



CITY OF SAN ANTONIO
PARKS & RECREATION

Briefing on Maximum Increased Impervious Cover

Maximum Increased Impervious Cover (MIIC)

Examples:

- 1,000 acres
 - MIIC $\frac{1}{2}$ 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 $\frac{1}{2}$ 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