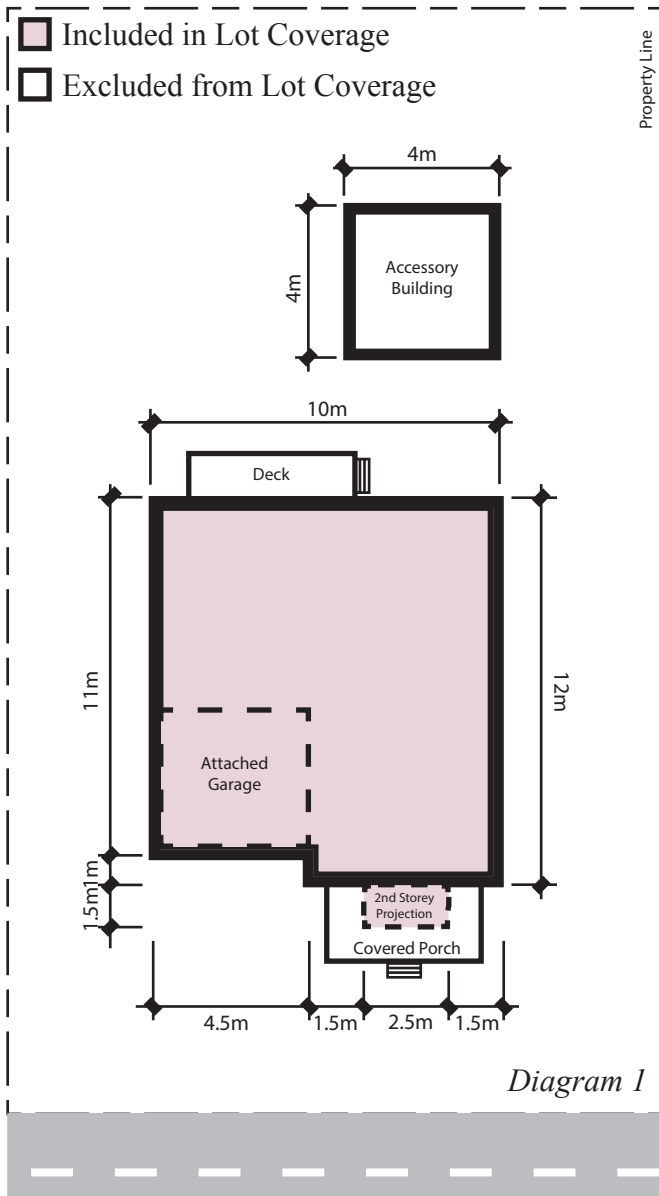


LOT COVERAGE (R1, R2, R3 Zones)

City of Burlington Zoning By-law 2020

Definitions

Lot Coverage: The percentage of the lot area covered by buildings measured to the outside of the exterior walls, including all buildings and projections (cantilevered floor space, window projections, etc.) Carports, porches and decks may be excluded from the lot coverage calculation provided there is no floor area above them.



What is included in lot coverage?

- Dwelling area, measured from exterior wall dimensions
- Second storey projections
- Attached garage
- Accessory buildings greater than 10 m² and/or greater than 2.5 m in height

What is not included in lot coverage?

- Covered porch (provided no floor space above)
- Deck (provided no floor space above)
- Carport (provided no floor space above)
- Accessory Structure (Gazebo, Pergola)
- One accessory building less than 10 m² and less than 2.5 m in height shall be exempt from lot coverage

Lot coverage calculation example: (Refer to “Diagram 1”)

Lot area:	600 m ²
Dwelling footprint:	119.25 m ²
Accessory building:	16 m ²
Total:	135.25 m²
Lot coverage:	135.25 m ² /600 m ² = 22.54%

4.2 Table 2.4.3

Dwelling Type	Dwelling with Attached Garage	Dwelling without Attached Garage
One storey	40% including accessory buildings	32% plus 8% for accessory buildings
One and a half storey	37.5% including accessory buildings	29.5% plus 8% for accessory buildings
Two or more storeys	35% including accessory buildings 40% in R3.3 and R3.4 zones	27% plus 8% for accessory buildings 32% plus 8% in R3.3 and R3.4 zones
All Dwellings in Designated Areas (b)(c)	35% for one storey dwellings including accessory buildings 30% for one and a half storey dwellings including accessory buildings 25% for all other dwelling types including accessory buildings	27% for one storey dwellings plus 8% for accessory buildings 22% for one and a half storey dwellings plus 8% for accessory buildings 17% for all other dwelling types plus 8% for accessory buildings

(b) Designated Areas are shaded on ZONING MAPS in Part 15

(c) Properties with a front or street side yard abutting Lakeshore Road and North Shore Boulevard and all properties south of Lakeshore Road and North Shore Boulevard (excluding Indian Point Character Area as identified in Part 2 - Residential Zones, Section 4.9 Character Area Maps) shall be exempt from this lot coverage regulation. For through lots, the front building elevation shall determine the front of the lot for the purposes of this regulation.

Notes:

1. Illustrations are for clarification use only and do not form part of Zoning by-law 2020.