# STOrmwater management: IMPERVIOUS SURFACE REDUCTION

## **Regulation Language**

The following regulation language is recommended to be incorporated into existing zoning districts as a part of the general requirements and standards for those districts. Definitions are recommended to be incorporated either within the general zoning definition section.

**General Definitions Section.**

Lot, Coverage: Areas of a lot that include buildings, parking areas, vehicular drives, pavement and any other man-made structures and surfaces that are impervious to water. All surfaces deemed to be impervious surface shall be used when calculating lot coverage area.

Impervious Surface: A modified surface, that cannot effectively absorb or infiltrate water, including, but not limited to, structures, roofs, decks, patios, paved asphalt, concrete driveways, paved gravel or crushed stone driveways, parking areas, and walkways, unless designed to absorb or infiltrate water.

**District Impervious Surface Coverage Limits**

Purpose: The purpose of limiting impervious surface coverage is to provide reasonable protection local natural resources from degradation and prevent adverse impacts from stormwater runoff to adjacent and downstream land, property, facilities, and infrastructure. Additionally, limitations help to ensure adequate space for water and wastewater infrastructure, encourage open spaces, maintain community characteristics and to minimize climate change and sea level rise impacts.

*Residential District (without sewer)*

Lots Less than 2 Acres -Maximum Lot Coverage 30%

Lots Greater than 2 Acres – Maximum Lot Coverage: 20%

*Residential District (with sewer)*

Lots Less than 0.25 Acres – Maximum Lot Coverage 50%

Lots Less than 1 Acres - Maximum Lot Coverage 30-50%

Lots Greater than 1 Acres – Maximum Lot Coverage: 30%

*Commercial or Mixed -Use District*

Maximum Lot Coverage – 50% for existing lots of record as of {date of adoption} and 40% for lots of record created subsequently.