

Impervious Surfaces

Impervious surfaces are composed of any material that impedes or prevents natural infiltration of water into soil. Impervious surfaces shall include, but are not limited to roofs, decks, driveways, patios, sidewalks, parking areas, concrete or asphalt streets or compacted gravel surfaces.

Impervious Surface Standards

Impervious surface standards are established to protect water quality and fish and wildlife habitat and to protect against pollution of navigable waters. Impervious surface standards apply to the construction, reconstruction, expansion, replacement or relocation of any impervious surface on a riparian lot or parcel and any non-riparian lot or parcel that is located entirely within 300 feet of the ordinary high-water mark of any navigable waterway.

Columbia County Planning & Zoning

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*This handout summarizes requirements for Impervious Surfaces but it is not all inclusive.
Please contact Department Staff with specific questions regarding your project.*



Also see:

- Shoreland & Wetland Zoning Permit Quick Facts
- Mitigation Quick Facts

Columbia County, Wisconsin

112 E. Edgewater Street * Portage, WI

General Standard

The maximum impervious surface percentage for a riparian lot or parcel or a non-riparian lot or parcel located entirely within 300 feet of the ordinary high-water mark (OHWM) of any navigable waterway is **15%**.

A property may exceed the impervious surface standard up to **30%** impervious surface provided a permit is issued for development with a mitigation plan that meets the standards.

Calculating Percentages

The percentage of impervious surface shall be calculated by dividing the surface area of the existing and proposed impervious surface on the portion of a lot or parcel that is within 300 feet of the OHWM by the total surface area of that lot or parcel, and multiplied by 100.

If an outlot lies between the OHWM and the developable lot or parcel and both are in common ownership, the lot or parcel and the outlot shall be considered one lot or parcel for the purposes of calculating the percentage of impervious surfaces.

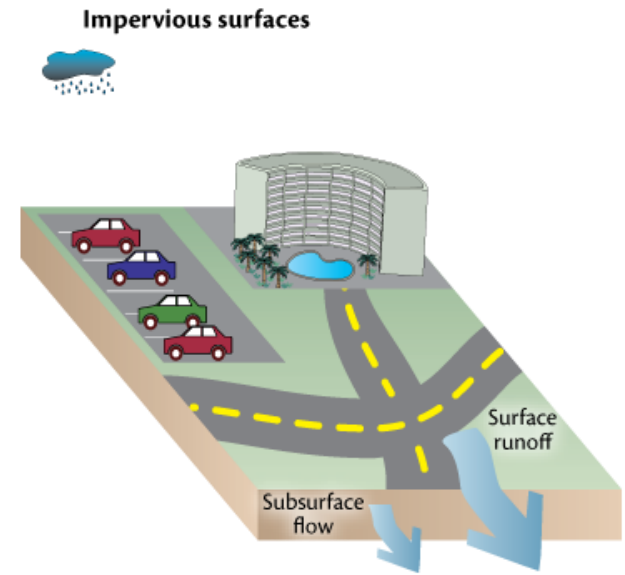
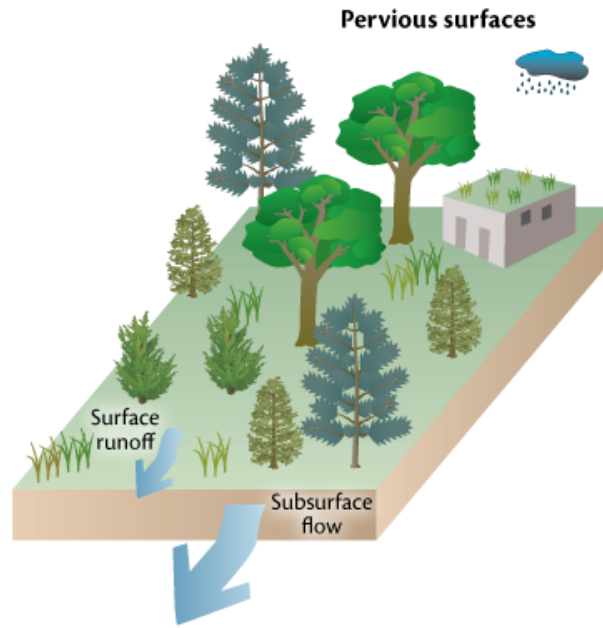
In any condominium development, impervious surface calculations shall apply to the entire property. Mitigation requirements shall also apply to the entire property, and not the individual unit.

Exclusions

Impervious surfaces can only be excluded from calculations if:

- It is treated by devices such as stormwater ponds, constructed wetlands, infiltration basins, rain gardens, bio-swales or other engineered systems; or
- The runoff from the impervious surface discharges to an internally drained pervious area that retains the runoff on or off the parcel and allows infiltration into the soil.

Engineered documents proving the treated impervious surface is account for is required.



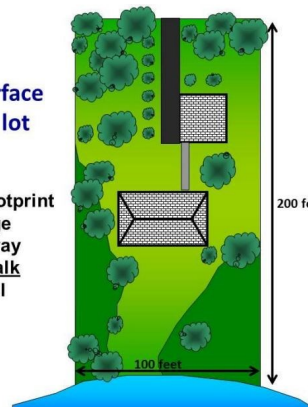
Existing Impervious Surfaces

For existing impervious surfaces that were lawfully placed when constructed but exceed the coverage standards, the property owner may do the following:

- Maintain and repair the existing impervious surfaces;
- Replace existing impervious surfaces with similar surfaces within the existing footprint; or
- Relocate or modify an existing impervious surface with similar or different impervious surface, provided that the relocation or modification does not result in an increase in the percentage of impervious surface that existed on the effective date of the County Shoreland ordinance, and the impervious surface meets the applicable setback requirements.

15% impervious surface on a 20,000 sq. ft. lot

1500 sq. ft. house footprint
740 sq. ft. garage
660 sq. ft. driveway
100 sq. ft. sidewalk
3000 sq. ft. total



Estimating your percentage

(actual impervious surfaces must be calculated by a licensed architect, engineer or surveyor or by the Planning & Zoning Department at the time the Shoreland/Zoning permit is submitted.)

House	_____ ft x _____ ft = _____ SF
Deck	_____ ft x _____ ft = _____ SF
Patio	_____ ft x _____ ft = _____ SF
Porch	_____ ft x _____ ft = _____ SF
Garage	_____ ft x _____ ft = _____ SF
	_____ ft x _____ ft = _____ SF
Shed	_____ ft x _____ ft = _____ SF
	_____ ft x _____ ft = _____ SF
Sidewalk	_____ ft x _____ ft = _____ SF
	_____ ft x _____ ft = _____ SF
Driveway	_____ ft x _____ ft = _____ SF
Parking	_____ ft x _____ ft = _____ SF
	_____ ft x _____ ft = _____ SF
	_____ ft x _____ ft = _____ SF
Other	_____ ft x _____ ft = _____ SF
	_____ ft x _____ ft = _____ SF
	_____ ft x _____ ft = _____ SF

Total Square Feet _____

Lot Size _____ ft x _____ ft = _____ SF

Total SF _____ ÷ Lot SF _____ = _____
multiply by 100 to get the % of
Impervious Surface coverage