

Lot Coverage

That portion of a lot which, when viewed directly from above, would be covered by a building or structure, or any part thereof, except that the following structures or parts of structures shall themselves not be included in calculating lot coverage:

- (A) Any part of a structure without a roof.
- (B) Roof eaves.
- (C) Carports, porches, and balconies that are open at least 50 percent of their respective perimeter.

			Setback Area (Square Foot)				Buildable Area
Lot Size (Square Feet)	Width (Feet)	Depth (Feet)	Front	Rear	Side	Total (% of Lot)	Total (% of Lot)
1687.0	50.0	33.7	500	250	187	56%	44.4%
2250.0	50.0	45.0	500	250	300	47%	53.3%
3500.0	50.0	70.0	500	250	550	37%	62.9%
4500.0	50.0	90.0	500	250	750	33%	66.7%
5000.0	50.0	100.0	500	250	850	32%	68.0%
5900.0	50.0	118.0	500	250	1030	30%	69.8%
7000.0	50.0	140.0	500	250	1250	29%	71.4%
9000.0	50.0	180.0	500	250	1650	27%	73.3%
11000.0	50.0	220.0	500	250	2050	25%	74.5%
13500.0	50.0	270.0	500	250	2550	24%	75.6%
3500.0	100.0	35.0	1000	500	200	49%	51.4%
4500.0	100.0	45.0	1000	500	300	40%	60.0%
5000.0	100.0	50.0	1000	500	350	37%	63.0%
5900.0	100.0	59.0	1000	500	440	33%	67.1%
7000.0	100.0	70.0	1000	500	550	29%	70.7%
9000.0	100.0	90.0	1000	500	750	25%	75.0%
11000.0	100.0	110.0	1000	500	950	22%	77.7%
13500.0	100.0	135.0	1000	500	1200	20%	80.0%

Example

4,500 sf Lot

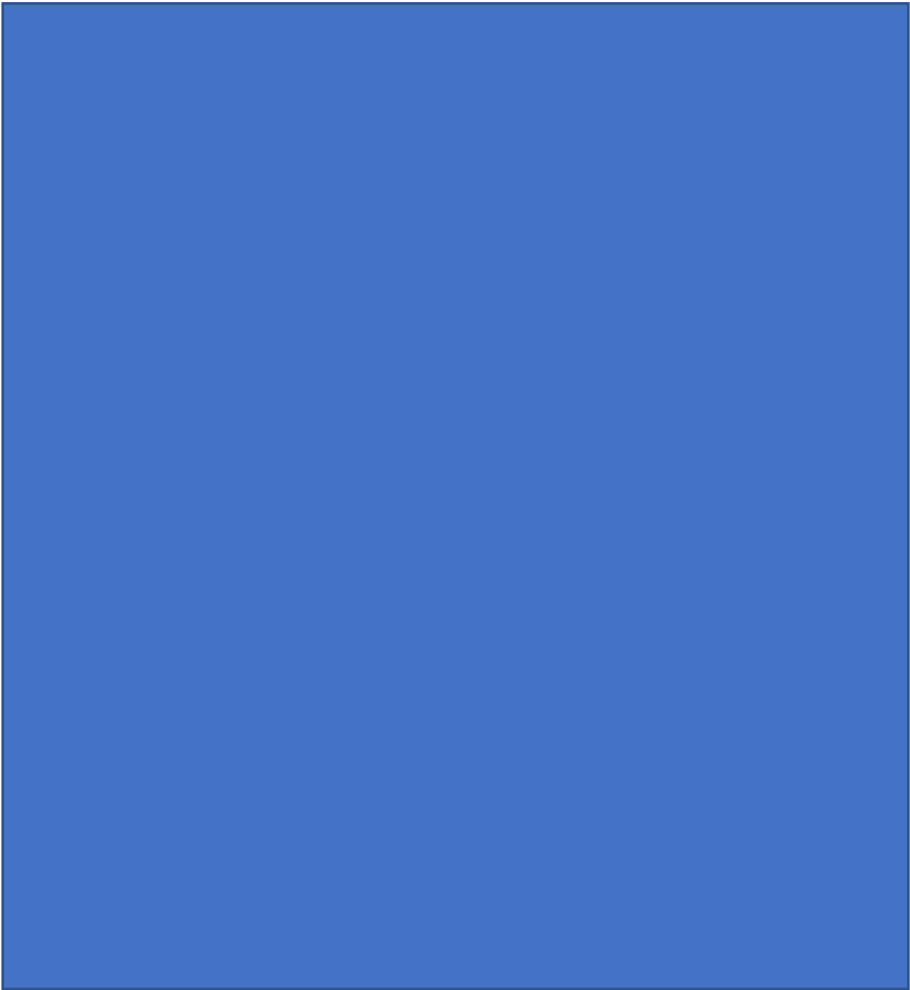
			Setback Area (Square Foot)				Buildable Area
Lot Size (Square Feet)	Width (Feet)	Depth (Feet)	Front	Rear	Side	Total (% of Lot)	Total (% of Lot)
1687.0	50.0	33.7	500	250	187	56%	44.4%
2250.0	50.0	45.0	500	250	300	47%	53.3%
3500.0	50.0	70.0	500	250	550	37%	62.9%
4500.0	50.0	90.0	500	250	750	33%	66.7%

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- (B) Roof eaves.
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Note: Setbacks affect the maximum achievable lot coverage

90 ft

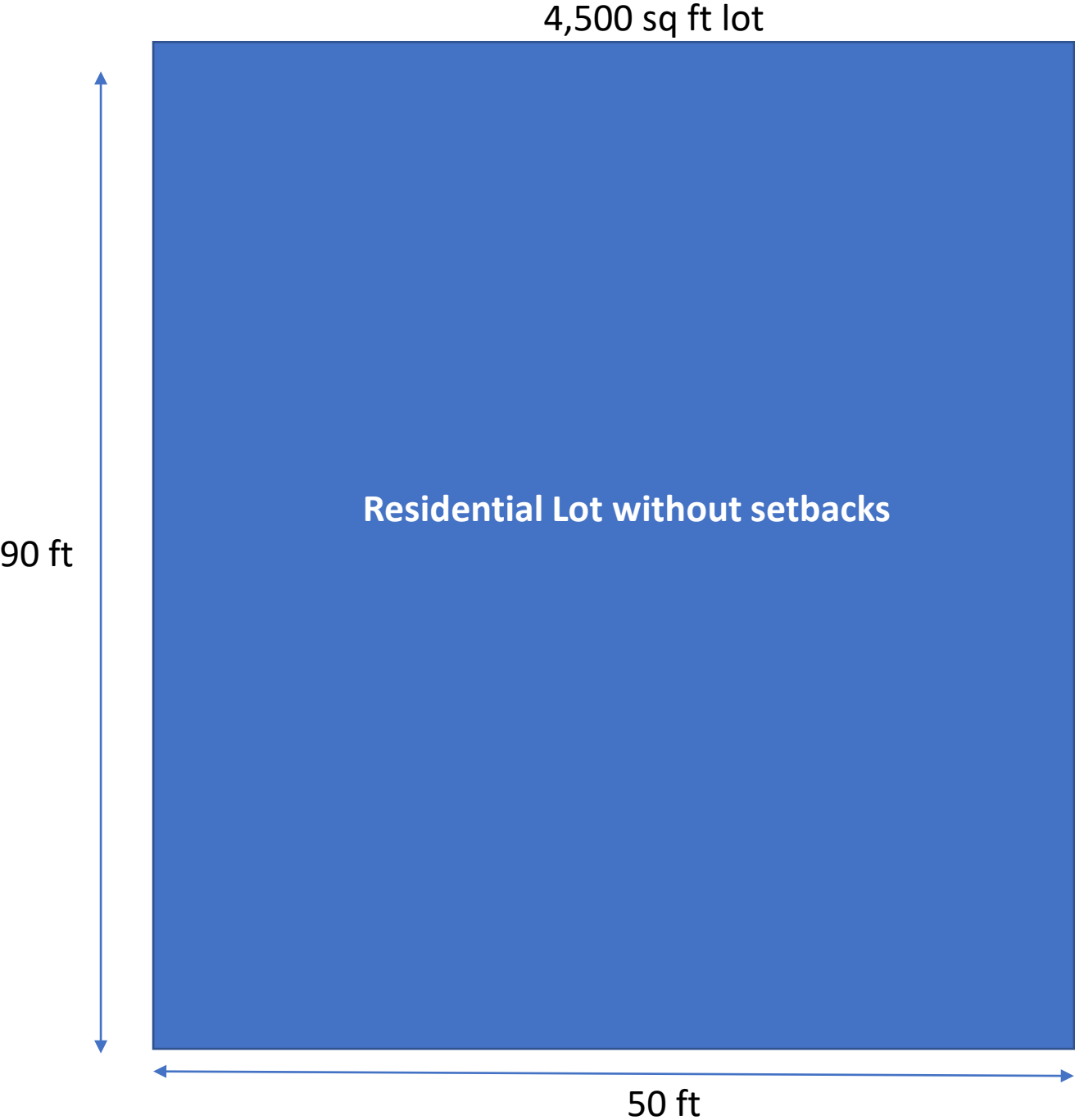


4,500 sq ft lot

50 ft

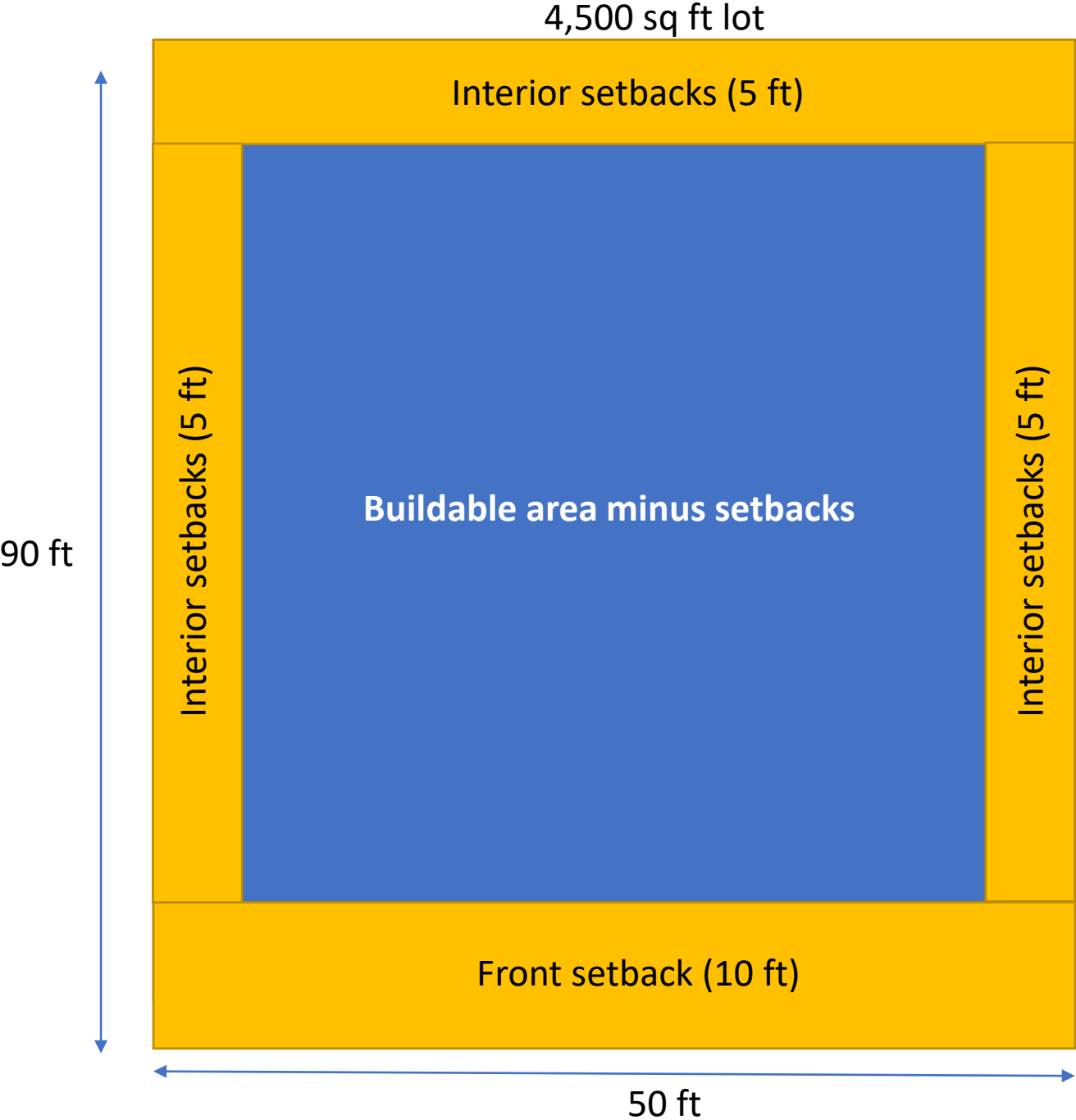
Note: Not to Scale

Example
4,500 sf Lot

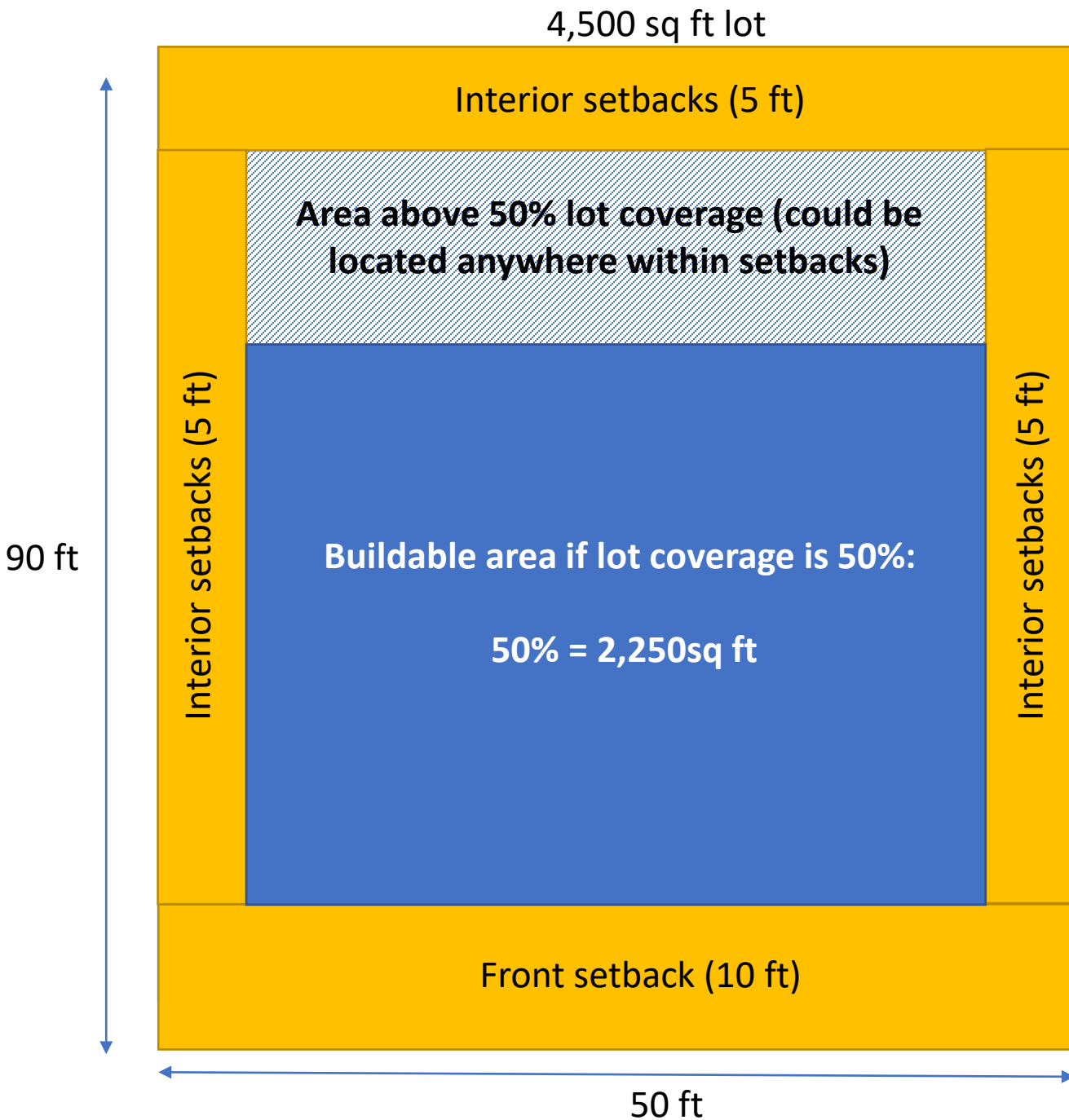
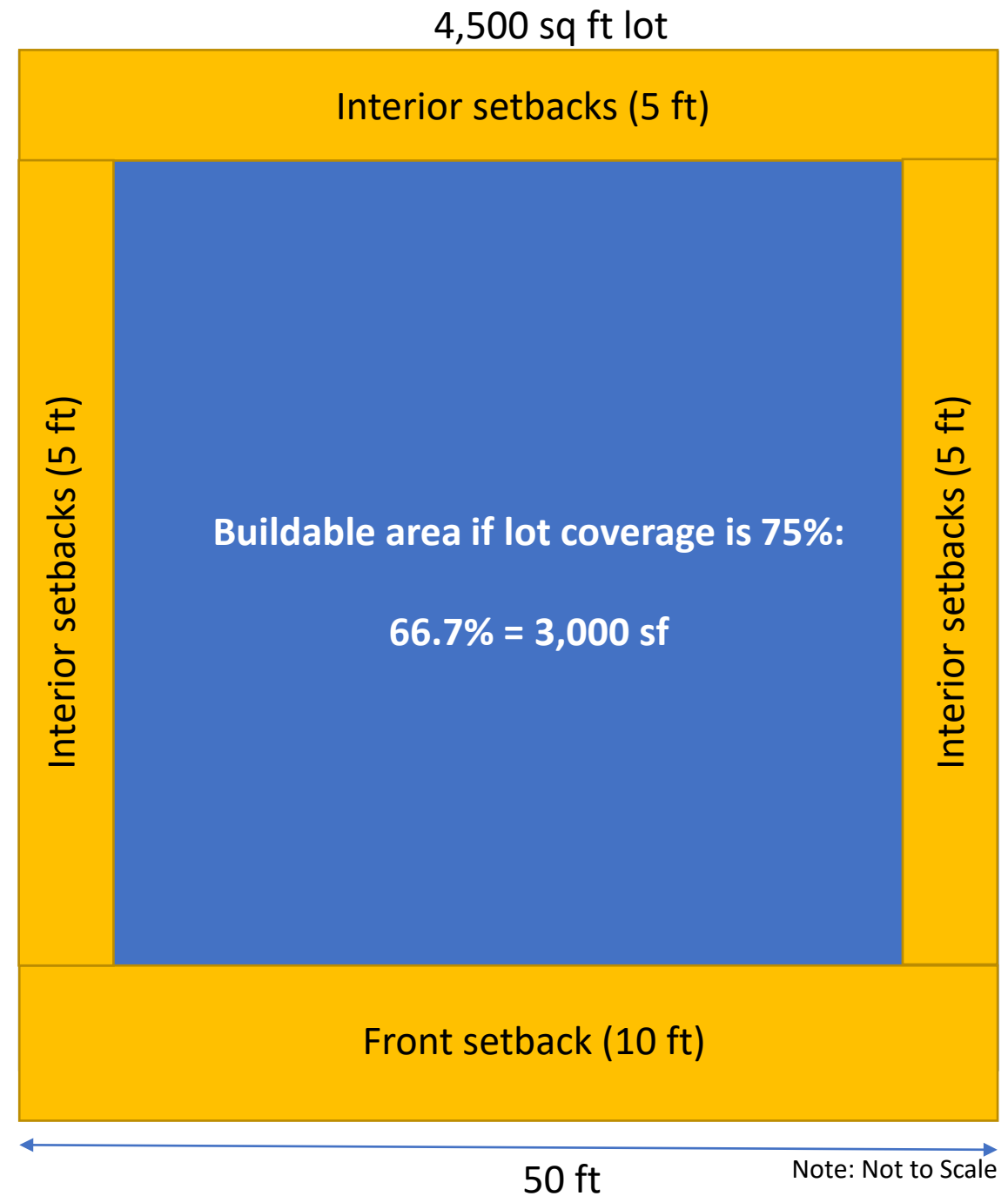


Note: Not to Scale

Example
4,500 sf Lot



Note: Not to Scale



Lot Dimensions (50-foot Frontage)			Setback Area (Square Feet)				Buildable Area w/in Setbacks	
Lot Size (Square Feet)	Width (Feet)	Depth (Feet)	Front	Rear	Side	Total (% of Lot)	Total (% of Lot)	Total (Square Feet)
1687.0	50.0	33.7	500	250	187	56%	44.4%	749.6
2250.0	50.0	45.0	500	250	300	47%	53.3%	1200
3500.0	50.0	70.0	500	250	550	37%	62.9%	2200
4500.0	50.0	90.0	500	250	750	33%	66.7%	3000
5000.0	50.0	100.0	500	250	850	32%	68.0%	3400
5900.0	50.0	118.0	500	250	1030	30%	69.8%	4120
7000.0	50.0	140.0	500	250	1250	29%	71.4%	5000
9000.0	50.0	180.0	500	250	1650	27%	73.3%	6600
11000.0	50.0	220.0	500	250	2050	25%	74.5%	8200
13500.0	50.0	270.0	500	250	2550	24%	75.6%	10200
Lot Dimensions (100-foot frontage)								
3500.0	100.0	35.0	1000	500	200	49%	51.4%	1800
4500.0	100.0	45.0	1000	500	300	40%	60.0%	2700
5000.0	100.0	50.0	1000	500	350	37%	63.0%	3150
5900.0	100.0	59.0	1000	500	440	33%	67.1%	3960
7000.0	100.0	70.0	1000	500	550	29%	70.7%	4950
9000.0	100.0	90.0	1000	500	750	25%	75.0%	6750
11000.0	100.0	110.0	1000	500	950	22%	77.7%	8550
13500.0	100.0	135.0	1000	500	1200	20%	80.0%	10800

			Setback Area (Square Feet)				Buildable Area w/in Setbacks	
Lot Size (Square Feet)	Width (Feet)	Depth (Feet)	Front	Rear	Side	Total (% of Lot)	Total (% of Lot)	Total (Square Feet)
Lot Dimension (20' Frontage – Duplex Only)								
2250.0	20.0	112.5	200	100	975	57%	43.3%	975
3500.0	20.0	175.0	200	100	1600	54%	45.7%	1600
4500.0	20.0	225.0	200	100	2100	53%	46.7%	2100
5000.0	20.0	250.0	200	100	2350	53%	47.0%	2350
5900.0	20.0	295.0	200	100	2800	53%	47.5%	2800
7000.0	20.0	350.0	200	100	3350	52%	47.9%	3350
9000.0	20.0	450.0	200	100	4350	52%	48.3%	4350
11000.0	20.0	550.0	200	100	5350	51%	48.6%	5350
13500.0	20.0	675.0	200	100	6600	51%	48.9%	6600
Lot Dimension (20' Frontage – Duplex/Triplex Only)								
1675.0	30.0	55.8	300	150	408	51%	48.8%	817
2250.0	30.0	75.0	300	150	600	47%	53.3%	1200
3500.0	30.0	116.7	300	150	1017	42%	58.1%	2033
4500.0	30.0	150.0	300	150	1350	40%	60.0%	2700
5000.0	30.0	166.7	300	150	1517	39%	60.7%	3033
5900.0	30.0	196.7	300	150	1817	38%	61.6%	3633
7000.0	30.0	233.3	300	150	2183	38%	62.4%	4367
9000.0	30.0	300.0	300	150	2850	37%	63.3%	5700
11000.0	30.0	366.7	300	150	3517	36%	63.9%	7033
13500.0	30.0	450.0	300	150	4350	36%	64.4%	8700