FAQs about lot coverage and pervious surfaces:

How do I receive a lot coverage credit using pervious materials for hard surfaces (ex: driveways, patios, walkways, etc.)?

A pervious surface is a surface that allows infiltration through the pavement section. Allowable pervious surfaces for a lot coverage credit are porous concrete, porous asphalt, permeable pavers, modular grid pavement, and grass modular grid pavement per Appendix C of the 2009 King County Surface Water Design Manual. Below explains general criteria to consider a surface pervious.

THESE DETAILS ARE FOR EXAMPLE PURPOSES ONLY. EACH PROJECT WILL REQUIRE MANUFACTURER SPECIFIC DETAILS.

**Porous Concrete**

![Porous Concrete Diagram]

**Porous Asphalt**

![Porous Asphalt Diagram]
Permeable Pavers

Typ. No. 8 aggregate in openings, min 3/8" spacing

Curb/edge restraint with cut-outs for overflow drainage

Concrete pavers min. 3 1/8 in. (80 mm) thick
Bedding course 1/3 to 2 in. (40 to 50 mm) thick
(typ. No. 8 aggregate)

Soil subgrade–zero slope

Gravel or Grass Modular Grid Pavement

WASHED ANGULAR STONE OR GRASS SEED

GRAVEL BASED AGGREGATE, MINIMUM OF 6"

SUBGRADE

INTERLOCKIN RIGID PLASTIC RING PANELS with ANCHOR PINS

Typical plastic grid cross section. Source: Anbel

Can I reduce my lot coverage percentage by using gravel?

No, per the 2009 King County Surface Water Design Manual definition of gravel, it is considered an impervious surface and counts as 100% impervious for lot coverage calculations pursuant to Kirkland Zoning Code section 115.90.

“... Common impervious surfaces include, but are not limited to, roof walkways, patios, driveways, parking lots, or storage areas, areas that are paved, graveled, or made of packed or oiled earthen materials or other surfaces that similarly impede the natural infiltration of surface and stormwater…” Page 11 in the Definitions Section of the 2009 King County Surface Water Design Manual