BENSALEM TOWNSHIP

Building and Planning Department
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MAXIMUM IMPERVIOUS SURFACE
&
MAXIMUM BUILDING COVERAGE CALCULATION SHEET

All permit application for building additions, sheds, pools or other accessory structures must be accompanied by a plot plan indicating all structures and impervious surfaces that exist on the property including the proposed new addition.

In order to accurately calculate the impervious coverage for your particular project you need to know the Zoning Classification for the property. There are varying percentages used depending on the district. The calculation shown below is ***only an example*** depicting the process used for determining impervious coverage.

Please complete the following, where applicable.

A.	Lot Area	_____
B.	Square footage of house, including additions.	_____
C.	Square footage of carport/garage.	_____
D.	Square footage of pool.	_____
E.	Square footage of shed or detached garage.	_____
F.	Square footage of deck or covered porch.	_____
G.	Square footage of proposed addition.	_____
H.	TOTAL SQUARE FOOTAGE OF BUILDING **(A+B+C+D+E+F)**	_____
I.	Square footage of driveway.	_____
J.	Square footage of sidewalk (including around pools)	_____
K.	Square footage of patio.	_____
L.	TOTAL SQUARE FOOTAGE OF IMPERVIOUS COVERAGE **(G+H+I+J – C)**	_____

EXAMPLE CALCULATION:

To compute the maximum square footage of building coverage allowed on a lot, multiply 0.35 X the total square footage of the lot. (example: A lot measuring 7200 SQ. FT. would have a maximum allowable building coverage of 2,520 SQ. FT.)

To compute the maximum square footage of impervious surface allowed on a lot, multiply 0.40 X the total square footage of the lot. (example: A lot measuring 7200 SQ. FT> would have a maximum allowable impervious surface of 2880 SQ. FT.