

# Village of



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## ZONING COMPLIANCE WORKSHEET

### Lot Coverage, Floor Area and Impervious Surface Calculations

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

Completion of these forms is required to allow Village staff to confirm compliance with zoning ordinance requirements for Lot Coverage, Floor Area, Impervious Surface, Yard Setback, and Building Height limitations. This worksheet is required for new buildings, additions, garages and porches.

- Section One - Lot Coverage Calculations
- Section Two - Floor Area Calculations (Only required if project is adding floor space)
- Section Three - Impervious Surfaces Calculations
- Section Four - Height, Yard Setbacks, Overhangs, Air Conditioning Equipment

#### SECTION ONE – LOT COVERAGE CALCULATIONS

##### Step 1: Lot Area

Using a recent Plat of Survey, calculate the area of the lot in square feet. Lot Area = \_\_\_\_\_

##### Step 2: Maximum Building Coverage Allowed

Based on the Lot Area, select the appropriate formula to determine Maximum Building Coverage allowed.

For Lot Area 5,715 sq.ft. or less: maximum allowed = .30 x Lot Area = \_\_\_\_\_

For Lot Area 5,716 sq.ft. to 19,999 sq.ft.: max. allowed = (.16 x Lot Area) + 800 = \_\_\_\_\_

For Lot Area 20,000 sq.ft. or more: maximum allowed = .20 x Lot Area = \_\_\_\_\_

\*Maximum Building Coverage Allowed = \_\_\_\_\_  
(A)

\* Maximum Building Coverage allowed for the lot is reduced by the area of impervious surfaces that exceeds 25% of the Lot Area. (see Section Three, Step 1 & 4)

##### Step 3: Existing Building Coverage

Using a Plat of Survey, calculate the area covered by existing buildings, enclosed or roofed porches, balconies and carports. Use the attached worksheets to determine the areas.

Existing Building Coverage = \_\_\_\_\_

##### Step 4: Proposed Building Coverage

Using Site Plan or Floor Plans, calculate the area of proposed new buildings, additions to existing buildings, enclosed or roofed porches, balconies, and carports. Deduct any existing area to be removed. Use the attached worksheets to determine the areas.

Proposed Building Coverage = \_\_\_\_\_

##### Step 5: Total Existing & Proposed Building Coverage

Add the Existing Building Coverage and the Proposed Building Coverage.

Total Existing & Proposed Building Coverage = \_\_\_\_\_  
(B)

\* IF THE TOTAL EXISTING & PROPOSED BUILDING COVERAGE EXCEEDS THE MAXIMUM BUILDING COVERAGE ALLOWED, A ZONING VARIANCE WOULD BE REQUIRED.

## **SECTION ONE – LOT COVERAGE WORKSHEET**

Building Coverage includes, but is not limited to:

- All buildings on the lot which are structures that have walls and/or a roof, such as a principal building and accessory buildings – detached garage, shed, gazebo
- Area measured to exterior walls at the foundation or near the ground, without regard to overhanging eaves
- Includes chimneys and bays
- Includes roofed elements such as porches, open entries and carports
- Includes second floor projections and balconies

\*Lot Coverage Worksheet is also used for Existing & Proposed First Floor Areas

**Sketch or Block Diagram of Existing & Proposed Building Coverage:**

**Existing Building Coverage**

PIECE NO.

DIMENSIONS

AREA

TOTAL \_\_\_\_\_

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**Proposed Building Coverage**

PIECE NO.

DIMENSIONS

AREA

TOTAL \_\_\_\_\_

**SECTION TWO – FLOOR AREA CALCULATIONS**

**Step 1: Maximum Floor Area Allowed – New Building or Substantial Alteration (built after 10/22/05)**

Based on the Lot Area, use the following formula to determine the Maximum Floor Area allowed  $(.21 \times \text{Lot Area}) + 1,200 = \underline{\hspace{2cm}}$

**Maximum Floor Area Allowed – Existing Building**

Based on the Lot Area, use the following formula to determine the Maximum Floor Area allowed.  $(.24 \times \text{Lot Area}) + 1,200 = \underline{\hspace{2cm}}$

**Zoning Credits – Existing Building**

Area of Existing bay window, covered entry, & roofed open porch to remain, up to 10% of max. Floor Area allowed  $= \underline{\hspace{2cm}}$

**Maximum Floor Area Allowed =  $\underline{\hspace{2cm}}$**

**Step 2: Existing Floor Area**

Using a Plat of Survey or existing Floor Plans, calculate the area of the First Floor & Second Floor of existing buildings, enclosed or roofed porches, balconies and carports. Use the attached worksheets to determine the areas.

Existing First Floor Area =  $\underline{\hspace{2cm}}$

Existing Second Floor Area =  $\underline{\hspace{2cm}}$

**Total Existing Floor Area =  $\underline{\hspace{2cm}}$**

**Step 3: Proposed Floor Area**

Using the proposed Site Plan and Floor Plans, calculate the area of the First Floor & Second Floor of the proposed buildings, enclosed or roofed porches, balconies and carports. Deduct any existing areas to be removed. Use the attached worksheets to determine the areas.

Proposed First Floor Area =  $\underline{\hspace{2cm}}$

Proposed Second Floor Area =  $\underline{\hspace{2cm}}$

**Total Proposed Floor Area =  $\underline{\hspace{2cm}}$**

**Step 4: Total Existing & Proposed Floor Area**

Add the Existing Floor Area and the Proposed Floor Area.

**Total Existing & Proposed Floor Area =  $\underline{\hspace{2cm}}$**

\* IF THE TOTAL EXISTING & PROPOSED FLOOR AREA EXCEEDS THE MAXIMUM FLOOR AREA ALLOWED, A ZONING VARIANCE WOULD BE REQUIRED.

## **SECTION TWO – FLOOR AREA WORKSHEET**

First Floor Area:

- Use the Lot Coverage Worksheet for Existing & Proposed First Floor Areas

Second Floor Area includes, but is not limited to:

- Second Floor areas of all principal buildings on the lot, other than half stories above the first story
- Area measured to exterior face of exterior walls, without deduction for hallways, stairwells, shafts, atria and similar spaces
- Area includes that portion of any half story that constitutes the second story of a building (other than an accessory structure) in which the vertical distance from the finished floor of such second story to the bottom edge of the roof rafters, dormer rafters or ceiling joists above such finished floor equals or exceeds 5 feet
- Includes chimneys and bays
- Includes enclosed or covered porches, decks and balconies

Basement Floor Area includes:

- Portion of the basement of any building that is designed and constructed primarily for, or is used primarily for, the storage or parking of automobiles

**Sketch or Block Diagram of Existing & Proposed Second Floor Area:**

**Existing Second Floor Area**

PIECE NO.

DIMENSIONS

AREA

TOTAL\_\_\_\_\_

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**Proposed Second Floor Area**

PIECE NO.

DIMENSIONS

AREA

TOTAL\_\_\_\_\_

**SECTION THREE – IMPERVIOUS SURFACES CALCULATIONS**

**Step 1: Maximum Impervious Surfaces Allowed**

Based on the Lot Area, use the following formula to determine the Impervious Surfaces Allowed.

Impervious Surfaces Allowed =  $.25 \times \text{Lot Area} =$  \_\_\_\_\_

\* If the Total Existing & Proposed Building Coverage (B) is less than the Maximum Building Coverage Allowed (A), the remaining available Building Coverage area is added to the Impervious Surfaces Allowed above.

\*If the Total Existing & Proposed Building Coverage (B) is more than the Maximum Building Coverage Allowed (A), the Impervious Surface Allowed is reduced by the excess Building Coverage.

Maximum Bldg. Coverage Allowed (A) - Total Existing & Proposed Bldg. Coverage (B)  
(from Section One, Step 2) (from Section One, Step 5) (+/-) = \_\_\_\_\_

Add the Impervious Surfaces Allowed and the Building Coverage difference listed above to determine the Total Maximum Impervious Surfaces Allowed.

**Total Maximum Impervious Surfaces Allowed =** \_\_\_\_\_

**Step 2: Existing Impervious Surfaces**

Using a Plat of Survey or field measurements, calculate the area covered by existing Impervious Surfaces other than buildings on the lot. Use the attached worksheets to determine the areas.

**Existing Impervious Surfaces =** \_\_\_\_\_

**Step 3: Proposed Impervious Surfaces**

Using the proposed Site Plan, calculate the area covered by proposed Impervious Surfaces. Deduct any existing area to be removed. Use the attached worksheets to determine the areas.

**Proposed Impervious Surfaces =** \_\_\_\_\_

**Step 4: Total Existing & Proposed Impervious Surfaces**

Add the Existing Impervious Surfaces and the Proposed Impervious Surfaces,

**Total Existing & Proposed Impervious Surfaces =** \_\_\_\_\_

\* IF THE TOTAL EXISTING & PROPOSED IMPERVIOUS SURFACES EXCEEDS THE MAXIMUM IMPERVIOUS SURFACES ALLOWED, A ZONING VARIANCE WOULD BE REQUIRED.

### **SECTION THREE – IMPERVIOUS SURFACES CALCULATIONS**

Impervious Surfaces includes, but is not limited to:

- Any improvements on a lot, not including buildings, that prohibit or substantially retard the drainage of storm water directly into the soil below
- Includes driveways, sidewalks, open steps, open entry platforms, patios, terraces, paving stones, decks, swimming pools, tennis courts, pergolas, trellises, arbors and similar structures
- Area measured in square feet of ground coverage

**Sketch or Block Diagram of Existing & Proposed Impervious Surfaces**



**Existing Impervious Surfaces**

PIECE NO.

DIMENSIONS

AREA

TOTAL \_\_\_\_\_

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**Proposed Impervious Surfaces**

PIECE NO.

DIMENSIONS

AREA

TOTAL \_\_\_\_\_

**SECTION FOUR – BUILDING HEIGHT, YARD SETBACKS, OVERHANGS, and AIR CONDITIONING EQUIPMENT**

**Zoning District**

Indicate the Zoning District in which the property is located: \_\_\_\_\_

**Height**

Existing Height: Indicate the vertical distance of the highest existing roof surface, as measured from the curb level \_\_\_\_\_

Proposed Height: Indicate the vertical distance of the highest new roof surface, as measured from the curb level \_\_\_\_\_

**Setbacks**

Indicate the minimum horizontal distance between the property line and the nearest projection of the Existing Building:

	<b>Min. Required per Code</b>	<b>Existing</b>	<b>Proposed</b>
<b>Front Yard</b>			
<b>Side Yard, left side</b>			
<b>Side Yard, right side</b>			
<b>Rear Yard</b>			

Indicate the minimum horizontal distance between the property line and the nearest projection of the Proposed Building or Addition:

	<b>Min. Required per Code</b>	<b>Existing</b>	<b>Proposed</b>
<b>Front Yard</b>			
<b>Side Yard, left side</b>			
<b>Side Yard, right side</b>			
<b>Rear Yard</b>			

**Roof Overhang**

Indicate the maximum dimension of horizontal projection of the roof soffit, eaves, and gutter from the face of the building: \_\_\_\_\_

Does any soffit, eave, or gutter project more than 12” into any required yard? \_\_\_\_\_

**Air Conditioning Equipment and Appurtenances**

Indicate on the drawings the location of air conditioning equipment and other appurtenances, (condensers, emergency generators, or other similar equipment located outside of the building).

Indicate the minimum horizontal distance from the equipment to either side lot line: \_\_\_\_\_