163 Attachment 2

Schedule 1 – Part 2
Impervious Coverage Table
[Added 8-16-2005 by Ord. No. 2005-16; amended 10-18-2005 by Ord. No. 2005-23]

All uses in R-LD and R-HD Zones			
Base Lot Area (acres)[1]	**Base Lot Area (square feet)**	**Permitted Base Coverage (square feet)**	**Permitted Incremental Coverage Factor**
0.000	0	0	45.00%
0.125	5,445	2,450	35.00%
0.250	10,890	4,356	30.00%
0.375	16,335	5,990	25.00%
0.500	21,780	7,351	20.00%
0.750	32,670	9,529	17.50%
1.000	43,560	11,435	15.00%
1.250	54,450	13,068	12.50%
1.500	65,340	14,429	10.00%
1.750	76,230	15,518	6.67%
2.000	87,120	16,245	3.33%
3.000	130,680	17,695	3.33%
5.000	217,800	20,596	3.33%

Permitted impervious coverage for a lot is determined from the lot area, using the table and the formula.

Determine the largest base lot area that is smaller than the actual lot area. The permitted impervious coverage is equal to the permitted base coverage plus product of the permitted incremental coverage factor and the amount of the actual lot area that exceeds the previously determined base lot area.

Example: Actual lot area is 24,000 square feet. The largest base lot area that is smaller than 24,000 square feet is 0.500 acres or 21,780 square feet. The excess of actual over base lot area is 24,000 – 21,780, or 2,220 square feet. The permitted impervious coverage is equal to 7,351 (taken from the table) plus (20% * 2,200), which is equal to 7,351 + 440 or 7,791 square feet.

Permitted building coverage is equal to 40.0% of permitted impervious coverage.

[1] For a flag lot, exclude the area of the flag staff from the base lot area and impervious coverage area calculation when this portion of the lot is improved with a driveway and utilized for access to the lot.

Maximum Impervious Coverage/Building Coverage Calculation Worksheet

1. Convert the square footage of a lot to a decimal equivalent of one acre (43,560 square feet). (example 24,000 square feet lot = .55 acres);	Example .55	Lot Size
2. Identify the largest base lot area smaller than the actual lot area and record the permitted base coverage; (example = .500 acre)	7,351 square feet	
3. Subtract base lot area from total lot area (square feet) and multiply the difference by permitted incremental coverage factor and record the product; (example 24,000 – 21,780 = 2,220 x 20% = 444)	444	
4. Add Lines 2 and 3. The sum is the maximum permitted impervious coverage for the lot.	7,795 square feet	
5. Maximum building coverage. Multiply maximum permitted impervious coverage to determine maximum building coverage; (example 7,795 x 40%)	3,118 square feet	