

Impervious Coverage

Workshop

Samuel Haas | Senior Planner

SCHIERTZ
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Impervious Coverage Defined Art. 16

Impervious Coverage: Impervious cover means impermeable surfaces which prevent the infiltration of water into the underlying soil and bedrock (such as pavement, concrete or rooftops).

Impervious Coverage – In Practice

Table 21.5.7.A DIMENSIONAL REQUIREMENTS
RESIDENTIAL ZONING DISTRICTS

Code	Zoning District	Minimum Lot Size <u>And</u> Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		Key
		Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off- Street Parking Spaces	Max Height Ft.	Max <u>Imperv</u> Cover	
R-1	Single-Family Residential District-1	9,600	80	120	25	10	20	2	35	50%	n, j, k, l, m, o
R-2	Single-Family Residential District-2	8,400	70	120	25	10	20	2	35	50%	n, j, k, l, m, o
R-3	Two-Family Residential District	9,000	75	120	25	10	20	2	35	60%	n, j, k, l, m, o
R-4	Apartment/Multi-Family Residential District	10,000	100	100	25	10	20	2	35	75%	a, b, j, s, m
R-6	Single-Family Residential District-6	7,200	60	120	25	10	20	2	35	50%	n, k, l, m, n, o
R-7	Single-Family Residential District-7	6,600	60	110	25	10	20	2	35	50%	n, k, l, m, n, o
R-A	Single-Family Residential/Agriculture	21,780	-	-	25	25	25	2	35	50%	n, k, l, m, n
GH	Garden Home Residential District	5,000	50	100	10	10	10	2	35	75%	c, d, e, f, g, k, m
TH	Townhome District	2,500	25	100	25	10	20	2	35	75%	n, j, k, m
MHS	Manufactured Home Subdivision District	6,600	60	110	25	10	20	2	35	50%	k, l, m, o
MHP	Manufactured Home Park District	43,560	-	-	25	12.5	25	-	35	50%	k, l, m
AD	Agricultural District	217,800	100	100	25	25	25	2	35	30%	n, k, o
MSMU	Main Street Mixed Use	5,000	50	100	10	5	10	2	35	80%	n, j, k, m, n, p

Impervious Coverage – Other Cities

Imp. Coverage	
City	
Cibolo	Low density rez 35% Mid density rez 40% - 60% High density rez 75% - 80%
Frisco	Low density rez 20% - 45% Mid density rez 50% - 65% High density rez 50%
Georgetown	Low density rez 20% - 45% Mid density rez 45% - 50% High density rez 50%
McKinney	MF 65% - 70%
NB	MF 50% - 55%
San Antonio	Codes pertaining mostly to stormwater runoff coefficient requirements
San Marcos	Low density rez 20% - 60% Mid density rez 80%% High density rez 100%
Seguin	Low density rez 20% - 40% Mid density rez 60% - 75% High density rez 70%
Selma	Low density rez 20% - 50% Mid density rez 80% High density rez 50%
Temple	SF 50% MF 40% - 100%
UC	Low density rez 30% - 35% Mid density rez 45% - 55% High density rez 55%

Impervious Coverage – In Practice

“Pavement, Concrete, or Rooftops”.

- Asphalt
- Concrete
- Roofs
- Sheds
- Covered Areas
 - Even if it is over permeable surface

Impervious Coverage – In Practice – Pools?

UDC 21.5.7.A - Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.

Impervious Coverage – In Practice - Pavers?



Impervious Coverage – In Practice – Pavers?

- Large contiguous square footage
- Start treating it as a paved surface
- Not codified – just a practice

Impervious Coverage – In Practice – Pavers?



Impervious Coverage – In Practice – Pavers?



Impervious Coverage – In Practice – Pavers?



Impervious Coverage – Questions for Council

Change the what we count as impervious coverage?

- Broaden definition of “Pavement, Concrete, or Rooftops”.
- Things to consider:
 - Simple approach, but accuracy when measuring/enforcing? Intent of the UDC?



Impervious Coverage – Questions for Council

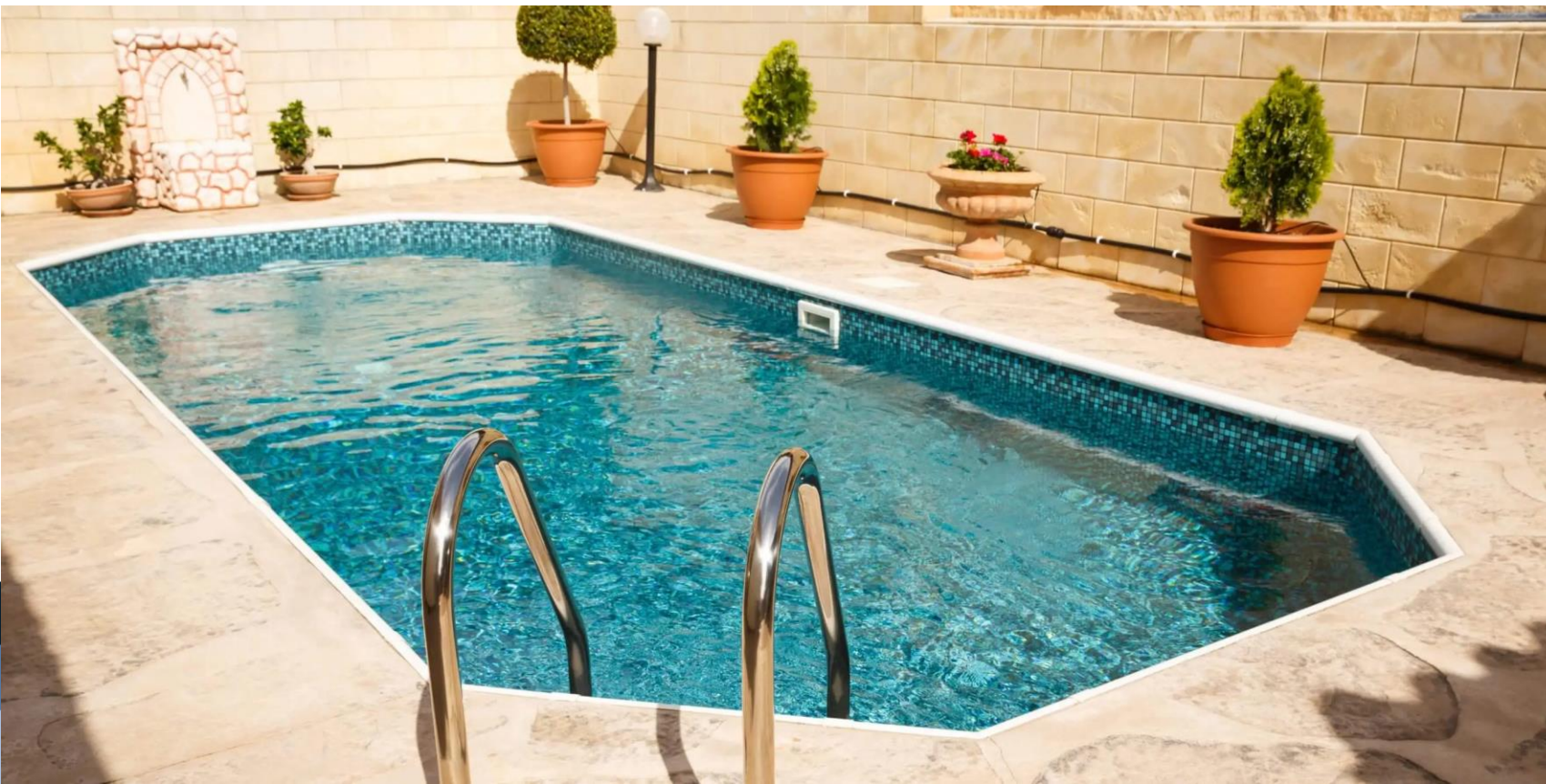
Increase Impervious Coverage Max?

- Example: 50% to 55%?
- Things to consider:
 - Easy approach, simple to enforce.
 - Implications of moving the goal post, incentivizes bigger homes.

Impervious Coverage – Questions for Council

Change the way we count pool surfaces?

- Not count pools at all



Impervious Coverage – Questions for Council

Change the way we count pool surfaces?

- Not count pools at all
- Zero-Entry Pool?



Impervious Coverage – Questions for Council

Change the way we count pool surfaces?

- Give Chief Building Official/Inspectors discretion to count pools as impervious coverage
 - Things to consider – provides flexibility, case-by-case basis, but it would be difficult to be consistent.

Impervious Coverage – Questions for Council

Change the way we count pool surfaces?

- How do we count this?
- What happens with new CBO/Inspectors



Impervious Coverage – Questions for Council

Codify a buffer for pavers?

- Example: Allow 200 sq ft. of pavers before being counted as impervious cover.
- Things to consider
 - Simple approach, easy to enforce and be consistent, but may have to define “paver”.

Impervious Coverage – Questions for Council

1. Change the what we count as impervious coverage?
2. Increase Impervious Coverage Max?
3. Change the way we count pool surfaces?
4. Codify a buffer for pavers?
5. Keep existing codes and practices?

COMMENTS AND QUESTIONS