

DEVELOPMENT REGULATIONS

22 Attachment 8

**SCHEDULE 5-4
MAXIMUM PERMITTED LOT AND BUILDING COVERAGE
RESIDENTIAL ZONES (R-1, R-2, R-3, R-4, R-5, & R-6)
(& SINGLE FAMILY USES IN THE POB, GB & NB ZONES)**

If the lot does not contain unusable areas (see usable lot area definition) usable lot area will be the same as lot area.

(Ord. No. 08-001D § 1)

Usable Lot Area (SF)		Lot Coverage (SF)		Building Coverage (SF)	
Greater than (Column 1)	Less than or Equal to (Column 2)	Basis for Maximum Lot Coverage (Column 3)	Lot Coverage Added to Column 3 (Column 4)	Basis for Maximum Building Coverage (Column 5)	Building Coverage Added to Column 5 (Column 6)
0	5000	0	0.4750 X SF	0	0.2330 X SF
5000	10000	2375	0.3190 X SF over 5000	1165	0.1860 X SF over 5000
10000	70000	3970	0.1915 X SF over 10000	2095	0.0620 X SF over 10000
70000	150000	15460	0.1700 X SF over 70000	5815	0.0470 X SF over 70000
150000	---	29060	0.1275 X SF over 150000	9575	0.0350 X SF over 150000

EXAMPLE:

1. Determine the USABLE LOT AREA range in which the subject lot falls. *ex. Subject lot has a usable lot area of 7500 square feet. The range in which it falls is the 5000—10000 square foot range.*
2. Determine the basis for the maximum permitted lot (or building) coverage column 3 (or 5). *ex. Basis for maximum permitted lot coverage for lots with a usable lot area in the 5000—10000 s.f. range is 2375 square feet. (1165 square feet for building coverage.)*
3. Determine the number of square feet by which the usable lot area of the subject lot exceeds the lower limit of the range and multiply it by the factor in Column 4 for lot coverage (or column 6 for building coverage). *ex. 2500 SF x .3190 = 797.5 SF (lot coverage), 2500 SF x .1860 = 465 SF (building coverage).*
4. Add the basis for the maximum permitted lot (or building) coverage and the additional lot (or building) coverage permitted to find the total permitted lot (or building) coverage for the subject lot. *ex. 2375 + 797.5 = 3172.5 SF (lot coverage), 1165 + 465 = 1630 SF (building coverage).*
5. Note: For development sites consisting of more than one (1) lot, maximum lot (or building) coverage shall apply to the entire tract or site as a single parcel or lot.