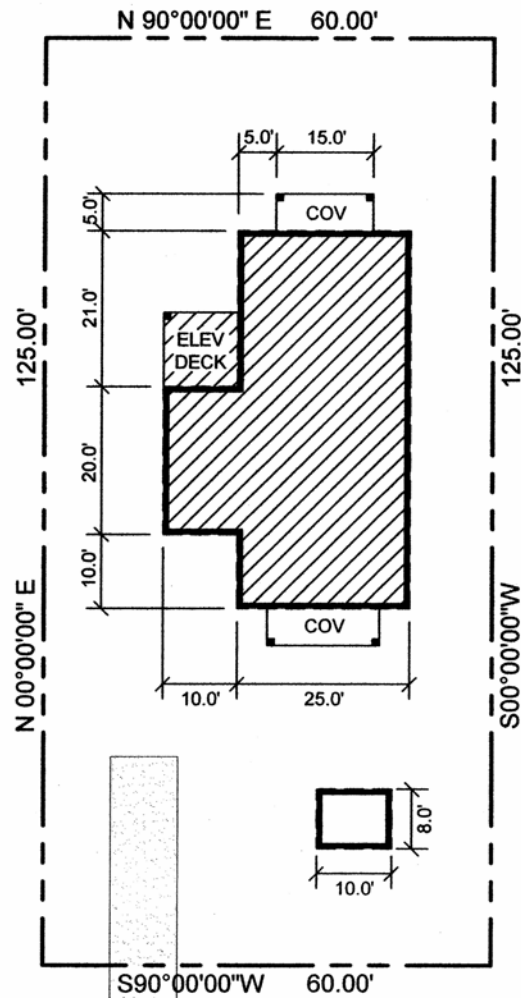
Examples: 7,000 SF **RL-1** lot $(7,000 \times 0.2) + 1,050 = 2,450$ SF
 4,900 SF **RMX-1** lot $4,900 \times 0.41 = 2,009$ SF

Note that this document is intended to provide supplemental information, and not meant to replace Ordinance No. 7684

How is Building Coverage measured?

- ❑ Building Coverage **includes** the maximum horizontal area within the outer perimeter of the building walls, dividers, or columns at ground level or above, whichever is the greater area.

- ❑ Building Coverage **does not include**:
 - Uncovered decks, stoops, patios, terraces, and stairways all less than thirty inches high
 - The outer four feet of completely open, uncovered, cantilevered balconies that have a minimum of eight feet vertical clearance below
 - Up to three hundred square feet of a single-family detached residence front porch that is adjacent to a street and up to one hundred fifty square feet of additional porch area not located in the front yard for single-family detached residence.
 - One accessory building, no larger than eighty square feet size and no taller than ten feet in height, associated with a single-family detached residence.



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