

***LOT COVERAGE CHART SHALL BE COMPLETED FOR ALL SINGLE FAMILY BUILDING PERMITS EXCEPT THOSE PROPERTIES LOCATED IN THE S-1 ZONING DISTRICT.**

TOTAL LOT AREA (must be provided in square feet)				_____ square feet	Acreage Calculator Enter Acreage <input type="text"/>
BUILDING COVERAGE (building coverage is anything under roof supported by columns or walls)					
Use the boxes in this column to put descriptions if necessary.	Existing S.F.	Proposed S.F.	Demo S.F.	Total S.F.	Square Footage <input type="text"/>
Principal structure					
<i>Basement</i>					
<i>1st floor</i>					
<i>2nd floor</i>					
<i>3rd floor</i>					
Covered porches					
Accessory structure(s) including garages (include all outbuildings)					
<i>1st floor</i>					
<i>2nd floor</i>					
Total building coverage					
Percentage of lot area (40% maximum)					

ADDITIONAL IMPERVIOUS COVERAGE (all areas not under roof including parking, driveways, walkways, steps, pools, decks/patios, etc.) Please note that gravel is considered impervious. For special design consideration, please provide construction details with your application.

	Existing S.F.	Proposed S.F.	Demo S.F.	Total S.F.
Uncovered patios/decks				
Steps				
Walkways				
Driveways				
Pool, including pool deck				
Additional impervious areas (please specify):				
Total additional impervious coverage				
Total building + total additional impervious coverage				
Percentage of lot area (60% maximum)				

TREES: Tree surveys are not required; however the location, species, and size of trees that are proposed to be retained and/or planted to meet these requirements shall be shown on all site plans, per Sec. 19-6.9.7.

Number of required trees (refer to Sec. 19-6.9.7)	
Number of existing canopy trees (6" caliper or greater) to be retained (each shall count as 2 new trees)	
Number of new trees (2.5" caliper or greater) to be planted	

Single-family residential infill standards (refer to 19-6.9, Single-Family Residential Infill Standards) shall apply to the following developments located in established single-family residential areas, except those zoned S-1:

- a. New lots created by summary plat or major subdivision (Sec 19-2.3.13)
- b. Construction of a new dwelling or garage/carport
- c. Addition of an attached garage/carport.
- d. Installation and/or expansion of a driveway
- e. Renovations/additions to a dwelling whose construction value exceeds 50 percent of the fair market value of the property as reflected on the Greenville County Tax Assessor's role. Renovations/additions phased over a five-year period shall be combined to determine applicability of the percent threshold criteria. Renovations/additions which do not alter the site are exempt, but are calculated in the five-year phased period above.
- f. Additions that increase the principle building footprint square footage by more than 40 percent. Additions phased over a five-year period shall be combined to determine the applicability of the percent threshold criteria.

SAMPLE CHART – FOR INFORMATIONAL PURPOSES ONLY

TOTAL LOT AREA (must be provided in square feet)		<u>9876</u> square feet		
BUILDING COVERAGE (Building coverage is anything under roof supported by columns or walls)				
	Existing S.F.	Proposed S.F.	Demo S.F.	Total S.F.
Principal structure				
<i>Basement</i>	1000			1000
<i>1st floor</i>	1000			1000
<i>2nd floor</i>		1000		1000
<i>3rd floor</i>				
Covered porches	100	150		250
Accessory structure(s) including garages (include all outbuildings)				
<i>1st floor (Note: 500 – garage, 100 – shed)</i>	600			600
<i>2nd floor (Note: 300 – garage)</i>	300			300
Total building coverage	1700	150		1850
Percentage of lot area (40% maximum)				18.7%

← Total coverage of all accessory structures shall be less than 50% of the principal structure's coverage. 600 is less than 50% of 1250.
 ← Coverage is sum of principal structure 1st floor, covered porches, and accessory structure(s) 1st floor. (1000 + 250 + 600 = 1850)
 ← Total building coverage / lot area

ADDITIONAL IMPERVIOUS COVERAGE (all areas not under roof including parking, driveways, walkways, steps, pools, decks/patios, etc.) Please note that gravel is considered impervious. For special design consideration, please provide construction details with your application.

	Existing S.F.	Proposed S.F.	Demo S.F.	Total S.F.
Uncovered patios/decks	200		100	100
Steps	45	20		65
Walkways	200	100		300
Driveways	800			800
Pool, including pool deck				
Additional impervious areas (please specify): Pavers in back yard	75			75
Total additional impervious coverage				1340
Total building + total additional impervious coverage				3,190
Percentage of lot area (60% maximum)				32.2%

← Subtract any areas to be demo'd
 ← Sum of all exterior stairs
 ← Sum of all walkways
 ← Include existing driveway square footage, even if the driveway is not changing
 ← Total of all impervious coverage
 ← Total coverage / lot area

TREES: Tree surveys are not required; however the location, species, and size of trees that are proposed to be retained and/or planted to meet these requirements shall be shown on all site plans, per Sec. 19-6.9.7.

Number of required trees (refer to Sec. 19-6.9.7)	3
Number of existing canopy trees (6" caliper or greater) to be retained (each shall count as two new trees)	1
Number of new trees (2.5" caliper or greater) to be planted	1

← Subtract building coverage (1850) from lot area (9876) and divide by 3000. $9876 - 1850 / 3000 = 2.67$. Round up to the next whole number.
 ← Existing trees over 6" caliper count as 2 new trees.
 ← This means that only 1 new tree needs to be planted to satisfy the 3 required trees.