**MILWAUKIE PLANNING**
10501 SE Main St.
Milwaukie OR 97222
503.786.7630
planning@milwaukieoregon.gov

**For Building Permit and Land Use Applications**

**Zoning Instructions**

# Lot Coverage

Milwaukie zoning regulations limit the area of a lot that can be covered by buildings. The zoning standard that governs this is called "lot coverage." Applicants must demonstrate that their proposal meets this standard when applying for building permit or land use approval.

Be sure to check the Milwaukie Municipal Code (MMC) Zoning Ordinance (http://www.qcode.us/codes/milwaukie/)for the maximum lot coverage for the zoning district in which the property is located.

There may be exceptions to the lot coverage standards for your property in the following situations:

- The lot is very large (more than 2.5 times the minimum lot size).

- You are building a duplex or detached accessory dwelling unit.
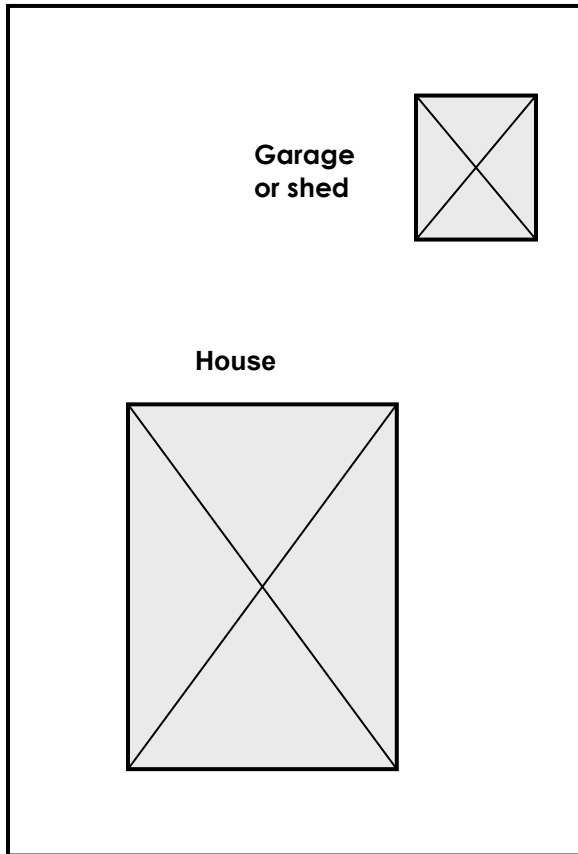
- You are adding on to a single-family house.

**MMC Section 19.201 defines "lot coverage" as the amount of area covered by building(s) on a lot expressed as a percentage of the total lot area. Lot coverage includes open structures such as pole barns; building features such as patio covers, roofed porches, and decks; or similar features with a height of more than 18 inches. Lot coverage does not include eaves.**

The plan and tables on the other side of this handout illustrate how to measure lot coverage.

All lot coverage worksheets must be based on the site plan that is submitted for the building permit or land use application and are to include the following.

1. The location and dimension of all building footprints. This includes building foundations and any structure taller than 18 inches, including decks. See the illustration on the other side of this handout for more information on how to measure lot coverage.

2. A summary table of all areas measured and their dimensions.

3. The maximum coverage for the zoning district in which the property is located.

4. The lot area and source of lot area information.

5. The proposed maximum lot coverage, shown as a percentage of lot area.

### Sample Site Plan



**Garage or shed**

**House**

### Lot Coverage Calculation

1. Draw and dimension footprints of all buildings on a site plan.
2. Calculate the area of all footprints.
3. Add all footprint areas.
4. Lot coverage (%) equals total footprint area divided by lot area, times 100.

### Example

House = 40 x 30 ft. = 1,200 sq. ft.

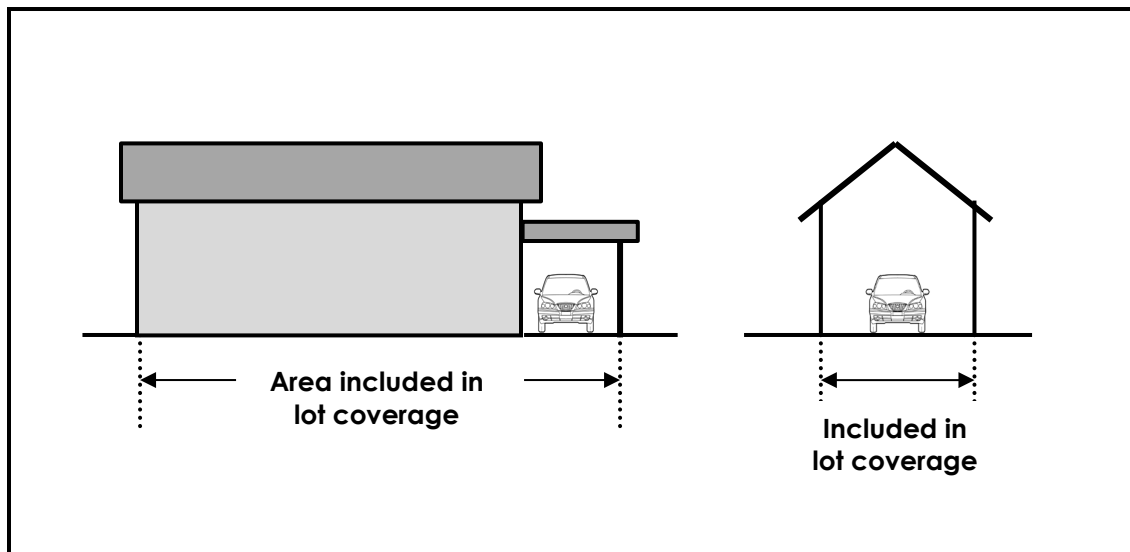Garage = 20 x 24 ft. = 480 sq. ft.

Total area = 1,680 sq. ft.

Lot Area = 5,000 sq. ft.

Lot coverage
1,680/5,000 (x 100) = 33.6%

### Typical House & Carport



**Area included in lot coverage**

**Included in lot coverage**

**Please contact Milwaukie Planning staff at 503-786-7630 or planning@milwaukieoregon.gov for any questions or help with this form.**