



## COMMUNITY DEVELOPMENT DEPARTMENT

- Subject:** Site Coverage and FAR for Parcels along Donner Lake
- Issue:** Some parcels along Donner Lake have recognized property lines that extend to the low water mark of the lake, and more and more parcels along the lake are having their property lines recognized to the low water mark. The Development Code does not provide direction on how to measure site coverage or calculate floor area ratio for parcels that include property between the low water and high water marks of Donner Lake.
- Reference:** Table 2-4 (Residential District General Development Standards)
- Policy/Procedure:** The total site area for the purposes of calculating site coverage and floor area ratio shall be the lot area above the high water mark (elevation 5,935.8 ASL). The site coverage and floor area standards are intended to limit the amount of impervious surface and floor area on parcels; because the area between the low water and high water marks is inundated by water for substantial periods of time and is not land that generally can be built on, it is not appropriate to count this property toward the total site area.
- Effective Date:** November 17, 2000

Approved by: \_\_\_\_\_  
Tony Lashbrook, Director