



North Wales Borough
 300 School Street
 North Wales, PA 19454
 Phone: 215-699-4424
 Fax: 215-699-3991
www.northwalesborough.org

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, > Permits, Forms & 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, 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: | |
|------------------------|--|---|------------------|--|---|--------------------------------|--|

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: | |
|------------------------|--|---|------------------|--|---|---------------------------------|--|

| | | | | | | | |
|--------------------------------------------------|--|---|---------------------------------------------------|--|---|------------------------------|--|
| % of Building Coverage from Part A Above: | | + | % of Impervious Surface from Part B Above: | | = | TOTAL IMPERVIOUS AREA | |
|--------------------------------------------------|--|---|---------------------------------------------------|--|---|------------------------------|--|

The above information has been completed to the best of my knowledge.

Completed by (Printed Name)

Signature

Date