



Calculating Building and Total Lot (Impervious) Coverage

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 infiltration into the surface shall be considered impervious; Driveways or other similar areas that experience loading that are constructed of open cell pavers or stone shall be considered impervious. Patios that are constructed at grade are impervious. Decks that are twelve (12) inches or more above average grade shall be considered pervious. Porous paving, gravel, crushed stone, crushed shells and similar surfaces not utilized in driveways or other areas that experience heavy loading shall be considered pervious. Open cell pavers shall be considered fifty percent (50%) pervious if filled with vegetation. Grass, lawns or other similar vegetation shall be considered pervious. Water area of pools shall not be counted as impervious.

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

EXAMPLE

Property Dimension	Lot Area	
100 Feet x 100 Feet	10,000 Square Feet	
Building Coverage		
Structure	Dimension	Square Footage
House	30 Feet x 60 Feet	1,800 Square Feet
Private Garage	10 Feet x 12 Feet	120 Square Feet
Storage Shed	10 Feet x 10 Feet	100 Square Feet
Total Building Coverage (Square Feet)		2,020 Square Feet
Formula to Calculate the Building Coverage		
Step 1.	$[(\text{Total Building Coverage}) / (\text{Lot Area})] = 0.202$	
Step 2.	$(0.202) \times (100\%) = 20.2\%$	
The Building Coverage is 20.2%		
Total Lot Coverage		
Structure	Dimension	Square Footage
Crushed Stone Pathways		1,400 Square Feet
Side Walks		288 Square Feet
Driveways	22 Feet x 30 Feet	660 Square Feet
Building Coverage		2,020 Square Feet
Total Lot Coverage (Square Feet)		4,368 Square Feet
Formula to Calculate the Total Lot Coverage		
Step 1.	$[(\text{Total Lot Coverage}) / (\text{Lot Area})] = 0.4368$	
Step 2.	$(0.4368) \times (100\%) = 43.68\%$	
The Total Lot Coverage is 43.68%		