

Attachment 02: Proposed Edits of Sec. 18-213. Lot coverage.

ARTICLE 2. - ZONES, DISTRICTS, AND DIMENSIONAL STANDARDS

OPTION B

Proposed Text

Sec. 18-213. Lot coverage.

1. **Lot coverage.** The lot coverage percentage is calculated by dividing the covered area of the lot by the total area of the lot, then multiplying by 100.
 - A. **Features included within lot coverage.** The lot coverage calculation shall include the area of the following features:
 - i. Principal buildings.
 - ii. Accessory buildings.
 - iii. Automobile parking spaces and driveways, whether solid surfaces or gravel.
 - iv. Porches and stoops.
 - v. Sport courts, such as tennis and pickleball courts, basketball courts.
 - vi. Patios and terraces.
 - B. **Exclusions from lot coverage.** The following areas are not considered lot coverage:
 - i. Walkways and sidewalks that are 5' or less in width.
 - ii. Stairs and ramps.
 - iii. Play structures and tree houses.
 - iv. Retaining and decorative walls.
 - C. **Pools, Spas, and Hot Tubs.** The area of water within swimming pools, hot tubs, spas, and a 5' width of lead walk, from the edge of water, around the pool, hot tub, or spa, is excluded from lot coverage.
 - D. Other uses and surfaces not listed may be considered, or excluded, as lot coverage through a determination by the Zoning Administrator based on similarity to uses or surfaces discussed in this section.

Existing Text

Sec. 18-213. Lot coverage.

1. **Residential lot coverage.** Percentage of a lot that is measured by the sum of the area covered by buildings, accessory buildings, automobile parking spaces and access, stoops, sport courts, tennis courts, patios and terraces divided by the total lot area.