

### 703.06 Determining Plot Coverage

Plot coverage is the ratio of the total footprint area of all structures on a plot to the plot area, typically expressed as a percentage. The footprints of all principal and accessory structures, including garages, carports, covered balconies and roofed porches, shall be summed in order to calculate plot coverage.

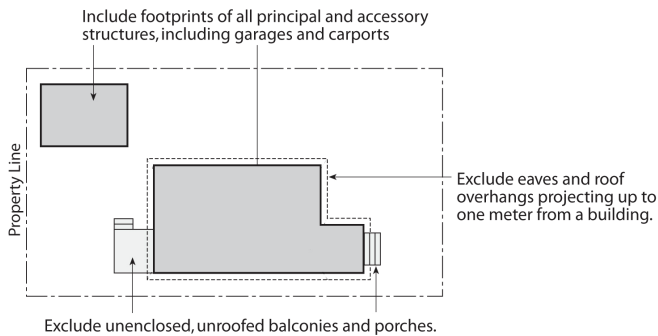


Figure 703.F: Determining Plot Coverage.

#### A. Exclusions

The following structures or portions of structures shall be excluded from the calculation:

1. Unenclosed and unroofed balconies and porches.
2. Eaves and roof overhangs projecting up to 1.0 m from a wall.
3. Trellises and similar structures that do not have solid roofs.
4. Swimming pools and hot tubs that are not enclosed in roof structures or decks.

### 703.07 Determining Setbacks

A setback line defining a required yard is parallel to and at the specified distance from the corresponding front, side or rear plot line. Setbacks are expressed in distance from the exterior wall of the building to the corresponding plot line.

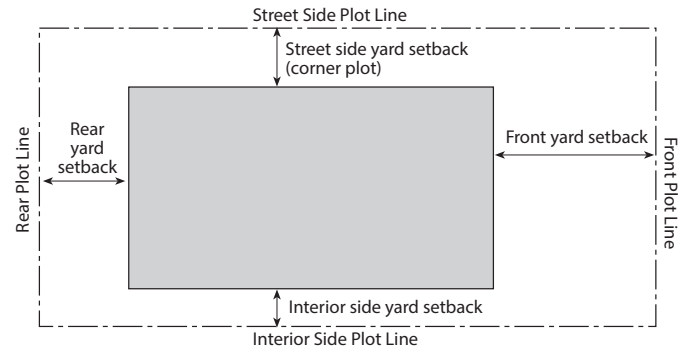


Figure 703.G: Determining Setbacks.

### 703.08 Measuring Shading

Shading is the ratio of the total shaded area, measured at 1 p.m. on the Equinox, to the total area required to have shading, typically expressed as a percentage. Shaded areas include areas completely cast in shadow and areas with dappled shade where a minimum of 60% of the dappled shade area is cast in shadow. In calculating the shaded area cast by a tree, the tree canopy at three-years growth is used.

#### A. Perimeter Walkways

Shading of walkways along a block face is the ratio of the total shaded area of the perimeter walkway to the total area of the perimeter walkway.