

## ADMINISTRATIVE DETERMINATION

Date: March 3, 2008  
Made By: Michelle Groenevelt, Planning Manager & Bradley Kraushaar, City Planner  
RE: **Lot Coverage Requirements, in Residential Zones, for Condominium Subdivisions  
(MCC 3.3.06 & Figure 3.3.06)**

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This Administrative Determination is to respond to uncertainty regarding the lot coverage requirements for condominium subdivisions, as required by MCC 3.3.06 & Figure 3.3.06.

As MCC 3.3.06 is currently written (including Figure 3.3.06), the maximum allowable lot coverage for residential sites ranges between 50% (sites <5,000 sq. ft.) and 10% (sites >200,000 sq. ft.). This requirement for condominium subdivisions, would not allow for the density which is allowed. Given the lot coverage requirements, it is not possible to meet the number of units per acre allowed in certain zones (e.g. R-16). Below a hypothetical example with some calculations to illustrate these points:

EXAMPLE: A parcel of land that is 120,000 sq. ft. (2.75 Acres) in the R-16 zone.  
Given the R-16 zoning, a maximum of 44 units is allowed.  
Given Figure 3.3.06, a maximum 15,600 sq. ft. (13% of 120,000 sq. ft.) of allowed lot coverage

Since building footprints count 100% towards lot coverage, each of 44 potential 1-unit structures in this example is allowed a 355 sq. ft. building footprint; this is exclusively building footprint and does *not* including porches, driveways, walkways, etc. This is clearly an impractical size for a structure's footprint. If, in this example, units are combined vertically (e.g. 2 units, 2 stories) then there would only be 22 structures on the parcel and each 2-unit structure could therefore have a 709 sq. ft. building footprint. Or if there were only 11 structures (4 units per building) then each 4-unit structure would be allowed a 1418 sq. ft. footprint.

Regardless of the specific scenario, these calculations serve to illustrate that the maximum lot coverage determined by MCC 3.3.06 & Figure 3.3.06 for condominium subdivisions is overly restrictive and not serving its intended purpose for dwelling units on individual lots.

Given what this example attempts to show, the City felt it necessary to clarify how condo developments should calculate their lot coverage requirement so as to allow for appropriate lot coverage. As such the following is the administrative determination regarding this issue:

**For condominium developments, the applicant shall be permitted to divide the total lot size (less non developable land), in square feet, by the number of proposed structures; the resulting number (in square feet) shall be used in Figure 3.3.06 to determine the maximum permitted lot coverage (in percentages). For example, a lot with 100,000 sq. ft. of buildable area, with 10 structures would be permitted a maximum lot coverage of 30% (See next page for calculations and figures explaining this example).**

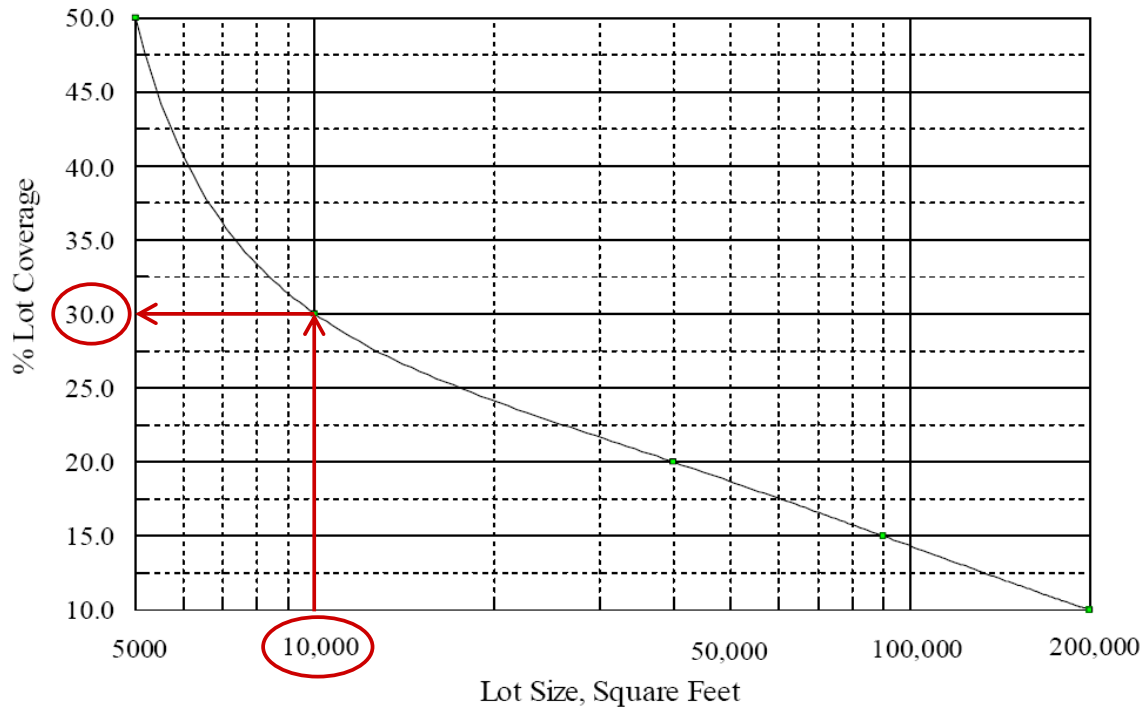
## CALCULATIONS

Step 1: 100,000 sq. ft. ÷ 10 structures = 10,000 sq. ft.

Step 2: Using 10,000 sq. ft. in Figure 3.3.06, the maximum permitted lot coverage is 30% (See Figure 3.3.06 below)

**Figure 3.3.06**

**Residential Lot Coverage vs. Lot Size**



Any questions regarding this determination should be directed to Michelle Groenevelt, Planning Manager or Bradley Kraushaar, City Planner.