



CITY OF SAN ANTONIO  
**PARKS & RECREATION**

Briefing on Maximum Increased Impervious Cover

# Maximum Increased Impervious Cover (MIIC)

## Examples:

- 1,000 acres
  - MIIC ½ of 1% of total square footage of property (standard) = 217,800 SF or 5 acres total
  - Up to four (4) 5-acre building envelopes (BE) permitted @ 25% maximum IC per BE
  
- 55 acres
  - MIIC ½ of 1% SF (standard)= 11,979 SF or 0.275 acres
  - MIIC increased to 1% SF = 23,958 SF
  - Any property under 250 acres in size requires restriction of BE SF to MIIC
  
- Standard MIIC for CEs is 1%; Austin allows up to 2% total IC