

LOT COVERAGE AND IMPERVIOUS SURFACES - WORKSHEETS FOR APPLICANTS

Lot Coverage and Impervious Surface Calculations are similar, but not the same. This worksheet is designed to help you clarify the difference and help you determine the correct numbers to use on our applications.

LOT COVERAGE = STRUCTURAL FOOTPRINTS

Lot coverage is defined as “the total ground coverage of all buildings or structures on a site measured from the outside of exterior walls or supporting members, including accessory buildings or structures, but **not** to include at-grade off-street parking lots, deck areas, terraces, swimming pools, pool deck areas, walkways, roadways or driveways” (Port Townsend Municipal Code 17.08.040).

Calculate the Total Lot Coverage of the Proposed Structures:

All building *footprints* (in square feet) including:

	Existing	Proposed	TOTAL
House			
Garage			
Covered Porch			
Accessory Dwelling Unit			
Deck over 30" Above Ground			
Shed			
Exterior Stairs			
Other:			

TOTAL Lot Coverage of structures: _____ square feet

Calculate the Lot Coverage Percentage:

Divide the Total Lot Coverage (above) _____ square feet
by the Square Footage of the Property: _____ square feet
And multiply by 100 to equal the

TOTAL percentage of lot coverage: _____ %.



IMPERVIOUS SURFACES = STRUCTURAL FOOTPRINTS PLUS IMPERVIOUS

Calculate the Total Impervious Surface of the Proposed Project:

House Roof area: _____ square feet

Garage Roof area: _____ square feet

Covered Porch Roof area: _____ square feet

Other Structure Roof area: _____ square feet

Decks and patios and other structures over 30" in Height that **do not allow rainwater between the slats/surface:** _____ square feet

Driveway, Sidewalk & gravel/compacted areas: _____ square feet

TOTAL Impervious Surface Area: _____ square feet

Calculate the Impervious Surface Percentage:

Divide the Total Impervious Surface Area (above) _____ square feet

By the Square Footage of the Property _____ square feet

And multiply by 100 to equal the

TOTAL percentage of impervious surface _____ %.

SURFACES

“Impervious surfaces” means areas or surfaces that cannot be easily penetrated by rain or surface water runoff. These areas include structures and roof projections, impervious decks, roads, driveways, and surfaces which substantially reduce and alter the natural filtration characteristics of the soil.” (Port Townsend Municipal Code 19.05.020)

If your building proposal increases the area of impervious surfaces, it may result in stormwater impacts. Refer to the City’s Engineering Design Standards: <https://cityofpt.us/publicworks/page/engineering-and-construction>. Stormwater methods can include infiltration trenches, dry wells, and rain gardens. Downspouts that flow into splash blocks can only be used for properties where there is a minimum of 50 feet of a vegetated path between the splash blocks and the edge of the property.

If the impervious surface is over 40%, an engineered stormwater drainage plan is required. You will need to retain a Civil Engineer to prepare and stamp drawings to be submitted with the public works permit. Drawings must include specifications of on-site stormwater methods.

If the impervious surface is under 40%, you may conduct your own perc test and submit an on-site stormwater drainage plan with your application for review and approval by city staff. Ask staff for the handout for guidance on conducting a perc test, or go online to www.cityofpt.us to the City’s Engineering Design Standards, Chapter 4 Section 5 *Drainage Plan, Contents and Standard Procedures for Medium Impact Projects*.