

**LOT COVERAGE**

For single family residential development, "lot coverage" is the area of a lot that may be covered by a combination of the buildings and vehicular driving surfaces. The maximum lot coverage for a specific lot is based upon the lots slope (see above). The area of the lot that cannot be used for lot coverage is "required landscaping area"; the landscaping area is typically improved with either hardscape (see below) or softscape.

**Please note:** Lot coverage is not the same as impervious surface calculations used for drainage review.

Lot Slope	Maximum Lot Coverage (House, driving surfaces, and accessory buildings)	Required Landscaping Area
Less than 15%	40%	60%
15% to less than 30%	35%	65%
30% to 50%	30%	70%
Greater than 50% slope	20%	80%

**LOT COVERAGE CALCULATIONS**

A. Allowed Lot Coverage	<u>35</u>	% of Lot
B. Allowed Lot Coverage Area	<u>6,398</u>	Square Feet
C. Gross Lot Area	<u>18,280</u>	Square Feet
D. Net Lot Area	<u>10,200</u>	Square Feet
E. Main Structure Roof Area	<u>2,211</u>	Square Feet
F. Accessory Building Roof Area	<u>797</u>	Square Feet
G. Vehicular Use (driveway, access easements, parking)	<u>1,468</u>	Square Feet
H. Total Existing Lot Coverage Area	<u>4,476</u>	Square Feet
I. (Total Lot Coverage Area Removed)	<u>0</u>	Square Feet
J. Total New Lot Coverage Area	<u>183</u>	Square Feet
K. Total Project Lot Coverage Area = (H-I) + J	<u>4,659</u>	Square Feet
L. Proposed adjustment for single story	<u>0</u>	Square Feet
M. Proposed adjustment for flag lot	<u>0</u>	Square Feet
N. Proposed Lot Coverage = (K/D)x100	<u>25.48</u>	% of Lot

**HARDSCAPE**

For single family residential development, hardscape is the solid, hard, elements or structures that are incorporated into landscaping. The hardscape includes, but is not limited to, structures, paved areas, stairs, walkways, decks, patios, and similar constructed elements. The hardscape within the landscaping area consists of materials such as wood, stone, concrete, gravel, permeable pavements or pavers, and similar materials. Hardscape does not include solid, hard elements or structures that are covered by a minimum of two feet of soil intended for softscape (for example, a septic tank covered with at least two feet of soil and planted shrubs is not hardscape). The hardscape does not include driving surfaces or buildings.

Up to 9% of the net lot area may consist of hardscape areas. In addition, unused lot coverage may also be improved with hardscape. *9% of 18,280 = 1,645*

What is the total square footage of all hardscape on property? 694 Square Feet

What is the total square footage of all decks on property? 682 Square Feet

*Total Existing — 1,376*

*Total New Hardscape 117*

*1,493 < 1,645 allowed*