



Village of Silver Lake

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Silver Lake, Ohio 44224

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IMPERVIOUS SURFACE RATIO WORKSHEET

Maximum Impervious Cover (MIC)

IMPERVIOUS SURFACE means a surface that has been compacted or covered with a layer of material so that it is highly resistant to or prevents infiltration by storm water. It includes surfaces such as gravel, or clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots and other similar surfaces.

IMPERVIOUS SURFACE RATIO (ISR) means a measure of the intensity of hard surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the gross land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area.

LOT AREA: The area included within the lot lines of the lot. No public right-of-way shall be included in the calculation of the lot area.

EXISTING IMPERVIOUS SURFACES:

Building footprint: _____ SQ.FT
 Accessory Building: _____ SQ.FT
 Parking and Drive Areas: _____ SQ.FT
 Decks, Patio & Pool Areas: _____ SQ.FT
 Walkways: _____ SQ.FT
 Other: _____ SQ.FT

PROPOSED IMPERVIOUS SURFACES:

Building footprint: _____ SQ.FT
 Accessory Building: _____ SQ.FT
 Parking and Drive Areas: _____ SQ.FT
 Decks, Patio & Pool Areas: _____ SQ.FT
 Walkways: _____ SQ.FT
 Other: _____ SQ.FT

TOTAL EXISTING IMPERVIOUS SURFACE: _____ SQ. FT.

TOTAL PROPOSED IMPERVIOUS SURFACE: _____ SQ. FT.

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Total Existing Impervious Surface **Lot Area** **Existing Impervious Surface %**

Total Proposed Impervious Surface **Lot Area** **Proposed Impervious Surface %**

I, _____, certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete. Date: _____

In the event that there is a conflict of information contained herein, the adopting Zoning Resolution shall apply.

1133.03 AREA, YARD AND HEIGHT REQUIREMENTS - MAIN BUILDINGS.

Lots in the Residential District shall be occupied by no more than one residential building per lot and further, shall be developed and maintained in accordance with the following regulations, except as modified by the provisions herein for legally established nonconforming uses. The following are all minimum dimensions, unless otherwise noted.

- (a) Lot size, minimum square feet 20,000
- (b) Lot width at building line 120 feet
- (c) Street frontage 75
- (d) Lot depth 150
- (e) Coverage by main building, maximum 18% of lot area
- (f) Front yard depth 50
- (g) Side yard 10
- corner lots, from side street 30
- (h) Rear yard depth (except as provided in (k) below) 40
- (i) Dwelling Unit Area (sq. ft.)
 - 1 story building 1,500
 - 2 story building 2,000

(j) Height. The height of a dwelling shall not exceed two and one half stories or thirty feet above finished grade. Chimneys may exceed this limitation but are limited to a maximum of 15 feet above the roof line.

(k) The front of any residence shall be within a setback variation up to 20% (50 foot setback would allow up to 10 feet, etc.) of any adjacent residence and no less than (f) above. Rear yards abutting Silver Lake, Crystal Lake and the Cuyahoga River, shall comply with the riparian setback development standards in this Code. Such abutting rear yards shall also maintain a rear yard equal to 50% of the lot depth unless a variance is granted.

(l) Maximum Impervious Cover (MIC) Limitations and Procedures.

(1) The following schedule sets the maximum impervious cover for residential lots:

- A. .24 acres or less - MIC equals 40% of lot size;
- B. .25 acres - .49 acres - MIC equals 33% of lot size or 0.1 acre (4,356 SF), whichever is greater;
- C. .5 acres - .99 acres - MIC equals 26% of lot size or 0.165 acre (7,187 SF), whichever is greater;
- D. 1.0 acre or more - MIC equals 20% of lot size or 0.26 acre (11,326 SF), whichever is greater.

(2) Applications for projects requiring Planning Commission approval shall be submitted to the Village Engineer as required by Section [1161.03\(a\)](#) of this Code. When the Engineer determines that the MIC restrictions in this section have been exceeded, the Engineer shall require in all such cases a storm water management permit and a hydrological control plan, referenced in Section [1161.03\(c\)](#) and [1161.04](#) of this Code. After evaluation by the Engineer based on sound engineering practices, the Planning Commission shall review the application, hydrological control plan, and Engineering evaluation. The Commission shall approve or deny such application as a conditional use when the project exceeds the MIC restriction for the lot involved. The Commission shall utilize the standards for a conditional use contained in Section [1133.06](#) of this Code.

(3) Where the maximum building footprint is exceeded, the project cannot commence unless a variance is obtained by the Board of Building and Zoning Appeals, regardless of Planning Commission approval as a conditional use of projects exceeding MIC requirements.

(Ord. 13-2017. Passed 10-2-17.)