

## 2200 DEFINITIONS

(ADD)

**Coverage, Building** – The total area of a lot covered by a building or other structure (both Principal and Accessory), including the area of all covered porches, eaves, and similar roofed portions of the building or structure. A deck is not included in the total area if water can freely drain through to the ground below and a minimum of 6 inches of  $\frac{3}{4}$ " –  $1\frac{1}{4}$ " gravel is placed beneath allowing stormwater to infiltrate into the ground. Steps and terraces substantially at grade ( $\leq 24$ " above adjacent grade) are not included in the total area.

**Coverage, Total** – The total area of a lot covered by all impervious areas, including but not limited to all buildings, structures, parking areas, driveways, walkways, terraces, swimming pools, tennis courts, mechanical equipment pads, or similar improvements. Driveways and walkways within accessways may be excluded from coverage calculations if the area of the accessway is also excluded from the lot area. Driveways and walkways may be excluded from coverage calculations if they are constructed of pervious material and an engineer licensed in the State of Connecticut has determined that the stormwater will infiltrate directly below the driveway or walkway as required in Section 6500 of these regulations.

## 3500 AREA AND DIMENSIONAL STANDARDS

### 3550 Building and Total Coverage Limitations

#### Both Residence A and Residence B

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<b>Maximum Building Coverage</b>	15% of the Area of the Lot*
<b>Maximum Total Coverage</b>	25% of the Area of the Lot*

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*\*No more than 33% of the total lot area used for calculations shall include wetlands, watercourses, waterbodies, and/or steep slopes (grades in excess of 25%)*

***See Section 3600 for possible exceptions and Section 7100 for non-conforming lots***

## **3600 DIMENSIONAL EXCEPTIONS**

### **3640 OTHER DIMENSIONAL EXCEPTIONS**

1. For Conservation Development, the coverage calculations shall include the area of the lot and the area of the land set aside for conservation such that the area of each lot is assumed to be 3 acres.

## **7100 NON-CONFORMING CONDITIONS**

### **7120 NON-CONFORMING LOTS**

4. For a non-conforming lot that is less than one acre in area, exclusive of any accessway, the maximum building coverage shall not exceed 25% of the area of the lot or 6,534 square feet, whichever is less.
5. For a non-conforming lot that is less than one acre in area, exclusive of any accessway, the maximum total coverage shall not exceed 35% of the area of the lot or 10,890 square feet, whichever is less.