

**MAXIMUM BUILDING COVERAGE AND MAXIMUM IMPERVIOUS
SURFACE COVERAGE CALCULATION SHEET**

ALL PERMIT APPLICATIONS FOR BUILDING ADDITIONS, SHEDS AND ACCESSORY STRUCTURES MUST BE ACCOMPANIED BY A PLOT PLAN INDICATING ALL STRUCTURES AND IMPERVIOUS SURFACES THAT EXIST ON THE PROPERTY.

PLEASE COMPLETE THE FOLLOWING

- A. SQUARE FOOTAGE OF EXISTING HOUSE (footprint only) _____
- B. SQUARE FOOTAGE OF CARPORT/GARAGE _____
- C. SQUARE FOOTAGE OF SHED OR DETACHED STRUCTURE _____
- D. SQUARE FOOTAGE OF DECK OR COVERED PORCH _____
- E. SQUARE FOOTAGE OF PROPOSED ADDITION _____
- F. TOTAL SQUARE FOOTAGE OF BUILDING COVERAGE**
(A + B + C + D + E) _____
- H. SQUARE FOOTAGE OF DRIVEWAY _____
- I. SQUARE FOOTAGE OF ALL CONCRETE AREAS
(EXCLUDING THE PEDESTRIAN SIDEWALK) _____
- J. SQUARE FOOTAGE OF PROPOSED IMPERVIOUS AREA
(Any new or replacement impervious requires a grading permit & escrow) _____
- K. TOTAL SQUARE FOOTAGE OF IMPERVIOUS COVERAGE**
(F + H + I + J) _____
- L. TOTAL SQUARE FOOTAGE OF LOT _____

TO COMPUTE THE MAXIMUM SQUARE FOOTAGE OF BUILDING COVERAGE ALLOWED ON A LOT, MULTIPLY THE PERCENTAGE ALLOWED IN YOUR ZONING DISTRICT BY THE TOTAL SQUARE FOOTAGE OF THE LOT (EXAMPLE: A LOT MEASURING 7, 200 SQ. FT. WITH A 30% COVERAGE WOULD HAVE AN ALLOWABLE MAXIMUM BUILDING COVERAGE OF 2,160 SQ. FT.)

TO COMPUTE THE MAXIMUM SQUARE FOOTAGE OF IMPERVIOUS SURFACE ALLOWED ON A LOT, MULTIPLY THE PERCENTAGE ALLOWED IN YOUR ZONING DISTRICT BY THE TOTAL SQUARE FOOTAGE OF THE LOT (EXAMPLE: A LOT MEASURING 7200 SQ. FT. WITH A 45% COVERAGE WOULD HAVE A MAXIMUM ALLOWABLE IMPERVIOUS SURFACE COVERAGE OF 3240 SQ. FT.)

Zoning At-A-Glance

FOR THE COMPLETE ZONING CODE, LOOK FOR THE "GENERAL LAWS OF THE TOWNSHIP" LINK BELOW UNDER "SERVICES". ZONING IS CHAPTER 182.

Code Section	District Name and Description	Setbacks:
182-202.	R-1 Low-Density Residential Minimum lot size of one acre Primarily detached single-family homes.	Front yard - 50 ft. from street r-o-w Side yard(s) -50 ft.aggregate/20 ft.min. Rear yard - 40 ft. Building Coverage - 15% Impervious Coverage - 30%
182-203.	R-1A Low-Density Residential Minimum lot size of ½ acre Primarily detached single-family homes.	Front yard - 40 ft. from street r-o-w Side yard(s) - 15 ft. on each side Rear yard - 25 ft Building Coverage - 15% Impervious Coverage - 30%
182-204.	R-2 Low-Density Residential Minimum lot size of 10,125 sq. feet. Primarily detached single-family dwellings.	Front yard - 40 ft. from street r-o-w Side yard(s)-30 ft.aggregate/10 ft. min. Rear yard - 25 ft. Building Coverage - 20% Impervious Coverage - 40%
182-205.	R-3 Low- to Medium-Density Res Minimum lot size of 8,125 square feet. Primarily detached single-family dwellings.	Front yard - 30 ft. from street r-o-w Side yard(s) - 20 ft. aggregate/8 ft. min Rear yard - 25 ft. Building Coverage - 30% Impervious Coverage - 45%
182-206.	R-4 Low- to Medium-Density Res Minimum lot size of 6,000 square feet. Primarily detached single-family dwellings.	Front yard - 30 ft. from street r-o-w Side yard(s) - 20 ft. aggregate/8 ft. min Rear yard - 25 ft. Building Coverage - 30% Impervious Coverage - 45%
182-207	R-5 Low- to Medium-Density Res Minimum lot size of 5,500 square feet. Primarily detached single-family dwellings.	Front yard - 30 ft. from street r-o-w Side yard(s) -16 ft. aggregate/8 ft. min Rear yard - 25 ft. Building Coverage - 30% Impervious Coverage - 45%
182-208 Subsection C(1)	R-6 Medium-Density Residential Single-family detached - minimum lot area of 4,000 square feet	Front yard - 20 ft. from street r-o-w Side yard(s) - 7 ft. each side Rear yard - 25 ft. Building Coverage - 40% Impervious Coverage - 65%
Subsection C(2)	Single-family semi-detached (twins) or two-family detached (duplex) Minimum lot size of 3,000 square feet.	Front yard - 20 ft. from street r-o-w Side yard(s) - 12 ft. each side Rear yard - 25 ft. Building Coverage - 45% Impervious Coverage - 75%
Subsection C(3)	Triplex/Quadraplex dwellings Minimum tract size - 2 acres	Front yard - 30 ft. from street r-o-w Side yard(s) - 30 ft. each side Rear yard - 30 ft. Building Coverage - 25% Impervious Coverage - 45%