

Impervious Surface Ratio (ISR)

- **What is an Impervious Surface?**

An impervious surface area includes and hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks and paved recreational facilities. The Impervious Surface Ratio (ISR) equals the total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot.

- **How is Impervious Surface Ratio Used?**

The Impervious Surface Ratio is a performance standard used to measure development intensity on a particular site. It is used to encourage landscaping and buffer areas in the Township and to help preserve the character and value of surrounding properties. The ISR worksheet must be completed and the calculations included on the zoning certificate application form when applying for any non-residential use. Generally, Impervious Surface ratios are divided into three intensity groups:

Intensity Category	*Intensity Threshold	Zoning Process
Low Intensity	Maximum ISR .50	Zoning Certificate
Moderate Intensity	Maximum ISR .65	PUD I
High Intensity	ISR over .65	PUD II

*Intensity thresholds for some uses may vary from those thresholds depicted above. Refer to Table 3-2 for further information.

As shown above, a Low intensity, permitted, non-residential use (with an ISR of less than .50) may apply directly for a zoning certificate, whereas a Moderate or High intensity, permitted non-residential use (with an ISR greater than .65) would first request a PUD I administrative approval before the Zoning Commission. If identified as a PUD II, the application must be heard before the Zoning Commission for a recommendation to the Township Board of Trustees for final review.

- **How do I calculate the Impervious Surface Ratio?**

A worksheet has been provided on the reverse side of this form to help calculate the ISR.

IMPERVIOUS SURFACE RATIO WORKSHEET

(Method of Calculation)

IMPERVIOUS SURFACE “Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks and paved recreational facilities.”

IMPERVIOUS SURFACE RATIO (ISR) “The total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot.”

LOT AREA “The total horizontal area included within the lot lines of the lot. No public right-of-way or access easement for a public street or handle of a panhandle lot shall be included in the calculation of the lot area, nor shall the public right-of-way cross the lot area.”

Site Identification _____

Lot Area _____ square feet

Impervious Surfaces:

1. Building footprint _____ sq.ft.

2. Parking & Drive areas _____ sq.ft.

3. Access easements _____ sq.ft.

4. Walkways _____ sq.ft.

5. Other _____ sq.ft.

Total Impervious Surfaces _____ sq.ft.

_____ divided by _____ = _____
Total Impervious Surface Lot Area Impervious Surface Ratio %

I, _____ (Signature) certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete to the best of my knowledge.

Date _____

Please attach your business card or submit your complete name, address and telephone number, fax and e-mail in the space below.