

City of Columbia City Lot Coverage Calculation EXAMPLE

10,000 sq. ft. lot square footage

2,450 sq. ft. principal structure footprint

140 sq. ft. additional structure(s) footprint

680 sq. ft. driveway(s)

0 sq. ft. additional paving (include: walkways, patios etc.)

Total square feet of coverage ÷ lot square footage = % of lot coverage.

Lot Coverage %: 33%

Zone	Maximum lot coverage %
R-1 & R-2	50%
R-3	70%
MHP	80%

Chapters 7.40 (R-1) Low Density Residential Zone and 7.45 (R-2) Moderate Density Residential Zone of Columbia City’s Development Code reads: *Buildings, portable storage structures and paving shall not occupy more than 50% of the lot or parcel.*

Chapter 7.50 (R-3) High Density Residential Zone of Columbia City’s Development Code reads: *Buildings, portable storage structures and impervious surfaces shall not occupy more than 70% of the lot or parcel. No single building shall contain more than four dwelling units. Buildings shall have a separation of 12 feet from all adjacent buildings, except single family attached townhouse at the common property line.*

Chapter 7.55 (MHP) Manufactured Home Park Zone of Columbia City’s Development Code reads: *Impervious surfaces shall not cover more than 80% of the lot or parcel.*