

Lot Coverage Comparisons

	community	zoning	Use	min. lot size/max. density	bldg height	max "total lot coverage"	"total lot coverage" includes:	Additional coverage restrictions:	
1	Colorado Springs, CO	R-1 9000	detached SF	6,000 SF		25% for lots ≥ 9,000 SF	house, garage, covered decks & patios, decks ≥ 8", carports, sheds & gazebos		
	Colorado Springs, CO	R-1 9000	detached SF	6,000 SF		30% for lots < 9,000 SF	house, garage, covered decks & patios, decks ≥ 8", carports, sheds & gazebos		
	Colorado Springs, CO	R-1 6000	detached SF	4,000 SF	>18'	30% for lots ≥ 6,000 SF	house, garage, covered decks & patios, decks ≥ 8", carports, sheds & gazebos		
	Colorado Springs, CO	R-1 6000	detached SF	4,000 SF	<18'	30% for lots ≥ 8,501 SF	house, garage, covered decks & patios, decks ≥ 8", carports, sheds & gazebos		
	Colorado Springs, CO	R-1 6000	detached SF	4,000 SF	<18'	35% for lots 7,501-8,500 SF	house, garage, covered decks & patios, decks ≥ 8", carports, sheds & gazebos		
	Colorado Springs, CO	R-1 6000	detached SF	4,000 SF	>18'	40% for lots < 6,000 SF	house, garage, covered decks & patios, decks ≥ 8", carports, sheds & gazebos		
	Colorado Springs, CO	R-1 6000	detached SF	4,000 SF	<18'	40% for lots 6,501-7,500 SF	house, garage, covered decks & patios, decks ≥ 8", carports, sheds & gazebos		
	Colorado Springs, CO	R-1 6000	detached SF	4,000 SF	<18'	45% for lots < 6,500 SF	house, garage, covered decks & patios, decks ≥ 8", carports, sheds & gazebos		
2	Ithaca, NY	R-1b	detached SF	6,000 SF		25%	lot coverage by buildings		
	Ithaca, NY	R-2a	detached SF or semi-detached	5,000 SF		30%	lot coverage by buildings		
	Ithaca, NY	R-2b	detached SF or semi-detached	3,000 SF		35%	lot coverage by buildings		Grnd floor area of all buildings on a lot + the area covered with gravel, stone, shell, impermeable decking, a paver, permeable pavement or any manmade material
3	Athens, OH	R-1	detached SF	8,000 SF	66'	30%	enclosed ground floor area of all buildings on a lot	60%	Grnd floor area of all buildings on a lot + the area covered with gravel, stone, shell, impermeable decking, a paver, permeable pavement or any manmade material
	Athens, OH	R-2	detached SF	6,000 SF	50'	30%	enclosed ground floor area of all buildings on a lot	60%	Grnd floor area of all buildings on a lot + the area covered with gravel, stone, shell, impermeable decking, a paver, permeable pavement or any manmade material
	Athens, OH	R-2	2-family	7,000 SF	50'	30%	enclosed ground floor area of all buildings on a lot	60%	Grnd floor area of all buildings on a lot + the area covered with gravel, stone, shell, impermeable decking, a paver, permeable pavement or any manmade material
4	State College, PA	R-1		≤ 15,000 SF		30% for lots ≤ 15,000 SF	area of all building footprints including accessory buildings	12%	driveways & off-street parking areas at 1- and 2-family dwellings
	State College, PA	R-2		≤ 15,000 SF		30% for lots ≤ 15,000 SF	area of all building footprints including accessory buildings	12%	driveways & off-street parking areas at 1- and 2-family dwellings
5	Valley Park, MO	R-1	detached SF	10,000 SF		35%			
6	Kirkwood, MO		detached SF		1- & 1.5-story	35% for lots ≤ 7,500 SF	land covered by principal bldg & accessory structures		
	Kirkwood, MO		detached SF		2-story	the greater of 25% or 2,250 SF for lots > 7,500 SF	land covered by principal bldg & accessory structures		

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Kirkwood, MO		detached SF		2-story	the greater of 30% or 1,750 SF for lots ≤ 7,500 SF	land covered by principal bldg & accessory structures		
Kirkwood, MO		detached SF		1- & 1.5-story	the greater of 30% or 2,625 SF for lots > 7,500 SF	land covered by principal bldg & accessory structures		
Des Moines, IA	RS-4,000	detached SF	4,000 SF		2,240 SF for lots 4,480-6,399 SF & 50% for lots <4,480 SF	all bldgs & structures; does not apply to on-site parking & private swimming pools		
Des Moines, IA	RS-9,600	detached SF	9,600 SF		35% for lots ≥ 6,400 SF	all bldgs & structures; does not apply to on-site parking & private swimming pools		
Des Moines, IA	RS-8,400	detached SF	8,400 SF		35% for lots ≥ 6,400 SF	all bldgs & structures; does not apply to on-site parking & private swimming pools		
Des Moines, IA	RS-7,200	detached SF	7,200 SF		35% for lots ≥ 6,400 SF	all bldgs & structures; does not apply to on-site parking & private swimming pools		
O'Fallon, MO	R-1	detached SF	10,000 SF		35%			
Perryville, MO	R-5	detached SF	7,500 SF		40%			
Perryville, MO	R-5	2-family	10,000 SF		40%			
St Charles, MO	R-1E	detached SF	7,000 SF		40%	land covered by principal bldg & accessory structures		
Lawrence, KS	RS10	detached SF	10,000 SF		40%	areas covered by buildings or roofed areas	70%	Max. impervious coverage
Lawrence, KS	RS7	detached SF	7,000 SF		45%	areas covered by buildings or roofed areas	70%	Max. impervious coverage
Lawrence, KS	RS5	detached SF	5,000 SF		50%	areas covered by buildings or roofed areas	75%	Max. impervious coverage
Lawrence, KS	RS3	detached SF	3,000 SF		50%	areas covered by buildings or roofed areas	75%	Max. impervious coverage
Bloomington, IN	RS	detached SF	8,400 SF	60'			40%	Max. impervious coverage
Bloomington, IN	RC	detached SF	7,200 SF	55'			45%	Max. impervious coverage
Iowa City, IA	RS-5	detached SF	8,000 SF		45%	land covered by principal bldg & accessory structures	50%	Front Setback Coverage: limits area covered by impervious surface in front setback inc: driveways, walkways, patios, decks & other baved areas
Iowa City, IA	RS-5	attached SF	6,000 SF		45%	land covered by principal bldg & accessory structures	50%	Front Setback Coverage: limits area covered by impervious surface in front setback inc: driveways, walkways, patios, decks & other baved areas
Iowa City, IA	RS-8	detached SF	5,000 SF		45%	land covered by principal bldg & accessory structures	50%	Front Setback Coverage: limits area covered by impervious surface in front setback inc: driveways, walkways, patios, decks & other baved areas
Iowa City, IA	RS-8	attached SF	4,350 SF		45%	land covered by principal bldg & accessory structures	50%	Front Setback Coverage: limits area covered by impervious surface in front setback inc: driveways, walkways, patios, decks & other baved areas
Iowa City, IA	RS-12	detached SF	5,000 SF		50%	land covered by principal bldg & accessory structures	50%	Front Setback Coverage: limits area covered by impervious surface in front setback inc: driveways, walkways, patios, decks & other baved areas

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									Front Setback Coverage: limits area covered by impervious surface in front setback inc: driveways, walkways, patios, decks & other baved areas	
	Iowa City, IA	RS-12	attached SF	3,000 SF		50%	land covered by principal bldg & accessory structures	50%		
14	Columbia, MO	R-2	detached SF	5,000 SF	60'		30% (based on set-backs)	land covered by principal building		
	Columbia, MO	R-1	detached SF	7,000 SF	60'		46% (based on set-backs)	land covered by principal building		
	Columbia, MO	R-2	attached SF	3,500 SF	30'		46% (based on set-backs)	land covered by principal building		
	Columbia, MO	R-2	cottage	3,000 SF	30'		47% (based on set-backs)	min. sized lot with 10' front yard set-back and 20' at attached garage; land covered by principal building		
	Columbia, MO	R-2	cottage	4,970 SF	30'		58% (lg cottage lot, based on set-backs)	land covered by principal building		
15	Eugene, OR	R-1	detached SF	14 units/ac			50%	portion of lot covered by bldg/structure when viewed from above, w/ exceptions		
	Eugene, OR	R-2		28 units/ac			50%	portion of lot covered by bldg/structure when viewed from above, w/ exceptions		
	Eugene, OR	R-1	rowhouse	14 units/ac			75%	portion of lot covered by bldg/structure when viewed from above, w/ exceptions		
	Eugene, OR	R-2	rowhouse	28 units/ac			75%	portion of lot covered by bldg/structure when viewed from above, w/ exceptions		
16	Madison, WI	SR-C1	detached SF	8,000 SF	60'		50%	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 five (5) feet, pervious pavement, green roofs and decks.	1,300 SF	provide 1,300 SF min. of usable open space per d.u.
	Madison, WI	SR-C2	detached SF	6,000 SF	50'		50%	ditto	1,000 SF	provide 1,000 SF min. of usable open space per d.u.
	Madison, WI	TR-C1	detached SF	6,000 SF	50'		50%	ditto	1,000 SF	provide 1,000 SF min. of usable open space per d.u.
	Madison, WI	SR-C3	detached SF	6,000 SF	50'		60%	ditto	750 SF	Provide 750 SF min. of usable open space per d.u. = space outside of front yard setback and not paved
	Madison, WI	TR-C2	detached SF	4,000 SF	40'		65%	ditto	750 SF	Provide 750 SF min. of usable open space per d.u. = space outside of front yard setback and not paved
	Madison, WI	TR-C3	detached SF	3,000 SF	30'		75%	ditto	500 SF	ditto 500 SF min. usable open space.
17	Blacksburg, VA	R-5	detached SF & 2-family	8,500 SF	45'		55%	That portion of a lot, which when viewed from directly above, would be covered by any building or structure, parking and loading areas and other surface which is impermeable or substantially impervious to storm water. Gravel parking areas shall be considered impervious	.35 FAR	Maximum density: Twenty (20) bedrooms per acre, except single-unit residential.
18	Springfield, MO	R-SF	detached SF	6,000 SF			70%	areas covered by: buildings, structures, parking areas, driveways, other paved areas		