Village of Kenilworth

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ZONING COMPLIANCE WORKSHEET
Lot Coverage, Floor Area and Impervious Surface Calculations

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.

The attached forms incorporate three main components:

- Section One - Lot Coverage Calculations
- Section Two - Floor Area Calculations
- 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 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 x Lot Area) + 1,200=_____

Maximum Floor Area Allowed – Existing Building
Based on the Lot Area, use the following formula to determine
the Maximum Floor Area allowed. (.24 x Lot Area) + 1,200 =_____

Zoning Credits – Existing Building
Area of Existing bay window, covered entry, & roofed open
porch to remain, up to 10% of max. Floor Area allowed =_____

Maximum Floor Area Allowed =_____

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 =_____
Existing Second Floor Area =_____

Total Existing Floor Area =_____

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 =_____
Proposed Second Floor Area =_____

Total Proposed Floor Area =_____

Step 4: Total Existing & Proposed Floor Area
Add the Existing Floor Area and the Proposed Floor Area.

Total Existing & Proposed Floor Area =_____

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

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 x 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) (from Section One, Step 2)		Total Existing & Proposed Bldg. Coverage (B) (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 REQURED.

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:

Front Yard	_____
SideYard, left side	_____
Side Yard, right side	_____
Rear Yard	_____

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

Front Yard	_____
SideYard, left side	_____
Side Yard, right side	_____
Rear Yard	_____

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 appertenances, (condensers, emergency generators, or other similar equipment located outside of the building).

Indicate the minimum horizontal distance from the equipmnent to either side lot line: _____

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 _____

Proposed Building Coverage

PIECE NO.	DIMENSIONS	AREA

TOTAL _____

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_____

Proposed Second Floor Area

PIECE NO.	DIMENSIONS	AREA

TOTAL_____

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_____

Proposed Impervious Surfaces

PIECE NO.	DIMENSIONS	AREA

TOTAL_____