

## Attachment C-5 Lot Coverage Calculations

The City of Naples LDC Section 44-8 defines Lot Coverage as follows:

*Lot coverage means that percentage of a lot or parcel of land that is covered or occupied by all buildings, including accessory buildings, under the terms of this land development code.*

Using the required formula, **the existing lot coverage** is computed as follows:

The overall parcel size is 13.72 acres.

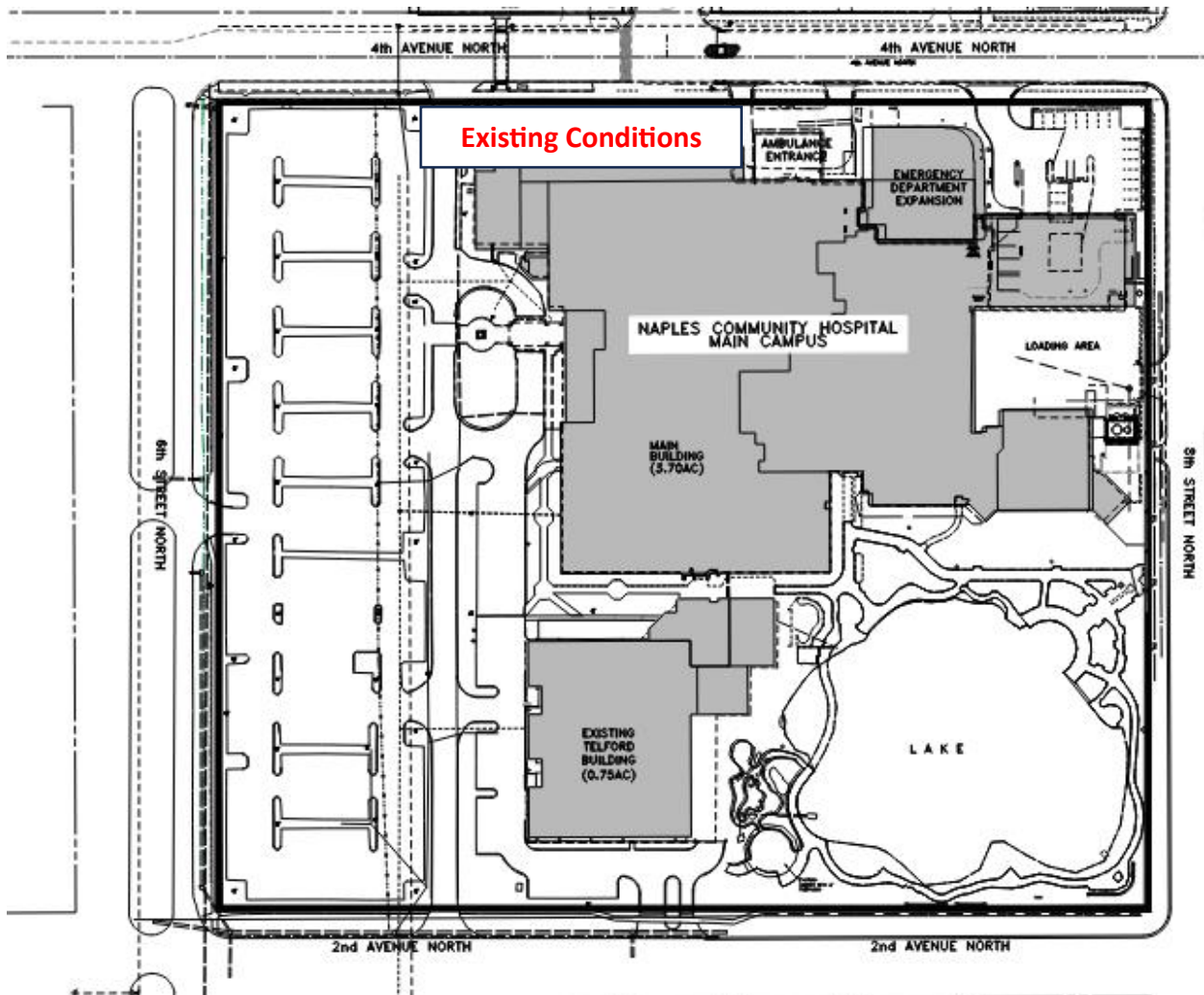
The Main Community Hospital building (Baker Downtown) lot coverage is 3.70 acres.

The Telford building lot coverage is 0.75 acres.

The total building lot coverage is 4.45 acres.

**4.45 (total building lot coverage) divided by 13.72 (total lot area) = 32.4% total Lot Coverage.**

The current zoning is M – Medical, which has a maximum allowable Lot Coverage of 40%.



Using the required formula, **the proposed lot coverage** is computed as follows:

The overall parcel size is 13.72 acres.

The Main Community Hospital building (Baker Downtown) lot coverage is 3.70 acres.

The proposed parking garage lot coverage is 0.97 acres.

The proposed Heart, Vascular, and Stroke Institute lot coverage is 1.23 acres.

The total building Lot Coverage is 5.90 acres.

**5.90 (total building lot coverage) divided by 13.72 (total lot area) = 43% total Lot Coverage.**

The proposed PS zoning district provides for a maximum Lot Coverage of 45%.

