



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 the following page.

FOR INFORMATION ON YOUR BUILDING COVERAGE

- **Property search:** Go to northwalesborough.org -> Permits, Forms, & Fees -> *Montgomery County Property Records* link at the bottom of the 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 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

REQUIREMENTS FOR NEW BUILDINGS AND IMPERVIOUS SURFACES

Zoning District	Building Coverage	Impervious Coverage
<input type="checkbox"/> R-1 Residential	25%	40%
<input type="checkbox"/> R-2 Residential	35%	50%
<input type="checkbox"/> R-3 Residential	45%	60%
<input type="checkbox"/> INO Institutional Overlay	25%	50%
Permitted Use	25%	30%
Conditional Use	30%	60%
<input type="checkbox"/> CBD Commercial Business District	-	85%
<input type="checkbox"/> OR Office Residential	25%	50%
<input type="checkbox"/> TOD Transit-Oriented Development		
<input type="checkbox"/> Single-Use Buildings		80%
<input type="checkbox"/> Mixed-Use Buildings		90%
<input type="checkbox"/> LI Limited Industrial	50%	80%

BUILDING AND IMPERVIOUS COVERAGE FORM

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

Part A – Building Coverage

EXISTING	LENGTH		WIDTH		SQUARE FT.	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:	=	Building Coverage %
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Part B – Impervious Surface

EXISTING	LENGTH		WIDTH		SQUARE FT.	NOTES/REMOVALS/REDUCTIONS
Driveway		x		=		
Walkways		x		=		
Patio		x		=		
Deck		x		=		
Sports Court		x		=		
Swimming Pool		x		=		
		x		=		
		x		=		
		x		=		
NEW / ADDITIONS						
		x		=		
		x		=		
		x		=		
		x		=		
TOTAL – PART B						

Total – Part B:	÷	Lot Size:	=	Impervious Surface Coverage %
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Building Coverage %	+	Impervious Surface Coverage %	=	Total Impervious %
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The above information has been completed to the best of my knowledge.

Completed by (Printed Name)

Signature

Date