

**Changes in Allowed Lot Coverage and Allowed Building Heights  
 Contained in Zoning Text Amendment 08-11 (ZTA 08-11)  
 R-60, R-90, and R-200 zones are located in older down-County neighborhoods\***

**ZTA 08-11**

**LOT COVERAGE TABLE**

lot size in sq. ft.	Current Allowed Lot Coverage	Current Allowed Lot Coverage	Current Allowed Lot Coverage	Proposed Allowed Lot Coverage	Proposed Allowed Lot Coverage	Proposed Reduction from Current	Proposed Reduction from Current	Proposed Reduction from Current
	R-60 Zones	R-90 Zones	R-200 Zones	R-60, R-90 & R-200 Zones	R-60, R-90 & R-200 Zones	R-60 Zones	R-90 Zones	R-200 Zones
	maximum in sq. ft. @ 35% of lot size	maximum in sq. ft. @ 30% of lot size	maximum in sq. ft. @ 25% of lot size	maximum % of lot size	maximum in sq. ft.	in sq. ft.	in sq. ft.	in sq. ft.
up to 5,999	2,100	1,800	1,500	30%	1,800	300	0	n/a
6,000 - 6,999	2,450	2,100	1,750	29%	2,030	420	70	n/a
7,000 - 7,999	2,800	2,400	2,000	28%	2,240	560	160	n/a
8,000 - 8,999	3,150	2,700	2,250	27%	2,430	720	270	n/a
9,000 - 9,999	3,500	3,000	2,500	26%	2,600	900	400	n/a
10,000 - 10,999	3,850	3,300	2,750	25%	2,750	1,100	550	0
11,000 - 11,999	4,200	3,600	3,000	24%	2,880	1,320	720	120
12,000 - 12,999	4,550	3,900	3,250	23%	2,990	1,560	910	260
13,000 - 13,999	4,900	4,200	3,500	22%	3,080	1,820	1,120	420
14,000 - 14,999	5,250	4,500	3,750	21%	3,150	2,100	1,350	600
15,000	5,250	4,500	3,750	20%	3,000	2,250	1,500	750
20,000	7,000	6,000	5,000	20%	4,000	3,000	2,000	1,000
25,000	8,750	7,500	6,250	20%	5,000	3,750	2,500	1,250
30,000	10,500	9,000	7,500	20%	6,000	4,500	3,000	1,500
35,000	12,250	10,500	8,750	20%	7,000	5,250	3,500	1,750
40,000	14,000	12,000	10,000	20%	8,000	6,000	4,000	2,000

**LOT COVERAGE**

Maximum lot size in sq. ft.	Proposed Reduction from Current	Proposed Reduction from Current	Proposed Reduction from Current
	R-60 Zones	R-90 Zones	R-200 Zones
5,999 or less	14%	0%	n/a
6,999	17%	3%	n/a
7,999	20%	7%	n/a
8,999	23%	10%	n/a
9,999	26%	13%	n/a
10,999	29%	13%	0%
11,999	31%	17%	4%
12,999	34%	20%	8%
13,999	37%	23%	12%
14,999	40%	27%	16%
15,000 or greater	43%	30%	20%

**R-200 HEIGHT CHART**

maximum lot size in sq. ft.	Current Allowed Height to the Highest Point	Proposed Allowable Height to the Highest Point	Proposed Reduction in Allowable Height in feet	Proposed % Reduction in Allowed Maximum Height
0-15,000	50	35	15	30%
15,000 – 25,000	50	40	10	20%
25,000 - 40 ,000	50	45	5	10%

**\* As originally proposed by ZTA 08-11. Actual interpretation by Department of Permitting Services may vary.**