



IMPERVIOUS COVERAGE CALCULATION INSTRUCTIONS

-See Reverse Side for Calculation Form-

HILLSBOROUGH TOWNSHIP

Planning & Zoning Department
Peter J. Biondi Building
379 South Branch Road
Hillsborough, NJ 08844
www.hillsborough-nj.org
(908) 369-8382

Impervious or Lot Coverage is the area of a lot covered by any impervious surface such as a roof or paving (HDRO 188-3). Impervious Surface means a surface has been covered with a layer of material so that it is highly resistant to infiltration by water. Surfaces with materials such as gravel, permeable pavers, or permeable concrete are still considered impervious.

Completion of this form is required to allow staff to confirm your compliance with the zoning requirement for impervious coverage. This form is needed for the following projects, though this list is not all inclusive: new construction, additions, in-ground pools, driveways (pave or expand), walkways, patios, porches, sunrooms, gazebos, pole barns, sheds, detached & attached garages and any new structure with a roof.

To calculate the maximum square footage of impervious coverage permitted on a lot, multiply the percentage allowed in your zoning district by the total square footage of the lot. If you don't know your percentage allowed, please contact the Planning & Zoning Department.

1. Calculate the total amount of coverage allowed. Fill in the square footage of your lot, available on your survey or by multiplying length by width. If it is shown by acreage (for example, 1.3 acres or .85 acres), multiply that number by 43,560 to get square footage.

Multiply the percent allowed by the total square footage of your lot. This number is the total allowed impervious coverage for your lot. (Example: A lot measuring 25,000 sq. ft. with a 15% coverage limit would have an allowable maximum impervious coverage of 3,750 sq. ft.)

2. Detail the coverage that currently exists on your lot. Remember, anything with a roof is impervious and all driveways count as 100% impervious regardless of material. List each impervious surface and its total square footage on the corresponding line.

The following items do not count as impervious and should not be listed: decks, the water in an above or in-ground pool, hot tubs, and solar arrays. Remember that if you have a walkway or patio around an in-ground pool, it should be included in your walkway total.

3. Total up the existing impervious coverage on your lot – anything you filled in for step 2.
4. Indicate specifically what the proposed improvement is (addition, shed, patio, driveway pave, etc.) and record the square footage in the appropriate space. If more than one impervious improvement is proposed, label and list coverage for each one *separately*.
5. Add the numbers from steps 3 and 4 to get the total. This **must be less than the total allowed** that you calculated in step 1. Please list the *total square footage* of impervious coverage and not the percentage of your property you have used.

If you have any questions about impervious coverage, please call the Planning & Zoning Department at 908-369-4313 ext. 7180.



IMPERVIOUS COVERAGE CALCULATION FORM

HILLSBOROUGH TOWNSHIP
Planning & Zoning Department
Peter J. Biondi Building
379 South Branch Road
Hillsborough, NJ 08844
www.hillsborough-nj.org
(908) 369-8382

-See Reverse Side for Instructions-

NAME: _____

ADDRESS: _____

BLOCK: _____ LOT: _____ ZONE: _____

1. FORMULA

SQUARE FOOTAGE OF LOT _____ sq. ft
(MULTIPLY LENGTH X WIDTH OF LOT)

TIMES – PERCENTAGE ALLOWED _____ x _____
(CONTACT ZONING DEPT FOR PERCENTAGE IF UNKNOWN)

TOTAL ALLOWED _____ sq. ft

2. EXISTING ON PROPERTY

FOOTPRINT AREA OF HOUSE (Include steps/landing) _____

DRIVEWAY AREA (Include curbing) + _____

ACCESSORY STRUCTURE (If multiple, list each below) + _____

WALKWAY(S) (Include pavers, exclude public side walk) + _____

PATIO (Include pavers) + _____

MISCELLANEOUS STRUCTURES(s) + _____

3. TOTAL EXISTING = _____

4. PROPOSED NEW IMPROVEMENT(S)

Description _____

Description + _____

5. TOTAL FOR LOT COMBINED = _____

(EXISTING + PROPOSED MUST BE LESS THAN TOTAL ALLOWED)

If the existing & proposed coverage total exceeds the maximum allowed, a zoning variance may be required.