

Maximum Lot Coverage

In the past few years, managing and controlling the amount of water runoff from properties has become a top priority. As new housing and commercial developments are built, water can no longer be absorbed and flooding issues increase. In an effort to control water runoff and protect private property from upstream water flow, governments at all levels have instituted stormwater management practices.

At the local level, each residential lot has a Maximum Lot Coverage, expressed as a percentage, which represents the maximum percent of impervious surface allowed on a particular lot. Maximum Lot Coverage is computed as the total amount of impervious surface on the lot divided by the total lot area. Impervious surfaces on a lot include, but are not limited to, building driveways, garage, porches, patios, private walks, accessory building, and any other impervious surfaces constructed on the lots.

The table below outlines the percentage of Maximum Lot Coverage for each residential district. The attached worksheet is provided to assist in the calculation of the allowable Maximum Lot Coverage for your particular lot. The worksheet should be completed and returned to the Development Services Department prior to expanding existing structures on each lot or prior to constructing new structures.

Table 2: Lot Design Standards

District Code	Zoning District				SETBACKS			Maximum Building Height	Maximum Lot Cover (%) (individual residential lots)	^Maximum Impervious Cover (%) (District / Subdivision)
		Maximum Development Density (units/ac)	Minimum Lot Area (ft ²)	Minimum Lot Width	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard			
RESIDENTIAL										
R1	Large Lot Residential	3	7,500	65	25	10	10	35	65	30
R2	Low Density Residential	5	6,500	55	25	10	5	35	65	35
R3	Medium Density Residential	7	6,000	50	20	5	5	35	65	45
R4	High Density Residential	12	3,500	40	15*	5	5	35	70	50
R-OT	"Old Town" Residential	16	4,000	35	15	5	5	35	70	55
R5	Multifamily Residential	20	8,000	75	25	20	15	35	65	55
MH1	Manufactured Housing	5	6,500	55	20	10	5	35	65	35
MH2	Mobile Home Park	4	7,500	55	20	10	5	35	65	35
NONRESIDENTIAL										
C1	Neighborhood Services	-	-	50	20	20	10	30	-	^70
C2	Retail	-	-	70	15	15	15	35	-	^65
C3	Commercial Services	-	-	70	15	15	15	35	-	^65
C4	General Commercial	-	-	70	40	35	20	35	-	^75
C5	Highway Commercial	-	-	100	50	40	25	35	-	^75

Notes:

1. Zero lot line, patio, and garden homes shall have a minimum twenty-foot front yard setback for the garage.
2. Maximum Lot Cover Percentages for individual residential lots must also meet requirements in Municipal Code Section 3-4-43 – Parking on Front Yard Areas Prohibited; exception; penalty.
3. Maximum Lot Cover Percentages for individual residential lots shall include in the calculation impervious coverage by all accessory structures.
4. Decks and patios shall be considered impervious surfaces and included in the Maximum Lot Cover Percentages calculation. However, a deck and/or patio may be determined to be pervious or permeable upon review by the Building Official and, if so, shall not be included in the Maximum Lot Cover Percentages calculation.
5. In-ground and above-ground swimming pools shall be considered accessory structures and count toward the Maximum Lot Cover Percentages requirements.

^For all commercial zoning districts (C1—C5), the Maximum Impervious Cover may be increased to eighty-five (85) percent provided that a Green Space is provided along the street front(s) of each lot. The Green Space area shall be calculated as follows:

1. Average depth shall be determined by dividing the square footage of the tract by the length of property frontage [Tract Sq. Ft./Frontage = Avg. Depth].
2. Corner lots shall provide landscaping along both street fronts by calculating the average depth with the frontage on each respective street.
3. The calculated Green Space area shall be determined using five (5) percent of the average depth up to a maximum of fifteen (15) feet [Avg. Depth × 5% = Calculated Green Space].

The Green Space shall meet the following conditions:

1. The election to proceed with the eighty-five (85) percent maximum lot coverage shall be noted on any subdivision plats and/or plans submitted to the City of Universal City.
2. The Green Space shall be irrigated.
3. The landscaping and irrigation plans shall be submitted with the construction plans. All landscaping and irrigation shall be installed prior to a final inspection on construction projects.
4. Driveways and sidewalks are allowed within the Green Space.
5. Plantings must be drought tolerant and disease resistant. Use of gravel, pebbles, rocks, and boulders shall be not more than ten (10) percent of the Green Space areas.

Maximum Impervious/Lot Coverage Worksheet

1. Determine zoning district. _____
2. What is your maximum lot coverage %? _____%
3. What is the total square footage or dimensions of your lot? _____
4. Give the total square footage of the following:

Living area _____

Driveways _____

Garages (attached or detached) _____

Porches _____

Enclosures _____

Patios (attached or detached) _____

Decks _____

Sheds (open sided, four sided) _____

Pools or spas _____

Accessory structures _____

Sidewalks (concrete, pavers) _____

Other (please list) _____

Total impervious surface = (a) _____

_____ sq. ft. X _____ % = (b) _____ sq.t. max. coverage
Total lot size X max.% = Maximum lot coverage in sq. ft.

(a) _____ < (b) _____
Total impervious surface **Must be less than** maximum lot coverage.