

PSAT Impervious Surface Comparison

	Low-Intensity Commercial		High-Intensity Commercial		Industrial		Low-Density Residential (up to 6 du/ac)		High-Density Residential (more than 6 du/ac)	
Current Max Imp	Range	45-100%	Range	50-100%	Range	55-100%	Range	20-100%	Range	30-100%
	Average	87%	Average	92%	Average	89%	Average	61%	Average	67%
	Median	88%	Median	100%	Median	90%	Median	53%	Median	70%
Edmonds	Commercial Waterfront	N 100%	General Commercial	N 100%	None		RS (2.2-7.3 du/ac)	s 35%	RM (14-29 du/ac)	s 45%
	Medical Use	N 100%	Community Business	N 100%						
	Marine Resource	N 100%	Planned Business	N 100%						
	Neighborhood Business	N 100%	Master Planned Mixed Use 1	s 45%						
	Master Planned Office-Res	N 100%	Master Planned Mixed Use 2	s 75%						
	Public Use	s 35%								
Kirkland	Prof Office & Res/Office	70%	Freeway Commercial	80%	Light Industrial Technology	90%	RS (1-6 du/ac)	50%	RM (6-24 du/ac)	60%
	Neighborhood Business	80%	Central Business District 1-3	90%	Industrial Limited Commercial	80%			NRH2, NRH 3, NRH 5, NRH6	70%
	Community Business	80%	NRH1A	80%					Totem Lake 3	70%
	Central Business District 4-8	90%	NRH1B & NRH4	80%						
	Juanita Business District	80%	Totem Lake 1A, 1B, & 2	85%						
Lacey	Mixed Use	65%	Central Business District	N 100%	Light Industrial/Commercial	80%	Low-Density Res (1-4 du/ac)	65%	Mod-Dens Res (6-12 du/ac)	85%
	Office Commercial District	70%	General Business	N 100%	Light Industrial	70%	Low-Density Res (3-6 du/ac)	65%	High-Dens Res (6-12 du/ac)	85%
	Neighborhood Commercial	70%	Community Commercial	70%	Business Park	N 100%				
					Industrial	75%				
Mason County										
Allyn UGA	Village Commercial	N 100%	Highway Commercial District	s 80%	Commercial Manufacturing	s 55%	Res-Recreational (4 du/ac)	s 50%	Village Res (10 du/ac)	s 50%
	Tourist Commercial District	N 100%					R-1 (6 du/ac)	s 40%	R-2 (10 du/ac)	s 60%
									R-3 (20 du/ac)	s 70%
Belfair UGA	Mixed Use	N 100%	General Commercial	N 100%	Business Industrial	N 100%	Long-term Agr (1 du/10 ac)	N 100%	R-10 (10 du/ac)	s 50%
	Festival Retail	N 100%					R-3 (3 du/ac)	s 35%		
							R-5 (5 du/ac)	s 40%		
Normandy Park	Neighborhood Commercial	N 100%	Mixed Use	N 100%	None		R-20 (2 du/ac)	N 100%	R-5 (8 du/ac)	N 100%
							R-15 (2.7 du/ac)	N 100%	R-1800 Med Density	s 50%
							R-12.5 (3.25 du/ac)	N 100%	R-2400 High Density	s 50%
							R-7.2 (6 du/ac)	N 100%		
Port Angeles	Commercial Office	s 45%	Community Shopping District	s 50%	Industrial Park	N 100%	RS-11 (3.96 du/ac)	s 30%	RS-7 (6.22 du/ac)	s 30%
	Neighborhood Commercial	s 50%	Arterial Commercial	s 60%	Light Industrial	N 100%	RS-9 (4.84 du/ac)	s 30%	RMD (12.44 du/ac)	s 30%
			Central Business District	s 100%	Heavy Industrial	N 100%			RHD (38.6 du/ac)	s 30%
			Regional Commercial	s 60%	Marine Industrial	N 100%				
Port Orchard	Commercial - Retail & Office	85%	Mixed Use	95%	Employment - Industrial/office	85%	Residential (4.5 du/ac)	75%	Residential (8-20 du/ac)	85%
Woodinville	Neighborhood Business	75%	General Business	85%	Industrial	90%	R-1 (1 du/ac)	20%	R-8 (8 du/ac)	75%
	Tourist Business	85%	Central Business	90%			R-4 (4 du/ac)	45%	R-12 (12 du/ac)	85%
	Office Zone	75%					R-6 (6 du/ac)	70%	R-18 (18 du/ac)	85%
	Public Institution	85%							R-24 (24 du/ac)	85%
									R-48 High Density/Office	90%

Notes:

- 1) When only structure coverage is identified, an "s" follows the standard.
- 2) When a jurisdiction identifies a maximum impervious surface for some zones, omitted zones ("N") are assumed to be 100%
- 3) At a minimum of 3 stalls/1000sf, commercial structure coverages are expected to double when converted to impervious
- 4) At a minimum of 1.5 stalls/1000sf, industrial structure coverages are expected to increase by 50% when converted to impervious
- 5) When considering the impervious surface coverage of an entire residential development, residential structure coverages are expected to increase by 10% when converted to impervious