

540-203 LOT COVERAGE

The area of the lot covered by buildings and structures and accessory buildings or structures and expressed as a percentage of the total lot area. For the purpose of this chapter, "lot coverage" shall include all parking areas and automobile access driveways and internal roadways, whether covered by an impervious or pervious material, patios associated with an in-ground or aboveground swimming pool, and all other impervious surfaces, except for the following:

- A. Exterior walkways and plazas designed exclusively for pedestrian use as part of a commercial, industrial, or office development and which are part of an overall landscaping plan acceptable to the Planning Board or Zoning Board of Adjustment.
- B. **Unroofed patios not associated with an in-ground or aboveground swimming pool, terraces, and decks, provided the patios, terraces, and decks do not exceed 1,000 square feet in area and maintain a minimum side yard and rear yard setback of 10 feet each except in the R-10, RTF, R-7, R-5, R-O zone districts, and R-15 nonconforming 5,000 to 10,000 square foot lots and R-15 nonconforming less than 5,000 square foot lots, where the minimum side yard and rear yard setback shall be five feet each**, and pedestrian walks which are accessory to a single-family dwelling, and sidewalks, of no greater than three feet, located around a lawfully existing and approved swimming pool.
- C. In-ground or above ground swimming pool surface areas up to 800 square feet; the surface area of an in-ground or above ground swimming pool above 800 square feet shall be considered as lot coverage.