## NON CONFORMING LOT COVERAGE WORKSHEET

## Section 2456. Table

| Nonconforming Lot <br> Size <br> (square feet) | Maximum <br> Gross Floor <br> Area <br> To Lot Area | Maximum <br> Coverage | Maximum <br> Building <br> 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 $m o r e$ | $22 \%$ | $20 \%$ | 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 requir emen ts | First floor | Dwelling |  |
| Maximum GFA = | Second floor | Garage |  |
|  | Garage* | Deck/Porch |  |
| \% used to determine lot cover age requir emen ts | 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. $\times 10 \%=230$ s.f.
Total GFA $=2530$ s.f.

