

Maximum Lot Coverage

Chapter 375 of the Albany City Code defines Maximum Coverage as ...

The **maximum** allowable percentage of ground area on a **lot** which may be covered by structures, both principal and accessory, pursuant to this chapter.

Paved areas are not to be included with structures in the calculation of **lot coverage**.

Maximum lot coverage differs from one zoning district to the next so you will need to know the Zoning District of the property.

Examples of structures included in maximum lot coverage include:

- House
- Garage
- Deck
- Pool
- Shed

To calculate your lot coverage you will need the following measurements:

- Dimensions of your lot (depth & width);
- Footprint measurements of any structures currently on your lot (only the ground floor measurements); and
- Footprint measurement of any proposed structures.

All measurements should be calculated and totaled to see if you are underneath the maximum lot coverage for your zoning district.

Example: 14 Peachtree Lane is in a R1B Residential Zoning District where the maximum lot coverage is 30% and you wish to get a permit to erect a shed which is 36 sq. ft.

- ⇒ Lot Dimension—5400 sq. ft.
- ⇒ House Footprint—1248 sq. ft.
- ⇒ Current Garage on Lot—234 sq. ft.
- ⇒ **Maximum Allowable Lot Coverage—1620 sq. ft. (this is 30% of 5400)**
- ⇒ Current Structures on Lot Total—1482 sq. ft.
- ⇒ Proposed Structure—36 sq. ft.
- ⇒ Total Current & Proposed Structures—1518 sq. ft. (this is UNDER the allowable maximum lot coverage)

The rear of this information include a plot plan that you may use to illustrate the structures and measurements.

Please be advised that permits issued on the basis of information provided by the applicant are subject to verification, by inspection after completion of work.

**City of Albany
Department of Building & Regulatory Compliance**

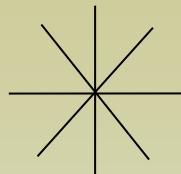
200 Henry Johnson Blvd. • Suite 1 • Albany, NY 12207

(518) 434-5995

www.albanyny.gov



Rev. 01/2021



Mark North Point

Please indicate all cross streets including adjoining streets.

Please indicate if this is a corner lot.

Rear Line _____ ft.

ft. deep

Rear Yard _____ ft.

Sideyard _____ ft.

Sideyard _____ ft.

Set Back _____ ft.

STREET