



**DEPARTMENT OF  
PLANNING & ZONING**

110 Vincit St., Suite 104 | Centreville, MD 21617  
Permits: (410) 758-4088  
Email: [PermitApplications@qac.org](mailto:PermitApplications@qac.org)

Bldg. Permit #: \_\_\_\_\_

Date: \_\_\_\_\_

**Lot Coverage Surface Limitations**

(For properties in the Critical Area only)

Lot coverage: the percentage of a total lot or parcel that is occupied by a structure, accessory structure, parking area, driveway, walkway or roadway; or covered with gravel, stone, shale, impermeable decking, a paver, permeable pavement, or any man-made material. (Effective July 12, 2011, by Ord. No. 11-01)

	Existing	To Be Removed	New
<b>House</b> (includes porches, attached garages, and impervious decks)	sqft	sqft	sqft
<b>Detached Garage / Outbuildings</b>	sqft	sqft	sqft
<b>Paved Driveways/Sidewalks</b>	sqft	sqft	sqft
<b>Paved Patios / Pool Patios</b>	sqft	sqft	sqft
<b>Swimming Pools / Hot Tubs</b>	sqft	sqft	sqft
<b>Other</b> (please specify: _____ )	sqft	sqft	sqft
<b>Total Lot Coverage Surfaces</b>	sqft	sqft	sqft

**Grand Total** (Total Existing – Total To be Removed + Total New) sqft

Total lot coverage surface allowed on the lot: \_\_\_\_\_ % or \_\_\_\_\_ sq ft

- \* No lot coverage surface limit in intensely developed areas (IDA)
- \* 15% lot coverage surface limitation in limited development areas (LDA) and resource conservation areas (RCA), except:
  - A lot/parcel one-half (½) acre or less in size was a lot of record on or before December 1, 1985. Lot coverage on the lot are limited to 25% of the lot/parcel.
  - A lot/parcel 8,000 sqft or less in size was a lot of record on or before December 1, 1985. Lot coverage on the lot are limited to 25% of the lot/parcel plus 500 sqft.
  - A lot/parcel greater than 8,000 sqft but less than 21,780 sqft in size was a lot of record on or before December 1, 1985. Lot coverage on the lot are limited to 31.25% of the lot/parcel. Must meet §14:1-38D(8)(b)[1], [2], and [3] requirements.
  - A lot/parcel 21,780 sqft to 36,300 sqft was a lot of record on or before December 1, 1985. Lot coverage is limited to 5,445 sqft. Must meet §14:1-38D(8)(b)[1], [2], and [3] requirements.

**For Office Use Only**

Compliance with §14:1-38D(8)(b)[1], [2], and [3]

- Did the applicant minimize new lot coverage surfaces on the lot/parcel?
- Did the applicant minimize stormwater quality impact through site design and/or use of best management practices agreed on by the County and the Critical Area Commission?
- Mitigation requirements = I.S. \_\_\_\_\_ sqft x 2 = \_\_\_\_\_ / 43560 sqft x 70 = \_\_\_\_\_ 4'-6' native trees
  - a. Note: All trees to be planted must be container grown. No bare root stock will be accepted
- Is the lot coverage on the lot/parcel equal to or less than the amount listed above?

Comments:

\_\_\_\_\_  
Permit Technician's Initials

\_\_\_\_\_  
Date

\_\_\_\_\_  
Inspector's Signature

\_\_\_\_\_  
Date



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**Checklist for New Construction in the Critical Area**

(For properties in the Critical Area only)

**Property Information**

Property Owner's Last Name: \_\_\_\_\_ Subdivision Name: \_\_\_\_\_

Tax Account Number: \_\_\_\_\_ Property Size (Acres): \_\_\_\_\_ Property Size (Sqft): \_\_\_\_\_

Property Address / Location: \_\_\_\_\_

Tax Map #: \_\_\_\_\_ Block(s): \_\_\_\_\_ Parcels(s): \_\_\_\_\_ Lots(s): \_\_\_\_\_ Grid: \_\_\_\_\_

Critical Area Designation  IDA  LDA RCA Critical Area Buffer: \_\_\_\_\_ ft Zoning: \_\_\_\_\_

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Please refer to the [Property Viewer Map](#) to complete the following regarding the features of the above property:

**Yes No**

- In MALPF District or Easement?
- Waterfront?
- Is construction in buffer establishment area (BEA)? (See MBA on Property Viewer)
  - If construction is proposed in the BEA, please complete the BEA Checklist
- Sensitive species? If yes, please specify: \_\_\_\_\_
  - If the property contains sensitive species, contact Lori Byrne with DNR at (410) 260-8573
- Steep slopes or streams?
- Floodplain?
- Tidal wetlands?
- Nontidal wetlands?
- Hydric soils? If yes, please see note below
- Forest interior dwelling species?
- Forest cover? If clearing: \_\_\_\_\_ 1:1 replacement on site  
 \_\_\_\_\_ Off-site mitigation  
 \_\_\_\_\_ Fee in lieu

Please refer to the [MERLIN Map](#) to complete the following regarding the features of the above property:

**Yes No**

- Historic waterfowl staging area?
- Adjacent to anadromous fish spawning?
  - If construction is proposed in the BEA adjacent to anadromous fish spawning streams, no land disturbance may occur between March 1st – June 15th

Note: If activity is proposed in nontidal wetlands (NTW) on the National Wetlands Inventory (NWI) map, then a NTW Jurisdiction Determination (JD) must be performed by the Army Corps of Engineers (USACE) or the Natural Resource Conservation Service (NRCS). Instruct the property owner to call the Maryland Department of the Environment (MDE) at (410) 713-3685.