



City of Lake Mary, Florida
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What is the impervious surface ratio (ISR)?

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The Impervious Surface Ratio (ISR) is the portion of a lot that is covered by impenetrable materials, such as concrete. The ISR is dictated by the Future Land Use designation of a property. The table below shows the permitted ISR for each Future Land Use designation:

Future Land Use	Maximum Density/Intensity
Office	Less than or Equal to 65% ISR
Restricted Commercial	Less than or Equal to 65% ISR
Commercial	Less than or Equal to 65% ISR
Industrial	Less than or Equal to 65% ISR
Downtown Development District	Less than or Equal to 90% ISR

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