

TOWNSHIP OF BERNARDS

LOT COVERAGE CALCULATIONS *

- See Guide Attached -

STREET ADDRESS:		
Lot Area (A):		
LOT COVERAGE CALCULATIONS Zone**:		
Max % Lot Coverage**:		
Description	Existing Square Footage	Proposed Square Footage
House		
Porch		
Covered or Enclosed Deck (not open decks)		
Detached Garage		
Driveway		
Shed		
Walkways		
Pool		
Patio		
Generator / A.C. Units:		
Other:		
Other:		
Other:		
TOTAL:	(1)	(2)

Lot Coverage Totals:

Existing Square Footage **(1)** ÷ Lot Area **(A)** x 100 = _____ % coverage existing

Total Square Footage **(2)** ÷ Lot Area **(A)** x 100 = _____ % coverage proposed

* This form does not need to be completed if lot coverage calculations are provided on the Plans submitted with the application.

** Zone/Max % Lot Coverage: R-1, R-2, R-3, R-4, R-5: 15%; Zone R-6: 18%; Zone R-7: 20%; RC-1, RC-2, RC-3, RC-4: 20%

LOT COVERAGE CALCULATIONS GUIDE

Definitions (§21-3.1)

COVERAGE or LOT COVERAGE

Shall mean the portion of a lot, expressed as a percentage of the lot area, covered by any of the following:

- A. Buildings or structures, including all areas under a roof, excluding open decks not enclosed by walls or a roof.
- B. Parking areas, loading areas, driveways, and other areas designed for vehicular use, regardless of the surface material.
- C. Patios and walkways, regardless of the surface material.
- D. The water surface of all swimming pools, fountains, and man-made ponds.
- E. Any impervious surface, whether or not listed above.

IMPERVIOUS SURFACE

Shall mean a surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. "Impervious surface" shall not include solar panels as expressly excluded pursuant to N.J.S.A. 40-55D-38.1.

Step-by-step guide for calculations:

1. Using the lot dimensions, calculate the lot area (square footage of the property) which is often identified on the property survey.
2. Determine what counts as "coverage" based on the definitions above: this includes house, garage, shed, driveway, patios, and other impervious surfaces.
3. Measure the area of each coverage item:
 - House footprint: 2,000 sq ft
 - Detached Garage footprint: 200 sq ft
 - Driveway: 300 sq ft
 - Walkways: 100 sq ft
 - Shed: 100 sq ft
4. Calculate the total coverage area: Add the areas of all items from Step 3.
5. Calculate the lot coverage percentage:
 - Formula: $(\text{Total Coverage Area} \div \text{Lot Area}) \times 100 = \text{Lot Coverage Percentage}$
 - Example: $(2,700 \text{ sq ft} \div 10,000 \text{ sq ft}) \times 100 = 27\%$

See below for a tabular representation of the above steps:

Lot Dimensions	Lot Area	
100 feet x 100 feet	10,000 square feet	
Structures to Include	Dimensions	Square Footage
House	40 feet x 50 feet	2,000 square feet
Garage	10 feet x 20 feet	200 square feet
Driveway	10 feet wide x 30 feet long	300 square feet
Walkways	5 feet wide x 20 feet long	100 square feet
Shed	10 feet x 10 feet	100 square feet
TOTAL LOT COVERAGE		2,700 square feet
LOT COVERAGE %	$(\text{Total Lot Coverage}) \div (\text{Lot Area}) \times 100$	$2,700 \div 10,000 \times 100 = \mathbf{27\%}$ *

* This represents existing conditions on the property. If you are adding structures (or removing structures), calculate their area in the same way and simply add their square footage (or subtract their square footage) to get your total.