

Impervious Surface Limits – Draft Changes for Discussion

November 2015

Zoning Code	Total Area (acres)	Density	Existing Impervious Surface Limit	Proposed Hard Surface Limits
Chapter 20.08A Long-Term Agriculture District (LTA)	14,894	One unit per 20 acres	None	15%
Chapter 20.08C Nisqually Agricultural District (NA)	985	One unit per 40 acres	Maximum lot coverage: 5% Cluster: 10%	No change
Chapter 20.08D Long-Term Forestry District (LTF)	144,024	One unit per 80 acres unless lots are smaller than 640 acres then 1 unit per 20 acres	None	10%
Chapter 20.08E Public Parks, Trails, And Preserves District (PP)	7,889	N/A	None	No change
Chapter 20.08F Military Reservation District (MR)	18,635	N/A	None	No change
Chapter 20.08G Agritourism Overlay District (AOD)		N/A	Same as underlying zoning district New buildings can be up to 20,000 sq ft	No change
Chapter 20.09 Rural Residential—One Dwelling Unit per Five Acres (RR 1/5)	4,473	One unit per 5 acres	Maximum Coverage by Structures—60%.	10%
Nisqually Sub-area		Same as above but with 20% density bonus for cluster development	As above	No change

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Chapter 20.09A Rural Residential/Resource—One Dwelling Unit per Five Acres (RRR 1/5)	175,279	One unit per 5 acres	<p>Maximum Building Coverage for non-special uses: 6,000 sf for parcels 5-10 acres in size; 20,000 sf for parcels over 10 acres</p> <p>Maximum impervious surface coverage for subdivisions, large lot subdivisions, short plats and new construction on lots: 5 acres or more on soils C & D: 10% less than 5 acres on soils C & D: 45% All other 60%</p> <p>Green Cove Creek Drainage Basin Lots up to but not including .23 acres (ten thousand nineteen square feet)—45% Lots .23 acres to one acre—25% Lots 1.01 acres or more—6%</p>	<p>10%</p> <ul style="list-style-type: none"> - Retain more protective limits for Green Cove
Chapter 20.09B Rural—One Dwelling Unit per Twenty Acres (R 1/20)	14,468	One unit per 20 acres	<p>Maximum Building Coverage for non-special uses: 6,000 sf for parcels 5-10 acres in size;</p>	<p>10% for the first 5 acres and 5% for remaining area</p>

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			20,000 sf for parcels over 10 acres Maximum impervious surface coverage: 5 acres or more predominately on soils C & D: 10% less than 5 acres predominately on soils C & D: 45% All other 60%	
Chapter 20.09C Rural—One Dwelling Unit per Ten Acres (R 1/10)	5,110	One unit per 10 acres	Same as above	10% for the first 5 acres and 5% for remaining area
Chapter 20.09D Urban Reserve—One Dwelling Unit per Five Acres (UR 1/5)	1,777	One unit per 5 acres	Same as above	10%
Chapter 20.10A Residential LAMIRD—One Dwelling Unit per Two Acres (RL 1/2)	3,532	One unit per 2 acres	Maximum impervious surface coverage: 60% Green Cove Creek Drainage Basin Lots up to ten thousand square feet—45% Lots ten thousand one square feet to one acre—25% Lots 1.01 acres or more—6%	40% Retain more protective limits for Green Cove

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Chapter 20.11A Residential LAMIRD—One Dwelling Unit per Acre (RL 1/1)	5,256	One unit per acre	Same as above	40% Retain more protective limits for Green Cove
Chapter 20.13A Residential LAMIRD —Two Dwelling Units per Acre (RL 2/1)	3,669	Two dwelling units per acre	Maximum coverage by structures—60%	50%
Chapter 20.15 Residential— Three To Six Dwelling Units per Acre (R 3—6/1) ¹	228	Three to six units per acre	Maximum coverage by structures—60%	60%
Chapter 20.21A Residential— Four To Sixteen Dwelling Units per Acre (R 4—16/1) ¹	20	Four to sixteen units per acre	Maximum coverage by structures—60%	60%
Chapter 20.22 Neighborhood Convenience District (NC)	41	N/A	Maximum coverage by impervious surfaces—85%	No change: 85%
Chapter 20.23 McAllister Geologically Sensitive Area District (MGSA)	9314	One unit per 5 acres	Maximum Lot Coverage by Impervious Surfaces Five acres or larger: 5% For those uses allowed with a special use permit, the approval authority may grant additional lot coverage by impervious surfaces, of up to a maximum of 10%	No change

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			Less than 5 acres: 60% or 10,000 sf – whichever is less	
Chapter 20.24 Rural Commercial Center District (RCC)	550	Residential density must comply with RL 1/1 zone	Maximum coverage by impervious surfaces: 75%	No change: 75%
Chapter 20.25 Arterial Commercial District (AC) ¹	260	Residential density must comply with RL 4-16/1 zone	Maximum coverage by structures—60%	85%
Chapter 20.26 Highway Commercial District (HC)	50	N/A	Maximum coverage by structures—60%	85%
Chapter 20.27 Planned Industrial Park District (PI) ¹	362	N/A	The total lot coverage of all structures and buildings shall not exceed 60% of such lot.	85%
Chapter 20.28 Light Industrial District (LI) ²	110	N/A	The total lot coverage of all structures and buildings shall not exceed 60% of such lot.	85%
Chapter 20.29 Rural Resource Industrial District (RRI)	390	N/A	Maximum lot coverage by impervious surfaces: 60%	No change: 60%

1. Grand Mound UGA zones

Notes:

- For lots less than 5 acres: 60 percent or 10,000 sf – whichever is less [uses MGSA example]. Applies to the following zones: LTA, LTF, RRR 1/5, R 1/10, R 1/20, RR 1/5, UR 1/5, RL 1/2, RL 1/1, RL 2/1, R 3-6/1, R 4-16, MGSA.
- Preexisting, nonconforming hard surfaces or structures may be replaced within the pre-existing building footprint.

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- Hard surface total area does not include access easements serving neighboring property and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of TCC requirements to locate features over which the applicant does not have control.
- On any lot over one acre in area, an additional 5% of the lot area may be used for buildings related to agricultural or forestry practices.
- Pervious surfaces can be calculated at 75% area for the purpose of calculating total impervious area
- The hard surface area for any lot may be increased beyond the total amount permitted in this chapter subject to approval of a special use permit.