



Additional information on the 60% maximum impervious surface requirement:

The most recent Cape Coral Land Development Code (LDC) regulates City of Cape Coral building permits with application dates on or after August 6, 2019. The LDC can be found at the following webpage:

https://www.capecoral.net/departments/community_development/land_development_code_rewrite.php

Article 4, Table 4.1.3.B of the LDC requires that no greater than 60% of the surface area of property in R-1 or RML (Residential multi-family low) zoning districts is covered with impervious surfaces. An impervious surface is defined as "any hard surface that prevents or restricts the flow of water into the soil." Examples of impervious surfaces include rooftops, sidewalks, parking lots, patios, roads or any driveway made of asphalt, concrete, gravel, or paver blocks. An accurate calculation of the amount of impervious surface coverage is required to be included with all building permits for construction in these zoning districts that involve a change to the total impervious surface of the property. This calculation must show that the construction will not cause the property to be covered by more than 60% impervious surfaces.

The following is a guide to what is considered impervious for the purposes of this calculation:

Impervious Surfaces (count towards 60% maximum surface area)

Rooftops of any building (house, shed, or greenhouse) unless directed to a collection system as detailed below

Sidewalks/walkways, parking lots, or roads

Any driveway, regardless of method of material (asphalt/concrete, gravel, shell, or pavers) Gravel or lava rock landscaping, field stones, or any other stone surface

Sand-set concrete pavers (i.e. typical paver installation)

Surface area of pool decks that slope away from the pool, if not collected in an in-ground exfiltration system

Pervious Surfaces (do not count towards 60% maximum surface area)

1. The surface area of swimming pools, hot tubs, or above-ground wood decks;
2. The surface areas of pool decks that slope inwards (drain) into the pool;
3. The surface areas of pool decks that slope away from the pool with a drain system at the base of the wall which allows immediate percolation of the pool deck runoff;
4. Roof areas where the gutter and downspouts connect to an in-ground exfiltration system which allows immediate percolation of the roof runoff. To exclude the roof area of a building from the impervious area, eavestroughs and downspouts must be installed on the roof. The roof water must be directed into the downspouts and directly enter the designed in-ground exfiltration system, to percolate into the soil below grade. Signed and sealed plans from a Florida-Registered Professional Engineer or Architect shall be included with the permit application and contain the details and certification of the system;
5. Pervious paver block with pervious subgrade as approved by the Public Works Director. Pervious paver block is one with a mostly open design where grass can grow in between the narrower sections of brick. The pervious subgrade is such that can support vegetation growth. This system is acceptable for use in any area except for a driveway. This is because over time the pervious subgrade on a driveway becomes compacted and loses its ability to percolate;
6. Site specific alternate drainage or pervious system designs as approved by the Public Works Director;
7. Lots in platted subdivisions where there is an approved master stormwater system.