

9-1-3: - Definitions:

IMPERVIOUS SURFACE: A hard surface area that significantly prevents or impedes the infiltration of water into the soil. Impervious surfaces include, but are not limited to, buildings, roofed structures, concrete or asphalt driveways and walkways, patios, decks with impervious surfaces, compacted gravel areas intended for parking or circulation, and other hard-surfaced areas. The City Engineer shall have the discretion to determine whether a particular surface or material is considered impervious based on its design, construction, and performance.

9-4-1-3: - Development Standards (RS)

C. Lot Coverage Impervious Surface:

~~1. Purpose: The building coverage standards, together with the height and setback standards control the overall bulk of structures. They are intended to assure that taller buildings will not have such a large footprint that their total bulk will overwhelm adjacent houses. Additionally, the standards help define the character of the different zones by limiting the amount of buildings allowed on a site. The impervious surface standards are intended to balance development flexibility with neighborhood livability and character. By limiting the total area of buildings, driveways, patios, and other hard surfaces on a lot, the ability to ensure open, outdoor character of residential areas to include lawns, landscaping, shade trees, natural spaces and gardens is enhanced. A single impervious surface limit provides a clear and predictable standard while allowing homeowners and builders flexibility in the arrangement of structures and improvements.~~

~~2. Building Footprint Impervious Surface: Each lot upon which a dwelling, private garage or other outbuilding is constructed shall have a maximum ~~thirty five percent (35%)~~ building footprint and a maximum ~~thirty percent (30%)~~ seventy percent (70%) impervious surface, including building footprint.~~

9-4-2-3: - Development Standards (RM)

C. Lot Coverage Impervious Surface:

~~1. Purpose: The building coverage standards, together with the height and setback standards control the overall bulk of structures. They are intended to assure that taller buildings will not have such a large footprint that their total bulk will overwhelm adjacent houses. Additionally, the standards help define the character of the different zones by limiting the amount of buildings allowed on a site. The impervious surface standards are~~

intended to balance development flexibility with neighborhood livability and character. By limiting the total area of buildings, driveways, patios, and other hard surfaces on a lot, the ability to ensure open, outdoor character of residential areas to include lawns, landscaping, shade trees, natural spaces and gardens is enhanced. A single impervious surface limit provides a clear and predictable standard while allowing homeowners and builders flexibility in the arrangement of structures and improvements.

2. ~~Building Footprint~~ Impervious Surface: Each lot upon which a dwelling, private garage or other outbuilding is constructed shall have a maximum ~~forty percent (40%) building footprint and a maximum forty percent (40%) impervious surface.~~ seventy percent (70%) impervious surface, including building footprint.

9-4-4: - Rural Residential RR-1 Zone

D. Areas: No building or structure, nor the enlargement of any building or structure shall be hereafter erected or maintained unless the following described yards and lot areas are provided and maintained in connection with said building, structure or enlargement:

5. Lot Coverage: Each lot upon which a dwelling, private garage or other outbuilding is constructed shall have not more than thirty-five percent (35%) ~~of the lot occupied by such structures~~ impervious surface, including building footprint.

9-4-5: - Rural Residential RR-2 Zone:

D. Areas: No building or structure, nor the enlargement of any building or structure shall be hereafter erected or maintained unless the following described yards and lot areas are provided and maintained in connection with said building, structure or enlargement:

5. Lot Coverage: Each lot upon which a dwelling, private garage or other outbuilding is constructed shall have not more than twenty-five percent (25%) ~~of the lot occupied by such structures~~ impervious surface, including building footprint.