

TOWN OF LONGBOAT KEY MULTIFAMILY COVERAGE CALCULATIONS: ZONING

This worksheet is to assist in calculating Lot Coverage and Non-Open Space for a lot. All detailed/itemized calculation shall be included on the to-scale site plan, which is signed and sealed by the design professional. All information must be completed and must be illustrated to-scale on your submitted plans.

LOT COVERAGE is the area of a lot covered by any structure/building or part of a structure/improvement that is more than six-inches (6") above finished or adjacent grade. Maximum allowable Lot Coverage is established by LBK 158.145 or other project approvals by resolution or ordinance.

NON-OPEN SPACE is that area of a lot covered by structure/building/improvements included in Lot Coverage, driveways/parking and walkways (pervious or impervious), swimming pool shells and decks, and any at-grade impermeable feature. Grade from a structure to property line cannot exceed 1:4 slope (LBK 158.156). Maximum allowable Non-Open Space coverage is established in LBK 158.102 (F) or other project approvals by resolution or ordinance.

LOT SIZE is calculated as the area within platted lot lines except:

- Where a lot line lies within a public/private street, the edge of the street or the right-of-way shall be considered the lot line.
- Where a lot line lies within a public or private waterway, the Erosion Control Line, mean high water line, water-right-of-way, bulkhead or bulkhead line, whichever is most landward, shall be considered the lot line. (LBK 158.006--LOT LINES)

LOT SIZE, BUILDABLE: _____ square feet, as supported by submitted signed/sealed survey

Lot Coverage Calculation			
	----- EXISTING	IN SQUARE FEET THIS PERMIT	----- BY OTHERS
1.0 Non-Pool/Spa Areas			
Residential Structure (from exterior walls/columns)			
Garage/Carport (not under house)			
Roof Eave Overhang (exceeding 3' in depth or over useable areas)			
Front Entry & Front Stairs (roofed and unroofed)			
Rear Entry & Rear Stairs (roofed and unroofed)			
Roofed Porch, Lanai and/or Caged Room, Screened Room			
Raised Deck or Terrace (>6" above finished grade)			
Elevated Mechanical Equipment Pad (i.e. a/c, pool)			
Accessory Structure (i.e., gatehouse, clubhouse, shed, gazebo, etc.)			
Other Buildings/Structures/Improvements (>6" above finished grade)			
1.1 Total Non-Pool/Spa Areas			
2.0 Elevated/Caged Pool/Spa Areas (including stairs)			
3.0 Subtotal Lot Coverage Square Footages (lines 1.1 + 2.0)			
3.1 Total Lot Coverage Square Footage (sum of "existing", "this permit" and "by others" in line 3.0)	_____ sq. ft.		
4.0 Total Lot Coverage Percentage	_____ sq. ft. (line 3.1) ÷ Lot Size = _____ %		

Non-Open Space Calculation			
	----- EXISTING	IN SQUARE FEET THIS PERMIT	----- BY OTHERS
5.0 At-Grade Improvements			
Driveway/Parking Areas (as per site plan) (all surface types)			
Designated Walkways/Sidewalks (as per site plan) (all surface types)			
Impermeable Patios, Slabs, etc.			
Impermeable Pool Deck (at-grade)			
Pool/Spa Shell (at-grade)			
Mechanical Equipment Pads (i.e. a/c, pool)(at-grade)			
Other Impervious Surface (at-grade)			
6.0 Total At-Grade Square Footage (sum of "existing", "this Permit" and "by others" in 5.0)	_____ sq. ft.		
7.0 Total Non-Open Space Square Footage (lines 3.1 + 6.0)	line 3.1 + line 6.0 = _____ sq. ft.		
8.0 Total Non-Open Space Percentage	_____ sq. ft. (line 7.0) ÷ Lot Size = _____ %		