

NON CONFORMING LOT COVERAGE WORKSHEET

Section 2456. Table

Nonconforming Lot Size (square feet)	Maximum Gross Floor Area To Lot Area	Maximum Lot Coverage	Maximum Building Height
Less than 6,000	25%	25%	25 feet
6,000 to < 7,000	25%	25%	26 feet
7,001 to < 8,000	24%	25%	27 feet
8,001 to < 9,000	24%	25%	28 feet
9,001 to < 10,000	23%	25%	29 feet
10,001 to < 11,000	23%	25%	30 feet
11,001 to < 12,000	22%	24%	31 feet
12,001 to < 13,000	22%	23%	32 feet
13,001 to < 14,000	21%	22%	33 feet
14,001 to < 15,000	21%	21%	34 feet
15,001 or more	20%	20%	35 feet

Maximum Gross Floor Area (GFA):

The sum of **all** horizontal floors areas for **all** residential structures on the same lot, including garages, barns, sheds, covered porches. Measurements taken from exterior face of exterior walls.

*Does not include 1-story garages w/ a max. of 480 s.f.), porches less than 200 s.f., decks, cellars/basements w/ walls more than 50% below grade & areas less than 6'6" floor to ceiling, providing no roof penetrations (dormers, skylights) & not accessed by fixed stairs.

Maximum Lot Coverage:

Includes all structures: dwellings, garages, porches, decks, sheds, gazebos, storage containers over 75 s.f. swimming pools over 4000 gallons

2457. Departure. The Board of Appeals may for “good cause” grant a Special Permit for departure from the requirements of Table 2456 but only in the case of Maximum Gross Floor Area and Maximum Lot Coverage in either case provided that all the following are shown:

Lot Size		Max Gross		Lot Coverage	
% used to determine GFA requirements		First floor		Dwelling	
Maximum GFA =		Second floor		Garage	
		Garage*		Deck/Porch	
% used to determine lot coverage requirements		Porch*		Shed	
Maximum Lot coverage =		Basement		Storage container	
		Other		Gazebo	
				Swimming pool	
Building Height (also see definition)		Total:		Total:	

Good and sufficient cause; Failure to grant the departure would result in exceptional hardship to the applicant; or conflict with existing laws.

The departure must be the minimum necessary to afford relief and not exceed an increase greater than **ten percent (10%) of the calculated area.**

Example: Lot Size 10,000 s.f. x 23% = 2300 s.f. (GFA allowed). Maximum relief allowed upon evidence of exceptional hardship, 2300 s.f. x 10% = 230 s.f.
Total GFA = 2530 s.f.