

SULLIVAN'S ISLAND / LOT COVERAGE
CALCULATIONS AND CERTIFICATION

Existing ___ Proposed ___

Property address _____

Owner name _____

Calculated by: Name _____

Address _____

City _____

State _____

Phone _____

Based on survey by: _____ Dated: _____

TOTAL LOT SIZE IN SQ. FT. _____

Total high ground in sq. ft. (landward of critical line) _____

Total marsh in sq. ft. _____

(If lot borders on the RC-1 or RC-2 area the critical line or the set back lines must be shown, if applicable, on the site plan and must be verified by a recent survey.)

Total footprint of enclosed principal building	_____ sq. ft.	_____ % of lot
Total other impervious surfaces	_____ sq. ft.	_____ % of lot
Total pervious hard surfaces	_____ sq. ft.	_____ % of lot
Total landscape surfaces (green space)	_____ sq. ft.	_____ % of lot
Total of above figures	_____ sq. ft. =	<u>100</u> % of lot

Total square footage of Principal Building _____

Total square footage allowed by ordinance _____

Total increase allowed by DRB, (if applicable) _____

Based upon review of the plans and survey provided,

I _____ certify that the calculations provided on this certification are correct.

Signature _____ Date _____

Note

If this form is being used for an addition, one form should be filled out to reflect the existing conditions and another for the proposed condition.

See attached explanation for lot coverage requirements.

Lot coverage explanation

Sec. 21-25. Principal building coverage area.

A. Definitions.

(1) **Principal Building Coverage Area.** The Lot Area covered by the Principal Building measured vertically downward from the Principal Building's exterior walls to the ground, also known as the building footprint area, but excludes areas covered only by:

- (a) accessory structures not readily useable as living space;
- (b) exterior porches and decks; and,
- (c) exterior stairs.

Note: A cantilevered portion of the building is considered part of the principal building coverage.

(2) **Principal Building.** A building or buildings in which the principal use of the lot is conducted. The term also specifically applies to multiple dwellings located on the same lot, including a historic structure used as an accessory dwelling unit. (5-15-07)

B. Permitted principal building coverage area.

(1) Lot Area equal to or greater than fifteen thousand (15,000) square feet:

- (a) Principal Building Coverage Area shall be no greater than fifteen percent (15%) of the Lot Area.
- (b) Example (18,000 sf Lot Area): $18,000 \text{ sf lot} \times 15\% = 2700 \text{ sf Principal Building Coverage Area}$ permitted (15% of Lot Area).

(2) Lot Area less than fifteen thousand (15,000) square feet:

- (a) Principal Building Coverage Area shall be no greater than fifteen percent (15%) times Lot Area plus fifteen thousand (15,000) square feet minus the Lot Area times five percent (5%).
- (b) Example (12,000 sf Lot Area): $(15\% \times 12,000 \text{ sf}) + [(15,000 \text{ sf} - 12,000 \text{ sf}) \times 5\%] = 1950 \text{ sf Principal Building Coverage Area}$ permitted (16.3% of Lot Area)

Sec. 21-26. Impervious coverage area.

A. Definitions.

(1) **Impervious Coverage Area.** That portion of the Lot Area covered by an impervious surface.

(2) **Impervious Surface:** Any material or structure through which water cannot be absorbed or passed, including but not limited to roofed structures, compacted soil or stone, pavement consisting of asphalt, concrete, oil and stone, tar, or asphalt. Impervious surfaces also include building foundations, porches, decks, patios, sidewalks, play courts (tennis, basketball, etc.), pools, and other improvements that impede the absorption of water. Grassed or mulched areas are not considered impervious materials.

(3) **Pervious Surface:** Any material through which water can be easily absorbed or passed such as, but not limited to, grass, and uncompacted gravel, shell, and crushed stone. Pervious surfaces must be certified by ICPI (Interlocking Concrete Paver Institute) and installed as per ICPI installation instructions for a pervious surface or in the case of rock surface you must use ICPI detail 68 for installation.

B. Permitted impervious coverage area.

(1) Lot Area equal to or greater than fifteen thousand (15,000) square feet:

- (a) Impervious Coverage shall be no greater than thirty percent (30%) of the Lot Area.
- (b) Example (18,000 sf Lot Area): $18,000 \text{ sf lot} \times 30\% = 5400 \text{ sf Impervious Coverage}$ permitted (30%).

(2) Lot Area less than fifteen thousand (15,000) square feet:

- (a) Impervious Coverage shall be no greater than (30% times Lot Area) plus [(15,000 sf minus the Lot Area) times 5 percent].
- (b) Example (12,000 sf Lot Area): $(30\% \times 12,000 \text{ sf}) + [(15,000 \text{ sf} - 12,000 \text{ sf}) \times 5\%] = 3750 \text{ sf}$

Sec. 21-27. Principal building square footage.

A. Purpose and definition.

(1) **Purpose:** The overall size of a Principal Building in relation to lot size affects the impact of the Principal Building's scale and mass on adjacent buildings and the Island as a whole. Improving the relationship between lot size and the Principal Building by limiting the Principal Building's maximum size promotes greater compatibility of new construction with existing development and contributes to overall neighborhood compatibility.

(2) **Principal Building Square Footage:** The entire square footage encompassed within the exterior portion of the Principal Building or Buildings, specifically including more than one dwelling on the same lot and historic structures used as accessory dwelling units, but not including (5-15-07)

- (a) interior space not readily useable as living space (attic used only for storage or parking area beneath dwelling);
- (b) structures that are not used as living space;
- (c) exterior porches and decks; and,

(d) exterior stairs.

B. Permitted principal building square footage.

(1) Lot Area of five thousand (5,000) square feet or less: Principal Building Square Footage limited to twenty four hundred (2400) square feet.

(2) Lot Area exceeding five thousand (5,000) square feet: maximum Principal Building Square Footage of twenty four hundred (2400) square feet may be increased 10 sf for every additional 100 square feet of Lot Area.

(3) Equation: $[(\text{Lot Area} - 5000 \text{ sf}) / 100 \text{ sf}] \times (10) + 2400 = \text{Principal Building Square Footage}$.

Note

50% of a property must be landscape surfaces

Landscape surfaces = Grass, planting beds, pine straw or mulched areas, natural vegetated areas (excluding: any areas not considered high land, marsh or beyond a critical line or a setback line)

The Sullivan's Island Design review Board is allowed to increase some of these standards if the design meets neighborhood compatibility.

For further clarification, reference the zoning ordinances of the Town of Sullivan's Island. The ordinance is available at Town Hall or on the Town of Sullivan's Island website.

www.sullivanisland-sc.com

click on Town Ordinances

click on Zoning Ordinances

Scroll down to Article III. RS-Single Family Residential District