

Calculating Building and Lot Coverage Percentages

Definitions

Building coverage – The percentage of the lot area that is covered by building area, which includes the total horizontal area when viewed in plan.

Impervious cover – Any structure, surface or improvement that reduces and/or prevents absorption of storm water into land. Porous paving, paver blocks, gravel, crushed stone, crushed shell, elevated structures (including boardwalks), and other similar structures, surfaces or improvements are considered impervious cover. Grass, lawns or any other vegetation are not considered impervious cover.

lot coverage - The percentage of lot area that is covered by impervious cover.

Example

Property Description:		
Lot Dimension	Lot Area	
100'X100'	10,000 square feet	
How to Calculate Building Coverage Percentage		
Structure	Dimension	Square Footage
House	30'X60'	1,800 square feet
Garage	10'X12'	120 square feet
Shed	10'X10'	100 square feet
Deck	14'X30'	420 square feet
	Total Building Coverage	2,440 square feet
Building Coverage Percentage	(Total Building Coverage) / (Lot Area) X (100%)=24.4%	
How to Calculate Lot Coverage Percentage		
Structure	Dimension	Square Footage
Pool	20'X40'	800 square feet
Crushed Stone Garden		1,400 square feet
Side Walks		288 square feet
Driveway		300 square feet
Building Coverage		2,440 square feet
	Total Lot Coverage	5,228 square feet
Lot Coverage Percentage	(Total Lot Coverage) / (Lot Area) X (100%)=52.3%	