

## Palmyra Borough Impervious Cover Information and Calculation Worksheet

The Palmyra Borough Zoning Ordinance spells out how much area of a specific piece of property can be covered by what is identified as impervious cover. A simple definition for impervious cover is that if a rain drop falls and hits a man-made surface and does not soak in, then that surface would be classified as impervious cover. Examples of this would be a building, driveway, patio, sidewalk, etc. Impervious cover is regulated in the Zoning Ordinance for two main reasons. First to limit the storm water runoff and secondly to maintain the openness and prevent the overcrowding of lots throughout the community.

Here is a possible scenario, a property owner might be planning for a new garden shed, and first they would need to calculate the existing and proposed impervious cover to determine if there would be enough open area, otherwise known as pervious cover, on the lot to stay within the percentages allowed by the Ordinance. The percentages vary depending on the requirements within each zoning district (the specific location within the Borough).

If impervious cover on a lot existed prior to March, 2015 and is more than is allowed by the current Zoning Ordinance, the property owner may register with the Borough for an Existing Non-conformity.

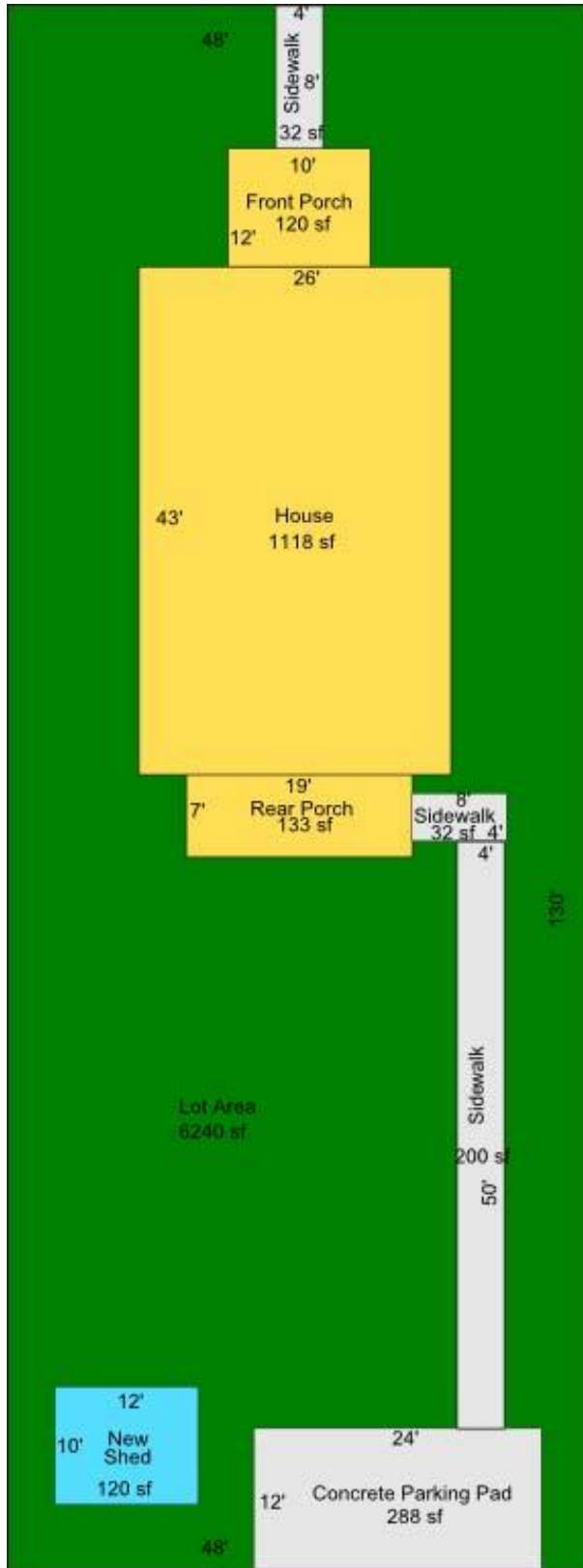
The Zoning Districts and corresponding minimum percentages can be found in the Zoning Ordinance available online at <http://palmyraborough.org/departments/administration/zoning> or by reviewing a copy at the Borough Office.

There are several calculations that are needed for the Zoning Officer to determine if the existing or proposed impervious cover are in accordance with the ordinance.

The Impervious Cover Worksheet will help a property owner through the calculations. Some information that is need for the calculations are:

1. **Square footage of the lot** - This would be the length of the lot times the width. These dimensions are listed on the deed for the property.
2. **Square Footage of the existing primary building** (house or business) – This would be the area covered by a roof. Add all of the outside dimensions for overall area
3. **Square Footage of any Accessory Buildings** – These would be any sheds, carports or garages.
4. **Square Footage of any private sidewalks, patios, paved parking areas and/or driveways along with any proposed work**– patios and paved parking that are covered in stone or other pervious material would not count towards the calculations
5. **The Zoning District** – This can be found on the Zoning Map at <http://palmyraborough.org/departments/administration/zoning>
6. **The Allowable Percentage of Impervious Cover** – This can be found in the specific section for the zoning district.

Example- A property located 1234 Main St. is in a Traditional Neighborhood (TN) Zoning District and is a single family detached dwelling. The maximum amount of impervious cover allowed under the Zoning Ordinance is 50% for a Single Family Detached Dwelling. Here is what the calculations would look like.



|  |                           |                    |
|--|---------------------------|--------------------|
| <b>Existing Impervious Cover</b>                                       |                           |                    |
| Structures   | Front Porch               | 120 sq. ft.        |
|  | House                     | 1118 sq. ft.       |
|  | Rear Porch                | 133 sq. ft.        |
|  |                           | <hr/> 1371 sq. ft. |
| Sidewalks  | Front Sidewalk            | 32 sq. ft.         |
|  | Rear Porch Sidewalk       | 32 sq. ft.         |
|  | Sidewalk to Parking Pad   | 100 sq. ft.        |
|  |                           | <hr/> 164 sq. ft.  |
| Parking Pad  |                           | 288 sq. ft.        |
|  |                           | 1371 sq. ft.       |
|  |                           | 164 sq. ft.        |
|  |                           | <hr/> 288 sq. ft.  |
|  | Existing Impervious Cover | 1823 sq. ft.       |
| Proposed Shed  |                           | 120 sq. ft.        |
|  | Existing Impervious Cover | 1823 sq. ft.       |
|  |                           | <hr/> 1943 sq. ft. |
| Lot Area   |                           | 6240 sq. ft.       |
|  | Existing Impervious cover | 1943 sq. ft.       |
|  |                           | <hr/> 4297 sq. ft. |
| Percentage of Impervious Cover:  |                           |                    |
| 1943 sq. ft / 6240 sq. ft = .311 or 31% of the lot is impervious cover |                           |                    |

# Palmyra Borough Impervious Cover Work Sheet

Property Address \_\_\_\_\_

Zoning District \_\_\_\_\_

Type of Primary Structure\* \_\_\_\_\_

Allowed Percentage of Impervious Cover \_\_\_\_\_

## Square footage of structures or features on the property in square feet

Main Structure \_\_\_\_\_

Accessory Structures (Sheds, Garages, Carports, etc.) \_\_\_\_\_

Sidewalks and Steps \_\_\_\_\_

Patio \_\_\_\_\_

Driveways \_\_\_\_\_

Parking Area \_\_\_\_\_

Other \_\_\_\_\_

**Total Square Feet of Existing Impervious Cover** \_\_\_\_\_

New structures or features \_\_\_\_\_

**Total of all Impervious Cover** \_\_\_\_\_

## Calculations for allowable Impervious Coverage

Area of lot in square feet \_\_\_\_\_

Divided total of the impervious cover by the lot area \_\_\_\_\_

**X 100 for percentage** \_\_\_\_\_

\* Type of Primary Structure - Such as Single Family Detached, Single Family Semi-detached, Two Family or Other Permitted Uses