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 previous 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.

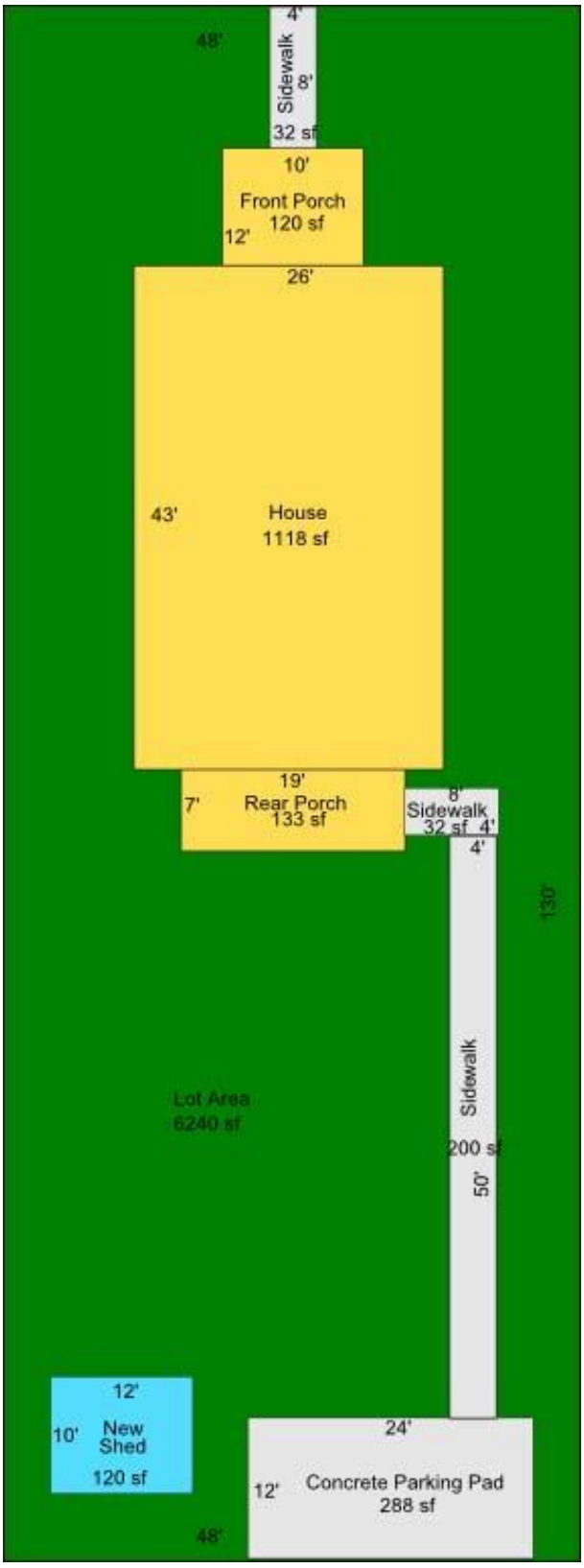
The Zoning Districts and corresponding minimum percentages can be found in the Zoning Ordinance available online at http://palmyraborough.org/departments/administration/zoning or by reviewing a copy at the Borough Office.

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 previous 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.



Existing Impervious Cover

Structures	Front Porch	120 sq. ft.
	House	1118 sq. ft.
	Rear Porch	133 sq. ft.
		1371 sq. ft.
Sidewalks	Front Sidewalk	32 sq. ft.
	Rear Porch Sidewalk	32 sq. ft.
	Sidewalk to Parking Pad	100 sq. ft.
		164 sq. ft.
Parking Pad		288 sq. ft.
		1371 sq. ft.
		164 sq. ft.
		288 sq. ft.
	Existing Impervious Cover	1823 sq. ft.
Proposed Shed		120 sq. ft.
	Existing Impervious Cover	1823 sq. ft.
		1943 sq. ft.
Lot Area		6240 sq. ft.
	Existing Impervious cover	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 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	_____
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 U