

**17.04.120 Maximum Lot Coverage**

A. Definitions:

1. **Lot Coverage:** The percentage determined by dividing (a) the area of a lot covered by the total (in square feet) of: (1) the footprint of the main building; and (2) the footprints of accessory buildings (counting only buildings with footprints larger than one hundred fifty (150) square feet, or with two stories or more); and (3) parking pads and driveways<sup>1[1]</sup>; by (b) the gross area of the that lot.

2. **Main Building Footprint Coverage:** The percentage determined by dividing that area covered by a main building footprint by the gross area of the lot on which the main building is located. The main building footprint includes all parts of a main building that rest, directly or indirectly, on the ground, including, by way of illustration and not by limitation, bay-windows with floor area, chimneys, porches, decks supported by posts and with floor heights that are four (4) feet or higher above grade, cantilevered decks with horizontal projections that are four (4) feet or more, and covered breezeways connected to a main building.

B. **Coverage:** Maximum lot coverage applies to any residential dwelling lot in the R-1 and C-1 zones for all existing structures and new construction, except as provided below. Maximum lot coverage for residential dwellings is as shown in the table below.

1. When a detached garage is provided in the rear yard, the maximum lot coverage may be increased as shown in the table below.
2. When a porch is attached to the front elevation of the residential dwelling and has an area of at least sixty (60) square feet on the front of the building (exclusive of any wrap-around or side porch), the maximum coverage may be increased as shown in the table below.

| Categories                            | R-1 | R-2 | R-3 | C-1 |
|---------------------------------------|-----|-----|-----|-----|
| Maximum Lot Coverage                  | 40% | 45% | 55% | 65% |
| Maximum Lot Coverage with front porch | 43% | 48% | 58% | 68% |
| Maximum Lot Coverage with rear garage | 45% | 50% | 60% | 70% |

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<sup>1[1]</sup> For rear garages only, the square footage for parking pads and driveways that use grass-crete shall be reduced by seventy-five (75) percent (e.g., a 300 sq. ft. driveway surfaced in grass-crete is included as 75 sq. ft. for purposes of determining lot coverage). The square footage for parking pads and driveways that use paving stones and other permeable paving materials (other than grass-crete), shall be reduced by fifty (50) percent.

|   |     |     |     |     |
|---|-----|-----|-----|-----|
| Maximum Lot Coverage with rear garage and front porch | 48% | 53% | 63% | 73% |
|---|-----|-----|-----|-----|

3. Existing main and accessory structures that are not in conformance with these coverage requirements on September 1, 2006, are permitted to be rebuilt within the building footprint as it existed on September 1, 2006, if the structures are damaged or partially destroyed by fire, wind, earthquake or other force majeure and if construction commences within two (2) years from the date of the calamity.
4. Multi-family dwellings are exempt from the lot coverage requirements.