

Palmyra Borough Impervious Coverage Information and Calculation Worksheet

The Palmyra Borough Zoning Ordinance indicates how much area of a specific piece of property can be covered by what is identified as impervious coverage. A simple definition for impervious coverage 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 coverage. Impervious coverage is regulated in the Zoning Ordinance for three main reasons: To limit storm water runoff, maintain open space, and prevent overcrowding of lots throughout the community.

Here is a possible scenario, a property owner might be planning for a new garden shed. First, they would need to calculate the existing and proposed impervious coverage to determine if there would be enough pervious surface on the lot to stay within the percentages allowed by the Ordinance (Zoning Districts and corresponding 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).

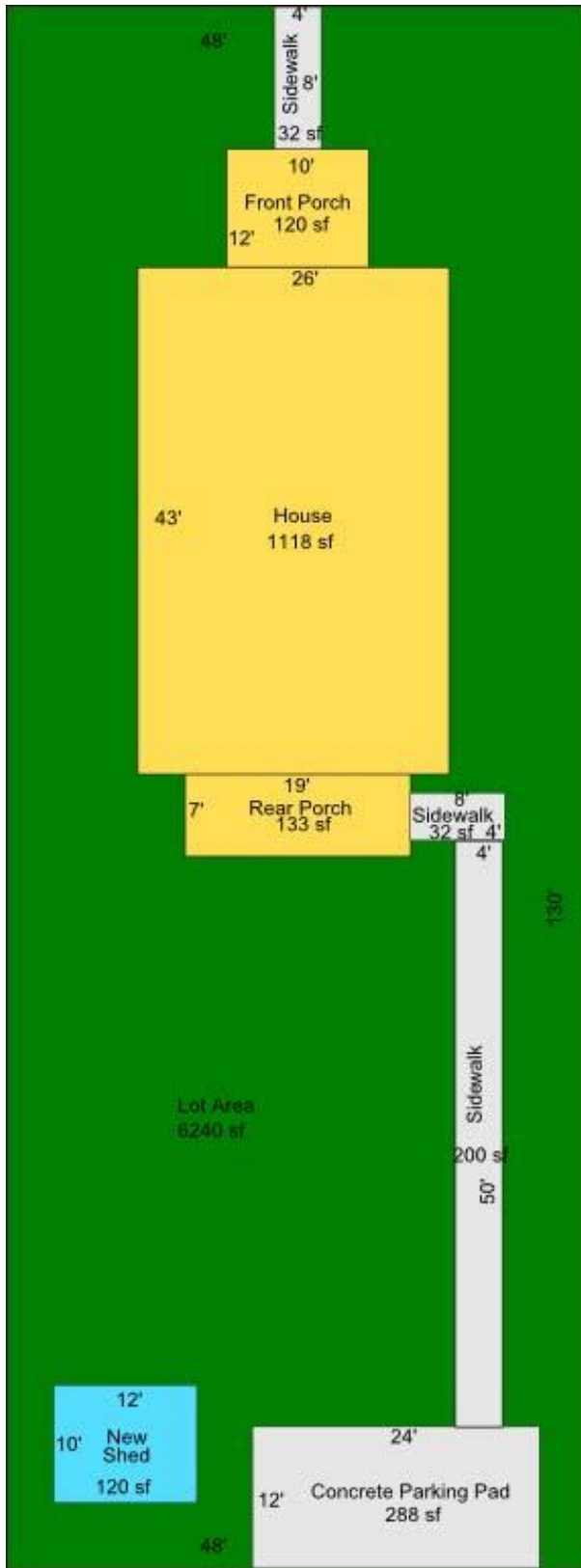
If impervious coverage on a lot existed prior to March 2015 and is more than what is allowed by the current Zoning Ordinance, the property owner may register with the Borough for an Existing Non-conformity.

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

1. **Square footage of the lot** (These dimensions are listed on the deed for the property).
2. **Square Footage of the existing primary building** (house or business) Area covered by a roof.
3. **Square Footage of any Accessory Buildings** (sheds, carports, garages, etc.)
4. **Square Footage of any private sidewalks, patios, paved parking areas and/or driveways along with any proposed work**
5. **The Zoning District**
6. **The Allowable Percentage of Impervious Coverage**

Example: A property located 1234 Main St. is in a Low-Density Residential (LDR) Zoning District and has a single family detached dwelling. The maximum amount of impervious coverage allowed under the Zoning Ordinance is 35% for a Single-Family Detached Dwelling.



Existing Impervious Cover		
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.
	Pad	<hr/>
		164 sq. ft.
Parking Pad		288 sq. ft.
		<hr/>
		1371 sq. ft.
		164 sq. ft.
		288 sq. ft.
		<hr/>
		1823 sq. ft.
Proposed Shed		120 sq. ft.
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		1823 sq. ft.
		1943 sq. ft.
Lot Area		6240 sq. ft.
		<hr/>
		1943 sq. ft.
		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 Coverage Work Sheet

Property Address: _____

Zoning District: _____

Area of lot in square feet: _____

Type of Primary Structure:* _____

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

Primary Structure	_____
Accessory Structures (Sheds, Garages, Carports, etc.)	_____
Sidewalks and Steps	_____
Patio	_____
Driveways	_____
Parking Area	_____
Other _____	_____
Total Square Feet of Existing Impervious Coverage	_____
New structures or features	_____
Total of all Impervious Coverage:	_____

Calculations for allowable Impervious Coverage (Borough Use Only)

Allowed Percentage of Impervious Coverage: _____

Final Impervious Coverage Percentage: _____

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