MONTGOMERY TOWNSHIP PLANNING AND ZONING
1001 Stump Road, Montgomeryville, PA 18936-9605
Telephone: 215-393-6920 - Fax: 215-855-1498
www.montgomerytwp.org

BUILDING / IMPERVIOUS COVERAGE

MUST BE SUBMITTED WITH EVERY ZONING PERMIT APPLICATION
(INTERIOR WORK DOES NOT APPLY)

ADDRESS _____

ZONING CONFORMITY INFORMATION	
House Size - footprint only (sq. ft.)	Decking / concrete around pool (sq. ft.)
Driveway (sq. ft.)	Garage & Shed (sq. Ft.)
Walkway (sq. ft.)	Concrete/Stone/Paver Patio area (sq. ft.)
A. Total Existing Impervious (sq. ft.)	**D. Lot Size (sq ft).**
B. Total Proposed Work (sq. ft.)	Zoning District _____
C. Total Impervious (sq. ft.)	**Impervious Coverage Allowed** _____ %
(C) Total Impervious area (divided by) **(D)** Lot size (sq. ft.) = _____% Coverage	

MAXIMUM PERCENTAGE BUILDING / IMPERVIOUS COVERAGE ALLOWED:

Zoning District	Max Building Coverage	Max Impervious Material Coverage	Total Max Impervious Surface	Zoning District	Max Building Coverage	Max Impervious Coverage	Total Max Impervious Surface
R-1	10%	-	30%	R-3B SF Detached Estate Lots	30%	45%	
R-1 Cluster	-	-	30%	R-3B SF Detached Village lots	40%	55%	
R-1 Historic	-	-	40%	R-3B SF Attached fee simple lots	65%	80%	
R-1 Res. Open Space Design	25%	35%		R-3B SF Detached with fee simple lotting	50%	65%	
				R-4 (MHP)	35%		
R-2	15%	-	30%	R-5	20%	-	40%
R-2 Cluster	-	-	40%	R-6 SF Detached	30%	-	50%
R-2 Historical	-	-	40%	R-6 SF Attached	-	-	70%
R-3 / R-3A	50%	30%	-	R-6 Patio Homes	-	-	70%

IMPERVIOUS