



Talbot County Department of Planning and Zoning
215 Bay Street, Suite 2
Easton, Maryland 21601
410-770-8030

WRC Zoning District Lot Coverage Computation Worksheet
(For WRC Parcels & Lots Only)

Lots ½ acre or less which existed on or **before June 22, 1991*** are limited to 25% of the parcel/lot in lot coverage.

Square footage of the lot

X

25%

=

Allowable lot coverage in square feet

Lots greater than ½ acre and less than 1 acre which existed on or **before June 22, 1991*** are limited to **20%** of the parcel/lot in lot coverage.

Square footage of the lot

X

20%

=

Allowable lot coverage in square feet

Lots 1 acre or larger which existed on or **before June 22, 1991*** are limited to **15%** of the parcel/lot in lot coverage.

Square footage of the lot

X

15%

=

Allowable lot coverage in square feet

All other parcels or lots created **after June 22, 1991*** are limited to **15%** of the parcel/lot in lot coverage.

Square footage of the lot

X

15%

=

Allowable lot coverage in square feet

* **Note:** Lot owners with supporting documentation that lot coverage greater than the applicable limit existed **on or before June 22, 1991** may maintain the amount of coverage that existed as of June 22, 1991. Copies of the supporting documentation must be presented for verification before credit for the excessive lot coverage can be applied. If lot coverage is reduced by removal or alteration of existing elements, the lowest most recent percentage shall be applied when assessing lot coverage for all future projects.

Definition:

Lot coverage is the percentage of a total lot or parcel that includes but is not limited to being:

- (1) Occupied by a primary and/or accessory structure, equipment pad, game court, parking area, driveway, walkway, sidewalk, or roadway; or
- (2) Covered with gravel, stone, shell, impermeable decking, pavers, permeable pavement, concrete, asphalt, or any man-made material.

Lot coverage does not include:

- (1) A fence or wall that is less than 1 foot in thickness that has not been constructed with a footer.
- (2) A wooden deck, ramp or walkway with sufficient gaps between decking strips to allow water to pass freely.



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WRC Lot Coverage and Disturbance Calculations

This worksheet will quantify disturbances and lot coverage associated with both existing and proposed construction on your building site.

For Building Permit Applications within the Western Rural Conservation Zoning District:

Please complete columns 1, 2, and 3 below listing area of the first floor or ground level footprint of each existing and proposed structure or site amenity.

For all Building Permit Applications Regardless of Zoning District:

Please compute area and note in column four (4) ground disturbance associated with proposed construction by using the following criteria: 1) Include a 20-foot buffer around the footprint of the proposed structure or addition, 2) A 10 foot buffer shall be included on each side of the proposed driveway or sidewalk, 3) Disturbance for septic system placement is calculated to be 750 square feet. In column five (5), please record disturbance as listed in column (4) without the disturbance for the septic system.

	<u>Lot Coverage</u> <i>WRC Only</i>		<u>Disturbance</u> <i>All Zoning Districts</i>		
	(1) Existing Lot Coverage (sq. ft.)	(2) Proposed Lot Coverage (sq. ft.)	(3) Total of 1 & 2 (sq. ft.)	(4) Disturbance (sq. ft.)	(5) SWM Disturbance (sq. ft.)
Driveways/sidewalks					
House					
Addition(s)					
Septic					
Detached garage					
Outbuildings					
Swimming pools					
Tennis courts					
Guesthouse/tenant					
Other (specify)					
TOTALS:					

It shall be necessary to contact the Department of Public Works at 410-770-8170 to apply for a Stormwater Management Plan on all lots where disturbance during construction is 5,000 square feet or greater.

The applicant must contact the Soil Conservation District Office at 410-822-1577 to apply for a Sediment and Erosion Control Plan for lots less than 2 acres where disturbance during construction is 5,000 square feet or greater, or for lots 2 acres or larger where disturbance during construction is greater than 21,780 square feet.