

IMPERVIOUS SURFACE CALCULATOR

IMPERVIOUS SURFACES: The shore land ordinance requires that the total impervious surface area (this includes existing impervious surface area and any impervious surface area that will be created by proposed construction or other activities) shall not exceed 15% of the total shoreland lot area within 300' of the ordinary high-water mark) For example, a lot with dimensions of 100' in width and a depth of 250' contains 25,000 square feet of total area ($100' \times 250' = 25,000$ square feet). Therefore, the maximum impervious surface could not exceed 3,750 square feet ($25,000$ square feet $\times 0.15 = 3,750$ square feet). This area may be increased to no greater than 25% (6,250 square feet) with the approval of a Conditional Use Permit by the Sawyer County Zoning Committee.

The impervious surface area for that part of a lot located greater than 300' from the ordinary high-water mark shall not exceed 30% of the area from 300' to the rear lot line or the rear of the SHORELANDS area, whichever is less. For example, a lake lot 1100 feet in depth extends 100' beyond the SHORELANDS. Therefore, the impervious surface areas would be that area from the ordinary high-water mark to a depth of 300' and that area 300' from the ordinary high-water mark to maximum depth of 1000'. The impervious surface area for a river lot 290' deep would include the entire lot area as the SHORELANDS for a river lot extends to a maximum depth of 300' from the ordinary high-water mark of the river.

WORKSHEET

The following steps should be followed to address the IMPERVIOUS SURFACE issues related to your property. Not all lots are rectangular in shape. For those lots that are irregular in shape, the lot area should be determined as accurately as possible. (Note: Length X Widths = Area.)

1. Determine the lot dimension.
Length = _____' from the ordinary high-water mark to the rear lot line.
Width = _____' between side lot lines.

2. If the lot is a river lot. Determine the lot area only for that part of the lot that is 300' or less in depth.
Area = _____ square feet.
Multiply this amount by 15%.
Area x 0.15 = _____ square feet. This is the maximum impervious Surface area that is allowed without obtaining a Conditional Use Permit

3. If the lot is a lake lot and is less than 300' in depth, determine the lot area.
Area = _____ square feet
Multiply this amount by 15%.
Area x 0.15 = _____ square feet. This is the maximum impervious surface area that is allowed without obtaining a Conditional Use Permit

4. If the lot is a lake lot and is greater than 300' in depth, determine the lot area for that part of the lot from the ordinary high-water mark to a depth of 300' and for that part of the lot from 300' to a depth not to exceed 1000'.
(a) Area = _____ square feet to a depth of 300'. Multiply this amount by 15%.
Area x 0.15 = _____ square feet. This is the maximum impervious Surface area that is allowed without obtaining a Conditional Us Permit.
(b) Area = _____ square feet from 300' to a depth not to exceed 1000'.
Multiply this amount by 30%.
Area x 0.30 = _____ square feet. This is the maximum impervious surface area that is allowed from 300' to a depth of no greater than 1000'.

5. Provide a detailed drawing on the application for Land Use Permit that clearly indicates the impervious surface area.

Example Plot Plan including Impervious Surfaces

Lot Area: 300' X 200' = 60,000 Sq. Ft.

Impervious Surfaces

*House	28' X 52' =	1456 Sq. Ft.
*Porch	16' X 16' =	256 Sq. Ft.
*Garage	28' X 36' =	1008 Sq. Ft.
*Shed	12' X 18' =	216 Sq. Ft.
Driveway	10' X 129' =	1290 Sq. Ft.
Sidewalk	4' X 12' =	48 Sq. Ft.
Patio	12' X 20' =	240 Sq. Ft.
Total		4,514 Sq. Ft.

4,514 Sq. Ft. / 60,000 Sq. Ft. = .08 = 8%

* Measurements include eaves.

Example impervious surfaces, to include, but not limited to:

- Houses
- Garages
- Patios
- Porches
- Boathouses
- Driveways
- Parking lots
- Walkways
- Sheds
- Green houses
- Dog houses / Kennels
- Pump houses
- Saunas / Spas
- Tennis courts
- Basketball courts
- Gazebos

