

What is Impervious Ground Coverage, and How Do I Know How Much I Have?

When people fill out Zoning Permits, in addition to asking them about their property setbacks, we always check their percentage of ground coverage.

People often ask, "What is ground coverage?", "Why does the percentage of ground coverage matter?"

There is impervious ground coverage and pervious ground coverage. Impervious coverage is ground coverage water cannot filter through such as an asphalt driveway, swimming pool or structure, even including sheds. Pervious coverage is ground coverage water can filter through such as crushed stone, pervious pavers or grass.

The zoning regulations limit the percentage of impervious ground coverage on a lot because water cannot soak naturally into the earth when there's impervious surface. Instead the water runs across the landscape, and it carries pollutants and contaminants into our waterways which can cause degradation of our water quality, harm to wildlife and flooding if stormwater runoff systems are not properly designed.

The percentage of maximum aggregate ground coverage is calculated based on the zone the property is located in, the square footage of all impervious surfaces, and the square footage of the lot.

As always, please contact the Land Use Office at 860-669-6133 with any questions. We're here to help.

Kathy King, Zoning and Wetlands Enforcement Officer

