

**Baltimore County, Maryland
Environmental Protection & Sustainability (EPS)**

CBCA Permit Process Limited Development Area

1. Determine the Land Use Classification (IDA / LDA / RCA)
2. Compute Lot Coverage Areas
3. Measure Forest and Clearing Areas
4. Prepare Buffer Management Plan
5. Prepare Site Plan
6. Building Permit Application

Lot Coverage is any area occupied by a structure or covered with paving material. Examples include roofs, sidewalks, impervious decks, driveways, concrete pads, pools, gravel, pavers, and oyster shells.

Forest is a biological community dominated by trees and other woody plants covering a land area.

Developed Woodland is an area which predominately contains trees and natural vegetation, that is scattered with residential, commercial, industrial, institutional, or recreational development.

Lot Coverage Worksheet

<u>Existing Conditions</u>			<u>Proposed Conditions</u>		
House	_____	square feet	House	_____	square feet
Sheds	_____	square feet	Sheds	_____	square feet
Pools	_____	square feet	Pools	_____	square feet
Driveways	_____	square feet	Driveways	_____	square feet
Sidewalks	_____	square feet	Sidewalks	_____	square feet
Patios	_____	square feet	Patios	_____	square feet
Other	_____	square feet	Other	_____	square feet
TOTAL	_____	square feet	TOTAL	_____	square feet

LDA and RCA Classifications

The Critical Area regulations designate “grandfathered lots” as those that were in existence on December 1, 1985. “Grandfathering” allows residential lots that were subdivided prior to the Critical Area regulations to be developed under different lot coverage limits. This pertains to:

<u>Lot Size</u>	<u>Lot Coverage Limits</u>
0 – 8,000 sq. ft.	25% + 500 sq. ft.
8,001 – 21,780 sq. ft.	31.25%
21,781 – 36,300 sq. ft.	5,445 sq. ft.
36,301 – 43,560 sq. ft.	15% of parcel / lot



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