



North Wales Borough
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Building and Impervious Coverage Form

Impervious surfaces (anything covered by impenetrable materials such as asphalt, concrete, brick, stone, rooftops, etc.) are an environmental concern because, with their construction, they eliminate rainwater infiltration and natural groundwater recharge. Therefore, in order to calculate the Total Impervious Area (TIA) of your property, please use the information below to complete the chart on Page 2.

FOR INFORMATION ON YOUR BUILDING COVERAGE:

- **PROPERTY SEARCH:** Go to northwalesborough.org, > Codes/Forms/Permits > Forms, Permits, Fees > Montgomery County Property Records link at bottom of page > (this brings you to Montgomery County’s website’s Disclaimer page) > Agree
- At this point, you should be at the address search page. You can search for your property by Owner Name, Address, or Parcel Number.
- **LOT SIZE:** Once you are at your property location, under the Profile section, you can find your Lot Size
- **ACCESSORY STRUCTURES:** Check for any accessory structures which may have been reported
- **PLOT PLAN:** Under the Map section, you can print a copy of your Plot Plan
- **BUILDING COVERAGE:** Under the Sketch section there is information regarding dimensions of your house which can be added together. Garage information (FrGar) should be added under the “Garage” section. If information is provided for “CONCRETE PATIO” please include under Part B – Impervious Surface. **PLEASE ADD OR ADJUST INFORMATION AS NECESSARY.**

FOR INFORMATION ON YOUR ZONING DISTRICT:

- Go to northwalesborough.org > Codes/Forms/Permits > Plans & Maps > Zoning Map

STORM WATER MANAGEMENT REQUIREMENTS FOR NEW IMPERVIOUS SURFACES:

	Zoning District	Building Coverage	Impervious Coverage
	AA Residential	25%	50%
	A Residential	25%	50%
	B Residential	35%	70%
	C Residential	35%	70%
	RM Residential Multifamily		
	Garden Apt. or Multiplex/Quadraplex	30%	60%
	Townhouse	35%	70%
	OR Restricted Office Residential	25%	50%
	OR Office Residential	40%	80%
	CBD Commercial	-	80%
	TOD Transit Oriented Development		
	Single Use Buildings	70%	80%
	Mixed Use Buildings	80%	90%
	LI Limited Industrial	50%	80%
	GP Government Public	35%	70%
	IO Institutional Overlay	30%	65%

BUILDING & IMPERVIOUS COVERAGE FORM

Property Location:		Date:
Zoning District:	Owner Name:	Lot Size:

Part A - Building Coverage

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
House		x		=		
Garage		x		=		
Shed		x		=		
Gazebo		x		=		
		x		=		
		x		=		
NEW / ADDITIONS						
		x		=		
		x		=		
		x		=		
TOTAL - PART A						

Total - Part A:		÷	Lot Size:		=	% of Building Coverage:	
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Part B - Impervious Surface

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
Driveway		x		=		
Walkways		x		=		
Patio		x		=		
Deck		x		=		
Sports Court		x		=		
Pool (Water Surface)		x		=		
Pool (Decking)		x		=		
		x		=		
		x		=		
NEW / ADDITIONS						
		x		=		
		x		=		
		x		=		
		x		=		
TOTAL - PART B						

Total - Part B:		÷	Lot Size:		=	% of Impervious Surface:	
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% of Building Coverage from Part A Above:		+	% of Impervious Surface from Part B Above:		=	TOTAL IMPERVIOUS AREA	
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The above information has been completed to the best of my knowledge.

Completed by (Printed Name)	Signature	Date
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