



# Impervious Surface Regulations and Waterfront Property Frequently Asked Questions

## **What is an impervious surface?**

Impervious surfaces are hard, man-made surfaces which do not infiltrate stormwater. This includes concrete, asphalt, rooftops, decks, pavers, pavement, gravel, and other similar surfaces. Please contact the zoning office for permit information if your project includes adding, repairing, or replacing an impervious surface on your property.



## **Why are impervious surfaces Regulated?**

Impervious surface rules apply to waterfront lots and non-waterfront lots located fully within 300 feet of a navigable waterway. Impervious surface standards have been established to protect water quality, fish and wildlife habitat, and to protect against pollution of waterways. Impervious surfaces prevent water from soaking into the ground contributing to an increase in runoff to waterways. This run-off carries fertilizers, pesticides, sediment, and other pollutants to lakes and streams. Stormwater run-off from hard surfaces contributes to warmer water temperatures, cloudy water, and soil erosion. This negatively affects fish habitat and spawning grounds and leads to reduced property values. The standards are in place to protect the waterway where your home is built and your long-term investment.

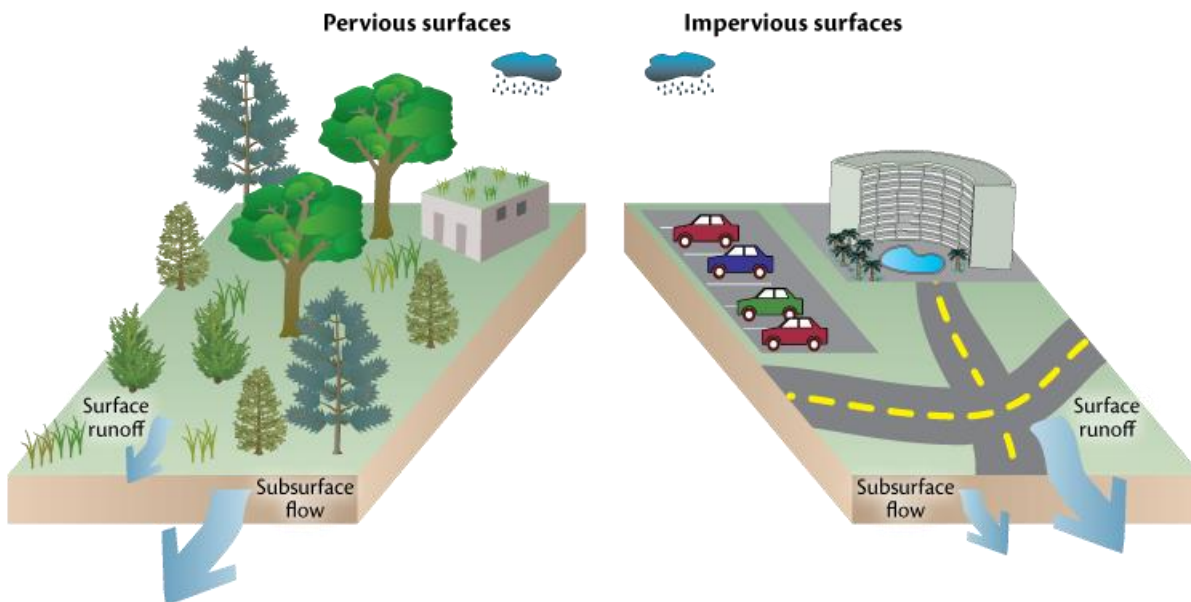


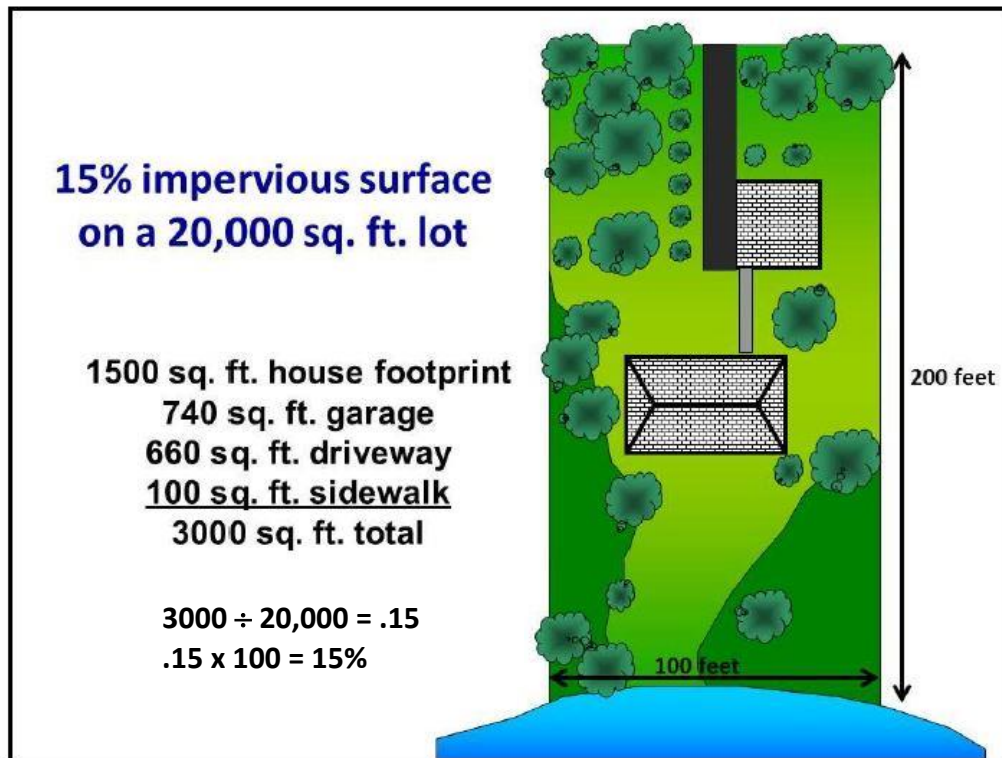
Photo credit: [floodcontrol.co.riverside.ca.us](http://floodcontrol.co.riverside.ca.us)

## **What is the maximum coverage allowed?**

Up to 15% impervious surface coverage is allowed on the portion of a lot that is within 300 feet of the ordinary high water mark (OHWM) of a waterway. With an approved mitigation plan, the coverage is allowed up to 30%. Mitigation practices are designed and function to offset the impacts of development on waterways. For a list of acceptable mitigation practices, please refer to the Lincoln County Mitigation Handbook available at the zoning office.

### **How do I calculate impervious surface coverage on my property?**

Measure all of the impervious surfaces on the property within 300 feet of the ordinary high water mark. Divide the area of impervious surfaces by total area of the lot. Multiply this number by 100 to obtain a percentage. Regulations consider gravel an impervious surface and areas covered by gravel should be included in this calculation. One acre is 43,560 square feet.



### **What if surface coverage on my property exceeds the limits allowed?**

Impervious surface coverage is allowed up to 15% on a lot without special conditions. If the coverage area exceeds 15%, a landowner may choose to install an approved mitigation practice on the property which would allow for impervious surface coverage up to 30% of the lot area. Mitigation practices are designed and function to offset the impacts of development on waterways. For a list of acceptable mitigation practices and design standards, please refer to the Lincoln County Mitigation Handbook available at the zoning office.

Existing Impervious surfaces on a property which were lawfully placed but exceed the limits allowed may be repaired or replaced in the same footprint. A property owner may also relocate or modify an existing impervious surface with similar or different materials, provided that the relocation or modification does not result in an increase in the percentage of surface coverage on the lot and other applicable setback requirements are followed.

Permeable paver systems or other surfaces treated by an engineered device such as an infiltration basin, bio-swale, or stormwater pond are exempt from impervious surface calculations. To qualify for this exemption, property owners must submit a plan with documentation and stormwater calculations showing the surface area is either internally drained or being adequately treated by an engineered system. Landowners utilizing this exemption will be required to sign a legal agreement for the installation and long term maintenance of the engineered system.

**PLEASE CONTACT THE ZONING OFFICE WITH ADDITIONAL QUESTIONS ON REGULATIONS**