Memorandum

Date: October 20, 2010
To: Plan Commission
From: Planning Division Staff and Zoning Administrator
Re: Visual examples of lot coverage – Information Only

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:

<u>Lot Coverage</u>: 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:

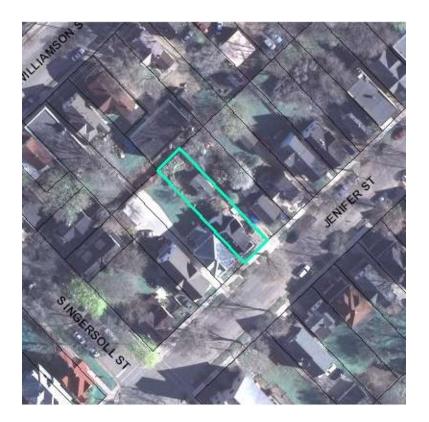
	Address	Current Zoning	Year Built	Likely New Zoning	Lot Size (sq ft)	Coverage (sq ft)	%
1	1340 Wilson Street	R4	1905	TR-C4	2200	1200	55%
2	721 Apollo Way	PUDSIP	2004	TR-C4 or PDD	3500	2400	69%
3	1114 Jenifer Street	R4A	1894	TR-C3 or TR-V1	4400	2300	52%
4	2115 West Lawn Avenue	R2	1922	TR-C2	5700	3300	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%



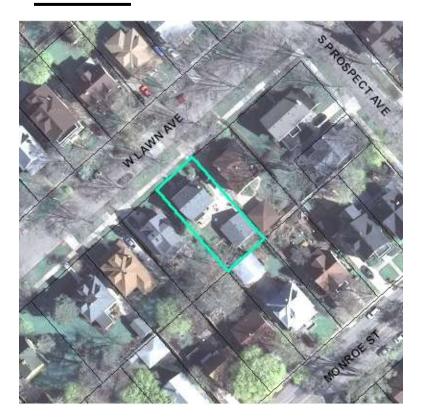
1340 Wilson St
R4
1905
TR-C4
2200
1200
55%



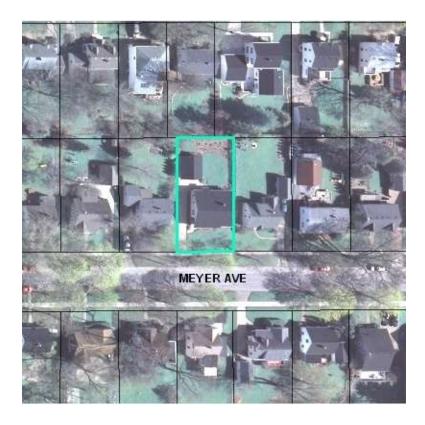
Address	721 Apollo Way
Current Zoning	PUDSIP
Year Built	2004
Likely New Zoning	TR-C4 or PDD
Lot Size (sq ft)	3500
Coverage (sq ft)	2400
Lot Coverage (%)	69%



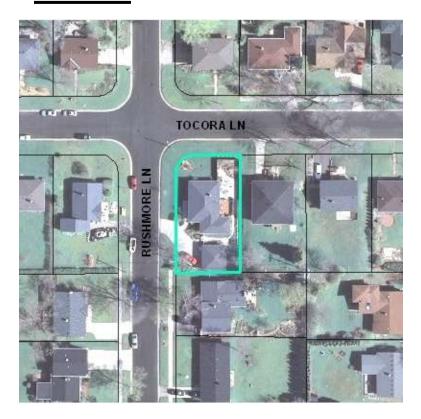
3	
Address	1114 Jenifer St
Current Zoning	R4A
Year Built	1894
Likely New Zoning	TR-C3 or TR-V1
Lot Size (sq ft)	4400
Coverage (sq ft)	2300
Lot Coverage (%)	52%



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



5		
Address	3826 Meyer Ave	
Current Zoning	R2	
Year Built	1954	
Likely New Zoning	TR-C1 or SR-C2	
Lot Size (sq ft)	7000	
Coverage (sq ft)	3300	
Lot Coverage (%)	47%	

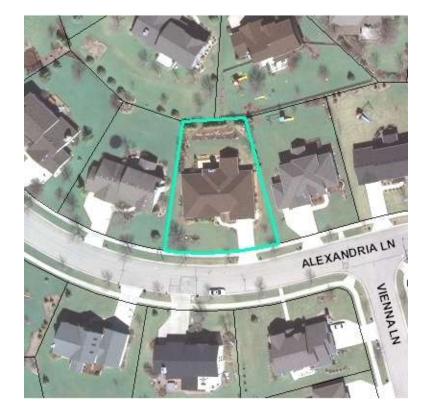


455 Rushmore Ln
R1
1959
SR-C1 or SR-C2
8200
4600
56%



ress	
ent Zoning	

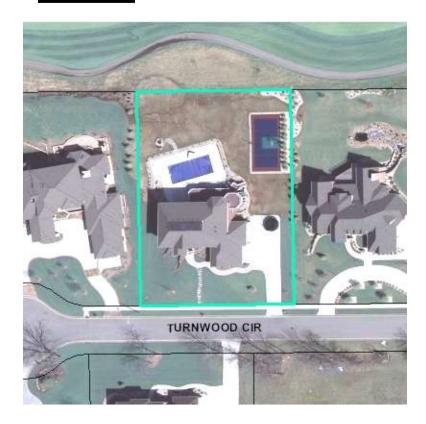
7		
Address	414 Yosemite Tr	
Current Zoning	R1	
Year Built	1972	
Likely New Zoning	SR-C1 or SR-C2	
Lot Size (sq ft)	10500	
Coverage (sq ft)	2900	
Lot Coverage (%)	28%	



1233 Alexandria Ln
R1
1996
SR-C1
12700
4800
38%



9	
Address	9809 Red Sky Dr
Current Zoning	R1
Year Built	2004
Likely New Zoning	SR-C1
Lot Size (sq ft)	17000
Coverage (sq ft)	6300
Lot Coverage (%)	37%



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