



File Number: _____

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

Critical Area Lot Coverage Computation Worksheet

One Acre = 43,560 square feet

Section A

For additions to existing structures, driveways, sidewalks & other lot coverage within the shoreline development buffer, calculate:

$$\underline{\hspace{2cm}} \quad \times \quad 15\% \quad = \quad \underline{\hspace{2cm}}$$

Square footage of portion of the lot within the shoreline development buffer Allowable lot coverage in square feet in square feet

Lots ½ acre or less which existed on or **before December 1, 1985** are limited to 25% of the parcel or lot in lot coverage.

$$\underline{\hspace{2cm}} \quad \times \quad 25\% \quad = \quad \underline{\hspace{2cm}}$$

Square footage of the lot Allowable lot coverage in square feet

Lots ½ acre or less which existed before **October 11, 2014 with an increase in critical area acreage due to Talbot County Bill 1294** are limited to 40% of the total lot area within the critical area (see attached example).

$$\underline{\hspace{2cm}} \quad \times \quad 40\% \quad = \quad \underline{\hspace{2cm}}$$

Square footage of the lot in CA Allowable lot coverage in square feet

Lots greater than ½ acre and less than 1 acre which existed on or **before December 1, 1985** are limited to **15%** of the parcel or lot in lot coverage.

$$\underline{\hspace{2cm}} \quad \times \quad 15\% \quad = \quad \underline{\hspace{2cm}}$$

Square footage of the lot Allowable lot coverage in square feet

Lots 1 acre or less in size that are part of a subdivision approved **after December 1, 1985*** are limited to **25%** of the lot in lot coverage. *The total lot coverage for the entire subdivision may not exceed 15%.*

$$\underline{\hspace{2cm}} \quad \times \quad 25\% \quad = \quad \underline{\hspace{2cm}}$$

Square footage of the lot Allowable lot coverage in square feet

Subdivision Name & Number Allowable lot coverage in square feet as specified on the **final approved** subdivision plat.

** For subdivision lots where the specified lot coverage allowance exceeds the values shown above, please provide a copy of the final approved plat indicating the specified lot coverage allocation.*

All other parcels or lots not previously noted are limited to **15%** of the parcel or lot in lot coverage.

$$\underline{\hspace{2cm}} \quad \times \quad 15\% \quad = \quad \underline{\hspace{2cm}}$$

Square footage of the lot Allowable lot coverage square feet

Section B

For parcels or lots ½ acre or less in size, total lot coverage does not exceed impervious surface limits as previously set forth in Section A by more than **25%** or 500 square feet whichever is greater.

$$\underline{\hspace{2cm}} \quad \times \quad 25\% \quad = \quad \underline{\hspace{2cm}}$$

Permitted lot coverage in square feet Maximum lot coverage in square feet or 500 square feet, whichever is greater

For parcels or lots greater than ½ acre and less than 1 acre in size, total lot coverage does not exceed lot coverage limits as previously set forth in Section A or 5,445 square feet, whichever is greater.

Only the Talbot County Planning Officer may allow a property owner to exceed the lot coverage limitations set forth in Section A above. Additional best management practices are required in order to exceed the limits set forth in Section A.



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Critical Area 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 Critical Area:

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 Districts:

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 (6), please record disturbance as listed in column (5) without the disturbance for the septic system.

Lot Coverage
Critical Area

Disturbance
All Zoning Districts

	(1) Existing Lot Coverage (sq. ft.)	(2) Proposed Lot Coverage (sq. ft.)	(3) Lot Coverage Removing (sq. ft.)	(4) Total of 1 & 2 (sq. ft.)	(5) Disturbance (sq. ft.)	(6) 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.

Examples: Where adoption of the *Official Zoning Maps of Talbot County, Maryland* increases the Critical Area of a lot of record existing as of October 11, 2014, lot coverage limitations are illustrated in the following examples.

