

DIFFERENCES BETWEEN LOT COVERAGE AND IMPERVIOUS SURFACE

Town staff wanted to provide a document to explain the differences between the definition of Lot Coverage and Impervious Surface and how these terms are used in the UDO and administered by staff.

LOT COVERAGE

UDO Definition:

Lot Coverage - means that portion of a lot occupied by any semi-pervious or impervious structure or structures, either at ground level or the equivalent thereto when a structure is elevated on pilings, excepting parking areas and areas covered by the eaves of roofs. Lot coverage may be used interchangeable with the term "site coverage." The intent of lot coverage requirements is to regulate bulk standards. For the purposes of calculating total lot coverage, any wetlands (404/jurisdictional) defined by CAMA and/or US Corps of Engineers shall be excluded from the gross acreage within the project area.

Staff Interpretation:

Usually, Lot coverage would include: The walled area of the structure, elevated decks, decks covered by roofs (elevated or not), staircases, elevators, cantilevered architecture, chimneys, accessory structures, and storage areas.

Lot coverage does not usually include unroofed grade level decks, roof overhangs or eaves, sidewalks, driveways, pool decks, and uncovered patios.

IMPERVIOUS SURFACE

UDO Definition:

Impervious coverage and surfaces means any constructed surfaces (rooftops, sidewalks, roads, and parking lots) covered by impenetrable materials such as asphalt, concrete, brick, and paving stones. These materials seal surfaces, repel water, and prevent precipitation from infiltrating soils. Soils compacted by urban development are also highly impervious.

Unwashed crushed stone containing fines is impervious. Impervious surface does not include a slatted deck; the water area of a swimming pool; a surface of number 57 stone, as designated by the American Society for Testing and Materials, laid at least four (4) inches thick over a geotextile fabric; or porous pavement with a hydraulic conductivity greater than 0.001 centimeters per second (1.41 inches per hour). Alternative materials, not subject to the definition of impervious surface, may be proposed subject to certification of a licensed and certified North Carolina professional engineer of compliance with the hydraulic conductivity standard of 1.41 inches per hour or greater. Such certification shall be in the form of a letter under seal.

Staff Interpretation:

When looking at the property from above, as an aerial bird's eye view, the areas of the ground covered by surfaces which do not allow water to travel through them are considered impervious surface. Elevated decks with a roof would be considered impervious. Elevated or grade level decks that are unroofed and built to be drip through would not be considered impervious surface. Concrete driveways and sidewalks would be impervious surfaces.

Lot Coverage Example:
All areas outlined in orange are considered Lot Coverage.



Impervious Surface Example:
All areas outlined in red are considered impervious surface.



Proposed Definition of Building Footprint:
Only includes the walled area of this structure.

