



HAMILTON COUNTY ZONING RESOLUTION  
 USER'S GUIDE

## Impervious Surface Ratio (ISR)

OFFICE OF THE  
**Rural  
 Zoning  
 Commission**

138 E COURT ST RM 804  
 CINCINNATI, OH 45202-6202

**GENERAL INFORMATION**  
 (513) 946-4501  
 (513) 946-4475 (FAX)  
 www.hamilton-co.org/hcrpc

- **What is an Impervious Surface?**

An impervious surface area includes any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks and paved recreational facilities. The Impervious Surface Ratio (ISR) equals the total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot.

- **How is Impervious Surface Ratio Used?**

The Impervious Surface Ratio is a performance standard used to measure development intensity on a particular site. The ISR worksheet must be completed and the calculations included on the Zoning Certificate application form when applying for any non-residential use that is not eligible for the Redevelopment Exception as described in Section 1-7. Generally, Impervious Surface Ratios are divided into three intensity groups:

<b>Intensity Category</b>	<b>*Intensity Threshold</b>	<b>Zoning Process</b>
Low Intensity	Maximum ISR .60	Zoning Certificate
Moderate Intensity	Maximum ISR .75	PUD-1
High Intensity	ISR greater than .75	PUD-1
High Density (Multi-Family in "D" Dist.)	Greater than 9.7 DU/A max. 14.5 DU/A	PUD-2

\*Intensity thresholds for some uses such as solid waste related uses may vary from those thresholds depicted above. Refer to Table 3-2 for further information.

As shown above, a Low Intensity, permitted, non-residential use (with an ISR of less than .60) may apply directly for a Zoning Certificate, whereas a Moderate or High Intensity, permitted, non-residential use (with an ISR greater than .60) would first request a PUD-1 administrative approval before the Rural Zoning Commission. If identified as a PUD-2, the application must be forwarded to the Hamilton County Commissioners for final review following the Rural Zoning Commission recommendation.

- **How do I Calculate the Impervious Surface Ratio?**

A worksheet has been provided on the reverse side of this form to help calculate the ISR.



**HAMILTON COUNTY RURAL ZONING COMMISSION**  
 138 EAST COURT STREET, COUNTY ADMINISTRATION BUILDING, RM. 804  
 CINCINNATI, OH 45202  
 PHONE: (513) 946-4501 FAX: (513) 946-4475

**IMPERVIOUS SURFACE RATIO WORKSHEET**  
 (Method of Calculation)

**IMPERVIOUS SURFACE** “Any hard surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking areas, sidewalks and paved recreational facilities.”

**IMPERVIOUS SURFACE RATIO (ISR)** “The total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot.”

**LOT AREA** “The total horizontal area included within the lot lines of the lot. No public right-of-way or access easement for a public street or handle of a panhandle lot shall be included in the calculation of the lot area, nor shall the public right-of-way cross the lot area.”

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Site Identification \_\_\_\_\_

Lot Area \_\_\_\_\_ sq.ft.

Impervious Surfaces:

- 1. Building footprint \_\_\_\_\_ sq.ft.
- 2. Parking & Drive areas \_\_\_\_\_ sq.ft.
- 3. Access easements \_\_\_\_\_ sq.ft.
- 4. Walkways \_\_\_\_\_ sq.ft.
- 5. Other \_\_\_\_\_ sq.ft.

Total Impervious Surfaces \_\_\_\_\_ sq.ft.

$$\frac{\text{Total Impervious Surface}}{\text{Lot Area}} = \text{Impervious Surface Ratio \%}$$

I \_\_\_\_\_ (Signature) certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete.

(Date) \_\_\_\_\_.

Please attach your Business Card or submit your complete name, address, and telephone, fax, e-mail in the space below.