

IMPERVIOUS COVERAGE – RESIDENTIAL

NAME: _____
 ADDRESS: _____

BLOCK: _____
 LOT: _____

PLEASE FOLLOW AND RETURN INSTRUCTION SHEET ON SECOND PAGE

ZONE	FRONT SETBACK	REAR SETBACK	SIDE SETBACK	SIDE OPEN	MINIMUM LOT AREA
R-40	75'	50'	20'	30%	40,500
R-25	50'	50'	15' ***	30%	25,000
R-15	40'	40'	15' ***	30%	15,000
R-10	40'	40'	10' **	30%	10,500

**IF BUILDING HEIGHT IS GREATER THAN 25' REQUIRED SIDEYARD IS 15' – R10 ZONE

*** IF BUILDING HEIGHT IS GREATER THAN 25' REQUIRED SIDE YARD IS 18' – R15 & R25 ZONES

LOT AREA SF	1 MAXIMUM BUILDING COVERAGE	%	2 MAXIMUM IMPROVEMENT COVERAGE	%	3 MAXIMUM FLOOR AREA RATIO	%
0-14,999	20% BUT NOT ABOVE 2700 SF		40% BUT NOT ABOVE 5100 SF		30% BUT NOT ABOVE 3600 SF	
15,000-19,999	18% BUT NOT ABOVE 3200 SF		34% BUT NOT ABOVE 6000 SF		24% BUT NOT ABOVE 4200 SF	
20,000-24,999	16% BUT NOT ABOVE 3500 SF		30% BUT NOT ABOVE 6500 SF		21% BUT NOT ABOVE 4750 SF	
25,000-29,999	14% BUT NOT ABOVE 3600 SF		26% BUT NOT ABOVE 7200 SF		19% BUT NOT ABOVE 5100 SF	
30,000-34,999	12% BUT NOT ABOVE 3850 SF		24% BUT NOT ABOVE 7700 SF		17% BUT NOT ABOVE 5600 SF	
35,000-40,499	11% BUT NOT ABOVE 4050 SF		22% BUT NOT ABOVE 8100 SF		16% BUT NOT ABOVE 6075 SF	
40,500 & OVER	10%		20%		15%	

LOT SQUARE FEET = 43,560 X _____ (LOT ACREAGE) OR LENGTH X WIDTH = _____

- 1 **BUILDING COVERAGE** IS ALL BUILDINGS OR ROOFED STRUCTURES, INCLUDING THE NEW STRUCTURE OR ADDITION, ON THE LOT, DIVIDED BY THE LOT SQUARE FEET

BUILDING SQUARE FEET = MAXIMUM BUILDING COVERAGE:

A. $\frac{\text{SF}}{\text{SF}} = \text{ \% LOT SQUARE FEET}$

- 2 **IMPROVEMENT COVERAGE** IS ALL STRUCTURES, SIDEWALKS, DRIVEWAYS, POOLS, DECKS, PATIOS, PORCHES, STEPS, ETC. (ANYTHING THAT COVERS THE LAND), DIVIDED BY THE LOT SQUARE FEET

IMPROVEMENT SQUARE FEET = MAXIMUM IMPROVEMENT COVERAGE:

B. $\frac{\text{SF}}{\text{SF}} = \text{ \% LOT SQUARE FEET}$

- 3 **FLOOR AREA** IS THE AREA OF ALL FLOORS IN A BUILDING; EXCLUDING ATTIC, BASEMENT, OPEN PORCH AND BREEZEWAY, DIVIDED BY THE LOT SQUARE FEET

FLOOR AREA SQUARE FEET = MAXIMUM FLOOR AREA RATIO:

C. $\frac{\text{SF}}{\text{SF}} = \text{ \% LOT SQUARE FEET}$

IMPERVIOUS COVERAGE WORKSHEET

NAME: _____
ADDRESS: _____

BLOCK: _____
LOT: _____

PROPOSED IMPROVEMENT: _____

1. BUILDING COVERAGE

Add the square footage for all roofed structures

	<u>EXISTING</u>	+ <u>ADDITION</u>	= <u>TOTAL</u>
A) Main Structure/Garage	_____	_____	_____
B) Detached Garage	_____	_____	_____
C) Shed	_____	_____	_____
D) Other	_____	_____	_____

TOTAL BUILDING SQUARE FEET, INSERT ON **LINE A** ON PAGE 1 _____

2. IMPROVEMENT COVERAGE

Add the square footage for everything that covers the land:

	<u>EXISTING</u>	+ <u>ADDITION</u>	= <u>TOTAL</u>
A) Main Structure/Garage	_____	_____	_____
B) Detached Garage	_____	_____	_____
C) Shed	_____	_____	_____
D) Other	_____	_____	_____
E) Pool	_____	_____	_____
F) Driveway	_____	_____	_____
G) Deck	_____	_____	_____
H) Patio	_____	_____	_____
I) Porches	_____	_____	_____
J) Steps	_____	_____	_____
K) Sidewalk	_____	_____	_____
L) Other	_____	_____	_____

TOTAL IMPROVEMENT SQUARE FEET, INSERT ON **LINE B** ON PAGE 1 _____

3. FLOOR AREA RATIO

Add the area of all floors:

	<u>EXISTING</u>	+ <u>ADDITION</u>	= <u>TOTAL</u>
A) First Floor	_____	_____	_____
B) Second Floor	_____	_____	_____

TOTAL FLOOR AREA, INSERT ON **LINE C** ON PAGE 1 _____