

Paxtang Borough Impervious Cover Information and Calculation Worksheet

The Paxtang Borough Zoning Ordinance spells out how much area of a particular 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, than 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 run off and secondly to maintain the openness and prevent the overcrowding of lots through out 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 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 particular location within the Borough).

If impervious cover on a lot existed prior to July 17th, 2012 and is more than is allowed by the current Zoning Ordinance, the property owner may register with the Borough for an Existing Non-conformity.

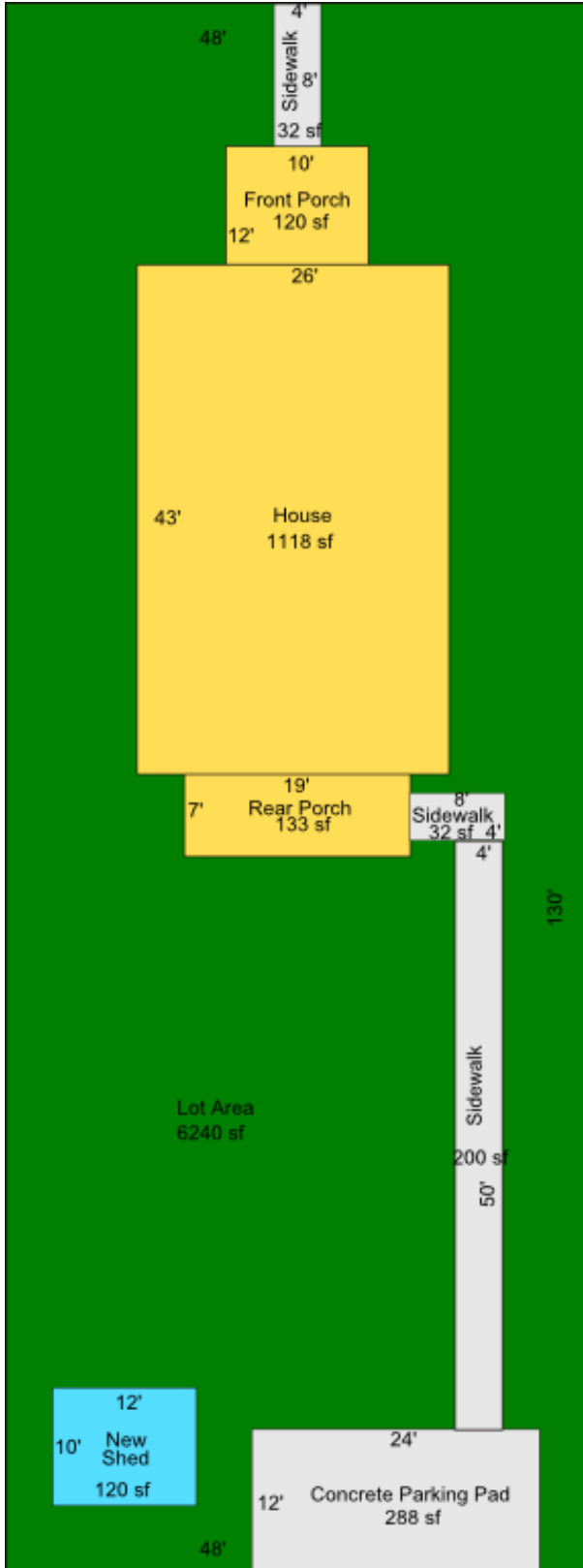
The Zoning Districts and corresponding minimum percentages can be found in the Zoning Ordinance available online at www.paxtang.org under Zoning section or by reviewing a copy at the Borough Office.

There are several calculations that are needed in order 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 dimension are listed on the deed for the property, by visiting the Dauphin County Global Information System website at <https://gis.dauphincounty.org> locate the property, calculate using the dimensions supplied. or by reviewing the Master Plat Book available at the Borough
2. **Square Footage of the existing primary building** (house or business) – This would be the area covered by a roof. This information is available by visiting the Dauphin County Global Information System website at <https://gis.dauphincounty.org>, locate the property, click the mouse on the property to view tax records and then click on the image of the floor plan. 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
6. **The Allowable Percentage of Impervious Cover** – This can be found in the particular 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.



Existing Impervious Cover

Structures

Front Porch	120 square feet
House	1118 square feet
Rear Porch	+ <u>133</u> square feet
	1371 square feet

Sidewalks

Front Sidewalk	32 square feet
Rear Porch Sidewalk	32 square feet
Sidewalk to Parking Pad	+ <u>100</u> square feet
	164 square feet

Parking Pad

288 square feet

	1371 square feet
	164 square feet
	+ <u>288</u> square feet
Existing Impervious Cover	1823 square feet

Proposed Shed

120 square feet

+ 1823 square feet

Total 1943 square feet

Lot Area

6240 square feet

- 1943 square feet

4297 square feet

Percentage of Impervious Cover

1943 sf / 6240 sf = .311
or 31% of the lot is impervious cover

Paxtang 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 _____

Subtract total square footage of the Impervious Cover from the lot area _____

This is the total area of the lot that is impervious _____

Dived 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