

## Memorandum

**Date:** October 20, 2010

**To:** Plan Commission

**From:** Planning Division Staff and Zoning Administrator

**Re:** Visual examples of lot coverage – Information Only

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At the October 6, 2010 meeting, some Plan Commissioners requested a visual to help with discussions regarding lot coverage. In the draft zoning code, lot coverage is defined as follows:

*Lot Coverage: The total area of all buildings, measured at grade, all accessory structures including pools, patios, etc. and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than 5 feet, pervious pavement, and green roofs.*

The following pages include a sample of ten aerial photos and approximate measurements (rounded to the nearest 100 square feet) for a wide range of single-family lots across the city. The examples are summarized in the table below:

	<b>Address</b>	<b>Current Zoning</b>	<b>Year Built</b>	<b>Likely New Zoning</b>	<b>Lot Size (sq ft)</b>	<b>Coverage (sq ft)</b>	<b>%</b>
1	1340 Wilson Street	R4	1905	TR-C4	2200	1200	55%
2	721 Apollo Way	PUDSIP	2004	TR-C4 or PDD	3500	2400	69%
3	1114 Jenifer Street	R4A	1894	TR-C3 or TR-V1	4400	2300	52%
4	2115 West Lawn Avenue	R2	1922	TR-C2	5700	3300	58%
5	3826 Meyer Avenue	R2	1954	TR-C1 or SR-C2	7000	3300	47%
6	455 Rushmore Lane	R1	1959	SR-C1 or SR-C2	8200	4600	56%
7	414 Yosemite Trail	R1	1972	SR-C1 or SR-C2	10500	2900	28%
8	1233 Alexandria Lane	R1	1996	SR-C1	12700	4800	38%
9	9809 Red Sky Drive	R1	2004	SR-C1	17000	6300	37%
10	25 Turnwood Circle	R1	2006	SR-C1	35700	14100	39%



100'

1

<b>Address</b>	1340 Wilson St
<b>Current Zoning</b>	R4
<b>Year Built</b>	1905
<b>Likely New Zoning</b>	TR-C4
<b>Lot Size (sq ft)</b>	2200
<b>Coverage (sq ft)</b>	1200
<b>Lot Coverage (%)</b>	55%



2

<b>Address</b>	721 Apollo Way
<b>Current Zoning</b>	PUDSIP
<b>Year Built</b>	2004
<b>Likely New Zoning</b>	TR-C4 or PDD
<b>Lot Size (sq ft)</b>	3500
<b>Coverage (sq ft)</b>	2400
<b>Lot Coverage (%)</b>	69%



100'

3

<b>Address</b>	1114 Jenifer St
<b>Current Zoning</b>	R4A
<b>Year Built</b>	1894
<b>Likely New Zoning</b>	TR-C3 or TR-V1
<b>Lot Size (sq ft)</b>	4400
<b>Coverage (sq ft)</b>	2300
<b>Lot Coverage (%)</b>	52%



4

<b>Address</b>	2115 W Lawn Ave
<b>Current Zoning</b>	R2
<b>Year Built</b>	1922
<b>Likely New Zoning</b>	TR-C2
<b>Lot Size (sq ft)</b>	5700
<b>Coverage (sq ft)</b>	3300
<b>Lot Coverage (%)</b>	58%



100'



5

<b>Address</b>	3826 Meyer Ave
<b>Current Zoning</b>	R2
<b>Year Built</b>	1954
<b>Likely New Zoning</b>	TR-C1 or SR-C2
<b>Lot Size (sq ft)</b>	7000
<b>Coverage (sq ft)</b>	3300
<b>Lot Coverage (%)</b>	47%

6

<b>Address</b>	455 Rushmore Ln
<b>Current Zoning</b>	R1
<b>Year Built</b>	1959
<b>Likely New Zoning</b>	SR-C1 or SR-C2
<b>Lot Size (sq ft)</b>	8200
<b>Coverage (sq ft)</b>	4600
<b>Lot Coverage (%)</b>	56%



7

<b>Address</b>	414 Yosemite Tr
<b>Current Zoning</b>	R1
<b>Year Built</b>	1972
<b>Likely New Zoning</b>	SR-C1 or SR-C2
<b>Lot Size (sq ft)</b>	10500
<b>Coverage (sq ft)</b>	2900
<b>Lot Coverage (%)</b>	28%

100'



8

<b>Address</b>	1233 Alexandria Ln
<b>Current Zoning</b>	R1
<b>Year Built</b>	1996
<b>Likely New Zoning</b>	SR-C1
<b>Lot Size (sq ft)</b>	12700
<b>Coverage (sq ft)</b>	4800
<b>Lot Coverage (%)</b>	38%



100'

9

<b>Address</b>	9809 Red Sky Dr
<b>Current Zoning</b>	R1
<b>Year Built</b>	2004
<b>Likely New Zoning</b>	SR-C1
<b>Lot Size (sq ft)</b>	17000
<b>Coverage (sq ft)</b>	6300
<b>Lot Coverage (%)</b>	37%



10

<b>Address</b>	25 Turnwood Cir
<b>Current Zoning</b>	R1
<b>Year Built</b>	2006
<b>Likely New Zoning</b>	SR-C1
<b>Lot Size (sq ft)</b>	35700
<b>Coverage (sq ft)</b>	14100
<b>Lot Coverage (%)</b>	39%