



Upper Dublin Township at Commerce
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Building & Impervious Coverage Form

Impervious surfaces (anything covered by impenetrable materials such as asphalt, concrete, brick, stone, rooftops, pools, etc.) are an environmental concern because, with their construction, they eliminate rainwater infiltration and natural groundwater recharge. Therefore, in order to calculate the Total Impervious Area (TIA) of your property, please use the information below to complete the chart on Page 2.

FOR INFORMATION ON YOUR BUILDING COVERAGE:

- **PROPERTY SEARCH:** Go to www.upperdublin.net > Departments > Code Enforcement > Montgomery County Property Records (gray box on right side) > DETAILS > (this brings you to Montgomery County’s website’s Disclaimer page) > Agree
- At this point, you should be at the address search page. You can search for your property by Address or Parcel Number.
- **LOT SIZE:** Once you are at your property location, under the Profile section, you can find an approximation of your lot size. You should have your property surveyed to determine the exact size of your lot.
- **ACCESSORY STRUCTURES:** Check for any accessory structures which may have been reported. All sheds, patios, pools, etc. will need to be indicated on the application and forms.
- **PLOT PLAN:** Under the Map section, you can print a copy of your property boundaries. Depending on the complexity of your application, a separate plot plan prepared by a surveyor or engineer may be required. Your plot plan should include a scaled drawing of your property with all improvements, setbacks, contours, existing easements, and other relevant information.
- **BUILDING COVERAGE:** Under the Sketch section there is information regarding dimensions of your house which can be added together. Garage information (FrGar) should be added under the “Garage” section. If information is provided for “CONCRETE PATIO” please include under Part B – Impervious Surface. **ADD OR ADJUST INFORMATION AS NECESSARY.**

FOR INFORMATION ON YOUR ZONING DISTRICT:

- Go to www.upperdublin.net > Township Information > Maps > Street Maps > UDT Map-Zoning

STORMWATER MANAGEMENT REQUIREMENTS FOR NEW IMPERVIOUS SURFACES:

- 400 sq. ft. or more of new impervious surface: stormwater management is required (seepage bed or rain garden required)
- 700 sq. ft. or greater of new impervious surface: a stormwater management plan designed and signed and sealed by a licensed professional is required
- Alternate systems will be considered—contact the Township Engineer at 215-643-1600 x3372

	Zoning District	Building Coverage	Impervious Coverage
	A Residential	15%	25%
	A1 and A2 Residential	15%	25%
	B Residential	20%	30%
	C Residential	20%	30%
	NH Residential	20%	35%
	MD Multi-Dwelling	-	40%
	MRD Mixed Residential	-	35%
	OC Office Center	20%-40%	60%
	M Motel	20%	60%
	RE Recreation	9%	15%
	AHS Apartment House	15%	60%
	INST Institutional	20%	60%
	CR Commercial Retail	25%	75%
	SC Shopping Center	15%	75%
	MHD Mobile Home	35%	60%
	EC Employment Center	*See Section 255-115B (1) and (2)	

BUILDING & IMPERVIOUS COVERAGE FORM

Property Location:		Date:
Zoning District:	Owner Name:	Lot Size:

Part A - Building Coverage

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
House		x		=		
Garage		x		=		
Shed		x		=		
Gazebo		x		=		
		x		=		
		x		=		
TOTAL - PART A:						

NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:

		x		=		
		x		=		
		x		=		

Total - Part A:		÷	Lot Size:		=	% of Building Coverage:	
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Part B - Impervious Surface

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
Driveway		x		=		
Walkways		x		=		
Patio		x		=		
Deck		x		=		
Sports Court		x		=		
Pool (Water Surface)		x		=		
Pool (Decking)		x		=		
		x		=		
		x		=		
TOTAL - PART B:						

NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:

		x		=		
		x		=		
		x		=		
		x		=		

Total - Part B:		÷	Lot Size:		=	% of Impervious Surface:	
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% of Building Coverage from Part A Above:		+	% of Impervious Surface from Part B Above:		=	TOTAL % OF IMPERVIOUS AREA	
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The above information has been completed to the best of my knowledge.

Completed by (Printed Name) _____ Email Address _____ Phone _____

Signature of Person Completing Form _____ Date _____