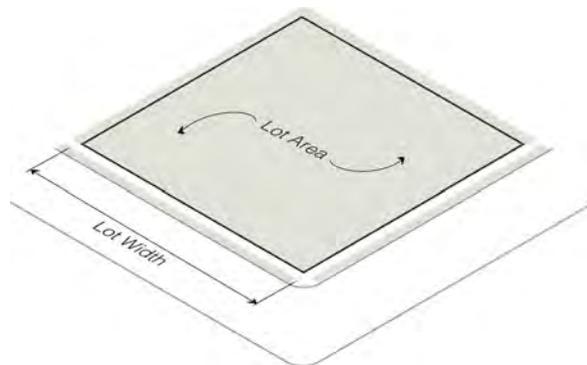


2.3 MEASUREMENTS AND EXCEPTIONS

2.3.1 Lot Dimensions

- A. Lot Area.** Lot area is measured as the total area contained within the boundary lines of a lot, excluding publicly dedicated and accepted rights-of-way.
- B. Lot Width.** Lot width is measured as the horizontal distance between side lot lines along the front lot line, with the following exceptions:
1. On a flag lot, only the flag portion of the lot is used to measure lot width.
 2. On a lot accessed by an access easement, the easement is not used to measure lot width.
 3. On a lot which is on a cul-de-sac or which has a curved front lot line, the setback line is used to measure lot width.



2.3.2 Lot Coverage

- A. Building Coverage.** Building coverage is measured by dividing the total area of building footprints of all principal and accessory structures by the total lot area, with the following exceptions:
1. On a flag lot, only the flag portion of the lot is used in the calculation of lot coverage.
 2. On a lot accessed by an access easement, the easement is not used in the calculation of lot coverage.

- B. Impervious Coverage.** Impervious coverage is measured by dividing the total area of the building footprints of all principal and accessory structures and all paved surfaces of the site, by the total lot area, with the following exceptions:
1. When semi-pervious paving is used, it is calculated at a reduced percentage of impervious coverage, as follows:
 - a. Pervious concrete and open grid paving systems are calculated as 50% impervious surface, provided that no barrier to infiltration is installed beneath the material. Open grid pavers must be installed on a sand base, without an impervious liner, to qualify.
 - b. Other types of pervious surfaces, such as permeable pavers, porous asphalt, or gravel-crete, are credited based upon field performance data and coefficients of permeability provided by the manufacturer.
 2. When a green or blue roof is installed, the area of the building that includes the green or blue roof is calculated as 50% impervious surface.

2.3.3 Building Setbacks

- A. Required Yards.** A required yard is the area of a lot that must be maintained clear of permanent structures, with the exception of the following permitted encroachments:
1. **Accessory Structures.** Accessory structures may encroach upon required yards, subject to the limitations of Section 6.2.
 2. **Building Features.** Certain building features may encroach upon required yards, so long as they are located at least 18 inches from all lot lines and meet any additional criteria, as follows:
 - a. An accessibility ramp may encroach upon any required yard to the extent necessary to perform its proper function.