



## Permeable Hard Surface Fact Sheet

Residential lots developed prior to the April 1, 2020 adoption of [Ordinance 1080](#), have a maximum allowable impervious surface area of the total lot size of 40 percent<sup>1</sup>. Lots developed after the adoption of Ordinance 1080 fall under Lake Stevens Municipal Code (LSMC) [Chapter 14.48 DENSITY AND DIMENSIONAL REGULATIONS \(codepublishing.com\)](#). Residential Zoning Districts specify the maximum impervious area allotment for each zone. If you don't know which zone your property is located in see the City Zoning Map available on the City's website at: <https://www.lakestevenswa.gov/187/City-Maps>

### **Definition of Impervious Surface, LSMC 14.08; Basic Definitions:**

*A type of hard surface area, which either prevents or retards the entry of water into the soil mantle as it entered under natural conditions prior to development, and/or a hard surface area, which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roofs, walkways, patios, driveways, parking lots, storage areas, areas that are paved, graveled or made of packed or oiled earthen materials, or other surfaces which similarly impede the natural infiltration of surface and stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for the purpose of this chapter.*

### **How Do I Calculate the Existing Impervious Surface on My Lot?**

1. To find out the existing amount of impervious surface, start by going to the Snohomish County's Assessors website at <https://www.snohomishcountywa.gov/5167/Assessor> and enter your address in the House Number box (field) on the Property Summary Search; which looks like this:

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<sup>1</sup> Unless otherwise stated on the face of the plat recorded with Snohomish County for the lot or analyzed and approved in the final drainage plan for the subdivision.



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## Property Summary Search

Parcel No.


OR

House Number\*

Street Name\*

\* Do not put the House Number in the Street Name field and avoid using directionals (e.g. SE, NW, St., AVE)

- Click on your parcel number that is associated with your address and you will see the Property Account Summary page on your screen, which looks like this:

Snohomish County <small>Washington</small> 	
Online Government Information & Services	
<a href="#">Home</a>	<a href="#">Other Property Data</a>
<a href="#">Property Search</a>	<a href="#">Search Results</a>
Property Summary	
Property Account Summary	
1/11/2022	
Parcel Number	00553800002200
Property Address	1820 MAIN ST, LAKE STEVENS, WA 98258
<b>General Information</b>	
Property Description	RENAS ADD TO LAKE STEVENS BLK 000 D-00 LOTS 22 & 23 & W 15FT OF LOT 24
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	00408
<b>Property Characteristics</b>	
Use Code	671 Executive, Legislative & Judicial Functions
Unit of Measure	Acre(s)
Size (gross)	0.55



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3. Find your lot size (circled above in red).
4. Scroll to the bottom of the page and click on the "[View Detailed Structure Information](#)" hyper link and you will see "Structure Information" for your lot. You will see a floor plan and square footages for what is constructed on your lot. This should be reflective of what is built. If the floor plan shown is not accurate, you will want to contact the Assessor to provide an update. You will use the listed "Base SF" (circled below in red) and add in any additional structure(s) square footage listed, or existing but not listed, such as a detached garage, attached deck or a porch, patio, extra parking space, etc. Add the area for all impervious surfaces together and divide by the lot size square footage to calculate your impervious surface coverage.



Structure Information

Close Window

General Description

Parcel Number 00553800002200 (C02)

Structure Class Commercial

Structure Use General Office

Structure Type GOVT - LAKE STEVENS

Year Built 2007

Features

Roof Cover BuiltUp

Units 0

Floor Area

Floor 1 Base SF 1,440 Sprinkler SF 0 Heated SF 1,440 Air Cond SF 0

Garage(s), Carport(s) and major outbuilding(s)

None

Photo not yet available

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### Structure Information

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#### General Description

Parcel Number **00553800002200** (C03)

Structure Class **Commercial**

Structure Use **Government Building**

Structure Type **GOVT - LAKE STEVENS**

Year Built **2017**

#### Features

Roof Cover **BuiltUp**

Units **0**

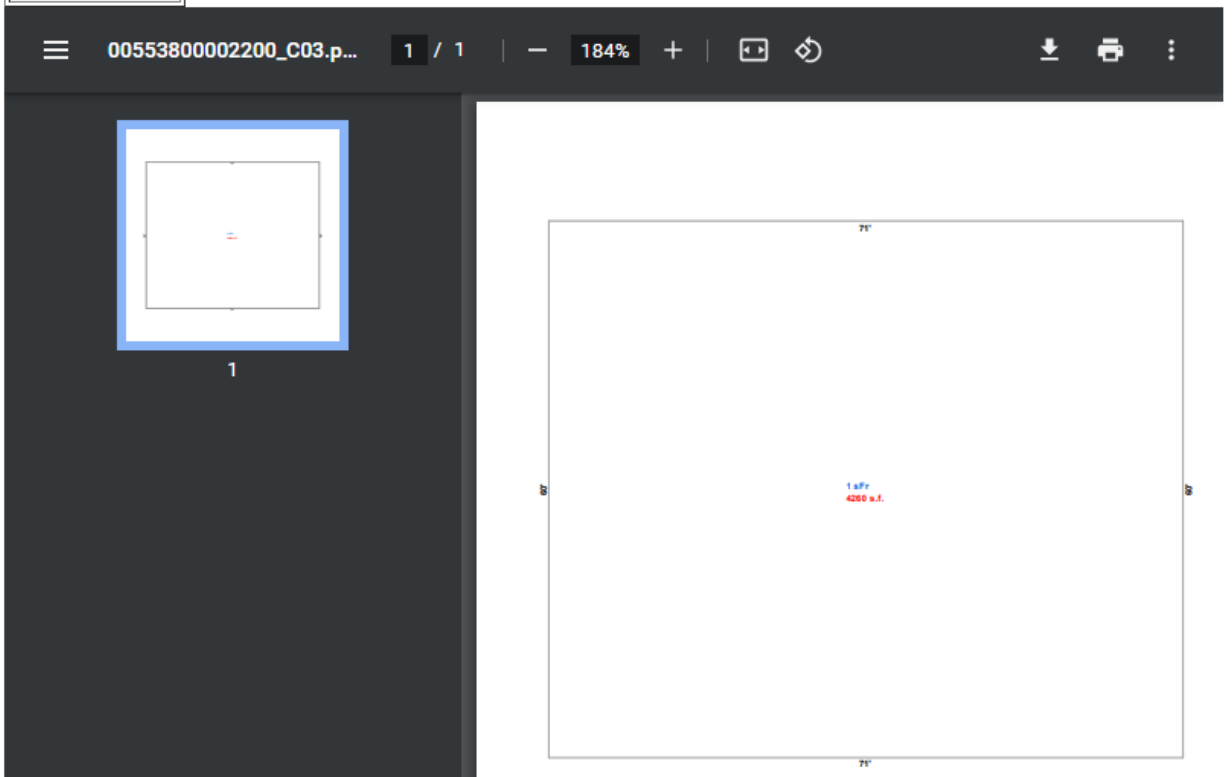
#### Floor Area

Floor 1 **Base SF 4,260** Sprinkler SF 0 Heated SF 0 Air Cond SF 0

Garage(s), Carport(s) and major outbuilding(s)

None

Photo not yet available





5. The example below is using the information from the City Hall parcel shown above and is as follows:

**Structure(s) – two buildings:  $1,440 + 4,260 = 5,700$  square feet**

**Other Impervious Areas (paved driveways, walkway, porch, and parking areas) = 4,900 square feet**

✓ Tip: If you have paved or other impervious surfaces not listed on the Assessor's property information page you are responsible for measuring and providing the square footage.

**Total impervious area is the sum of structures + other impervious areas = 5,700 square feet + 4,900 square feet = 10,600 square feet**

**Lot size = 23,958 square feet or 0.55 acres** (to convert acres to square feet multiply the acreage  $0.55 \times 43,560$  square feet (square feet in an acre) = 23,958 square foot lot size)

**Calculation of % of Impervious Lot Coverage = square feet of structure plus other impervious areas divided by the lot size in square feet =  $10,600/23,958 = 0.44\%$**

You will use the *existing* impervious surface calculation to determine if you have additional square footage of impervious or permeable hard surface areas that can be added to the site. See below to determine what a permeable hard surface is and how to calculate %.

Permeable **hard surfaces**<sup>2</sup> (e.g., permeable pavers) contribute to the total allowed impervious surface on a lot at a 50% permeable surface credit.

**Example:** Your lot has been constructed at 40% impervious surface and that is the maximum allowed impervious surface area for your lot. An existing patio is 10 ft. x 10 ft. = 100 sq ft. If you **replaced** your existing patio with permeable pavers, and constructed them as outlined below, you could increase your patio space to 200 sq. ft and remain in compliance with LSMC 14.48.100.

The City interprets permeable pavers and other permeable hard surfaces as 50% impervious based on the classification of permeable hard surfaces in the Stormwater Water Management Manual for Western Washington, as amended in 2014 (SWMMWW).

<sup>2</sup> Hard Surfaces. Are all impervious surfaces (asphalt, concrete pavement, compacted gravel areas, buildings, driveways, parking lots, sidewalks, etc.) and permeable surfaces like pervious pavements, or vegetated roofs. Hard surfaces can be impervious or pervious ([LSMC 14.08](#)).



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Implementation of permeable pavers **must** follow the design guidelines and criteria as outlined in the SWMMWW. The feasibility for the use of permeable pavers on your lot must be evaluated based on the feasibility criteria outlined in the SWMMWW before you can install them (included in the attachment).

## Other Requirements

- If more than 50 CY of soil is disturbed, you will need a land disturbance permit.
- During construction you must ensure no loose soil or construction material contamination is washed into the stormwater drain on or off your property. Please review this section of the SWMMWW for [stormwater pollution prevention mechanisms](#) that could be implemented while construction is taking place to ensure stormwater is not polluted at the time of ground disturbance (excess sediment in the stormwater that drains off your property or to the storm drain is considered pollution).
- Retaining walls 4ft and greater will require a separate building permit as they are regulated as a structure by the City's adopted International Building Code.
- Other LSMCs or permitting requirements may pertain to your project.

## Attachments

- Permeable paver feasibility criteria and guidelines
- Construction detail of permeable pavers

**Please contact the City of Lake Stevens with any questions. (425) 622-9400.**