

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

ARTICLE 2. - ZONES, DISTRICTS, AND DIMENSIONAL STANDARDS

OPTION A

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. Features included within lot coverage include: the area covered by principal buildings; accessory buildings; automobile parking spaces and access, whether solid surfaces or gravel; porches and stoops; sport courts and tennis courts; and patios and terraces. The following areas are not considered as part of covering a lot: walkways and sidewalks that are 5' or less in width; stairs and ramps; the area of water within swimming pools, hot tubs, spas; 5' areas, from edge of water, serving as a walkways around pools; tree houses and play structures; and retaining and decorative walls. Other surfaces not listed may be considered, or not considered, as part of lot coverage through a determination by the Zoning Administrator based on similarity to the 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.

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.