

**Village of Wilmette
Community Development
Lot Coverage and Floor Area Ratio Booklet**

This workbook is not intended to be a complete summary of zoning information. Please refer to the Zoning Ordinance and call Community Development at (847) 853-7550 with questions. This booklet can be obtained from the Community Development Department at 1200 Wilmette Avenue, or printed from our web site at www.wilmette.com. To ensure a complete collection of up to date information, please obtain a new copy of the worksheets before each project.

When submitting for a permit application, please include the required documentation listed below.

- Completed application form Page A including cost of construction
- Plan review fee (please refer to the fee schedule)
- Copy of the plat of survey, certified as meeting the standards for a boundary survey, at the original scale and showing all existing conditions (no originals please)
- Completed pages 9-17 of the Lot Coverage and Floor Area Ratio Booklet
- Completed Building Height Certification worksheet (for **new homes only** – pp. 19-20 in Floor Area Ratio booklet)
- Two sets of complete construction drawings, drawn to scale, including but not limited to:
 - Site plan including existing and proposed structure with dimensions of proposed structure, show setbacks to primary structure and first and second floor encroachments, include all existing and proposed impervious surface with dimensions, and A/C condenser location (if new/relocated condenser)
 - Floor plans for each entire floor with proposed work including dimensions to exterior walls, and showing all existing and proposed plumbing fixtures and drains, electric fixtures and devices, and demolition
 - Roof framing plan showing all existing roofs and framing plan for new roof
 - Complete elevations indicating overall height of structure and chimneys measuring from grade to peak for each elevation that will change with the proposed work
 - Wall section(s)
 - Building cross-sections indicating interior ceiling heights

The plan reviewer reserves the right to request additional information as necessary.

Please avoid unnecessary delays by submitting complete information. Plans that do not include the minimum requirements listed above cannot be reviewed zoning or building code compliance until all required documentation is submitted.

Calculating Maximum Allowable Lot Coverage and Floor Area

The following lot coverage and floor area calculations were made effective July 1, 2003.

Maximum Allowable Lot Coverage

Lot coverage is defined as the amount of structure that is covering the ground, or the “footprint”. Lot coverage includes the primary building and all accessory structures on the lot. Flat surfaces such as sidewalks, driveways and patios are not included when calculating lot coverage. Use the following formula to calculate maximum percentage of lot coverage:

$$\text{Lot Coverage} = ((0.50 - (\text{Lot Area}/80,000))/1.38) \times \text{Lot Area}$$

(for lots 17,920 square feet and greater, the maximum lot coverage shall be 20% of the lot area)

The following bonus square footage is added to the allowable lot coverage only.

Garage Lot Coverage Bonus

The Zoning Ordinance grants a garage bonus **up to 200 square feet** to be added to the maximum lot coverage area **only for homes built prior to March 3, 1990**. The garage lot coverage bonus can be applied to all attached and detached garages located at grade. Garages located more than 3’ below grade are not permitted and are not eligible for a garage lot coverage bonus. New below grade garages are no longer allowed in the Village. The garage lot coverage bonus cannot exceed the actual calculated area of the garage or the maximum bonus.

Maximum Allowable Floor Area

Total floor area is defined as the area from all floors of the primary building and accessory structures. Use the following formula to calculate maximum floor area:

$$\text{Floor Area} = (0.50 - (\text{Lot Area}/80,000)) \times \text{Lot Area}$$

(for lots 16,005 square feet and greater, the maximum floor area shall be 30% of the lot area)

The following three bonuses may be applied to your maximum allowable floor area

Attic Floor Area Bonus

The Zoning Ordinance grants an attic bonus **up to 300 square feet** to be added to the maximum allowable floor area. The attic bonus cannot exceed the actual calculated floor area of the attic or the maximum bonus. Use the following formula to calculate the attic bonus:

$$\text{Attic Floor Area Bonus} = (\text{Lot area}/12,000) \times 300$$

The attic bonus is only permitted if the following conditions are met:

- Only space above the second floor is considered to be part of an attic.
- The knee walls in the attic may be no more than 2 feet in height.
- The bonus may only apply to attic space that 6’-9” and above.

Garage Floor Area Bonus

The Zoning Ordinance grants a garage bonus **up to 400 square feet** to be added to the maximum allowable floor area for all detached dwellings. The garage bonus can be applied to all attached and detached garages located at grade. Garages located below grade are not eligible for a garage bonus. The garage bonus cannot exceed the actual calculated area of the garage or the maximum bonus permitted.

Front Porch Floor Area Bonus

The Zoning Ordinance grants a porch bonus **up to 200 square feet** to be added to the maximum allowable floor area. The porch bonus cannot exceed the actual calculated floor area of the porch or the maximum bonus. Use the following formula to calculate the porch bonus:

$$\text{Front Porch Floor Area Bonus} = (\text{Lot Area}/8,400) \times 200$$

The porch bonus is permitted only if the following requirements are met:

- Porch must be no more than one story in height
- Porch must project a minimum of 6’ from the facade of the structure that is the closest to the front yard or side yard adjoining a street lot line
- Porch must have width equal to or greater than 50% of the width of the structure, or 20’ whichever is less, and its width shall be calculated as the widest point of the structure within 25 feet of the front wall
- Any porch area under a second floor overhang is excluded in the porch calculations and is not eligible for the porch bonus
- A porch must be covered by a roof or eave and may have no roof-supporting walls
- A porch must be open to the elements on three sides
- A porch must have access to the street from the first floor level

“Contextual” Lot Coverage and Floor Area

Effective January 23, 2007 is an alternative “contextual option” lot coverage and floor area formula. Please see Village staff for details about this formula and when it may be used.

Calculation Sheet:

Please see the floor area calculator on the Village web site at www.wilmette.com for further assistance. **DO NOT round numbers while working the following calculations.**

To Calculate Maximum Allowable Floor Area

Lot area: _____ (a)

*for lots 16,005 square feet and greater, the maximum floor area shall be 30% of the lot area

Divide (a) by 80,000: _____ (b)

Subtract 0.50 -(b): _____ (c)

*for lots 17,920 square feet and greater, the maximum lot coverage shall be 20% of the lot area)

Multiply (c) by lot area: _____ (d)

Attic Bonus (see next page): + _____

Garage Bonus (see next page):+ _____

Porch Bonus (see next page): + _____

= _____ **(Total Allowable Floor Area)**

To Calculate Maximum Allowable Lot Coverage

Divide (d) by 1.38: _____ (e)

Garage Bonus (see below): + _____

= _____ **(Total Allowable Lot Coverage)**

To Calculate Garage Lot Coverage Bonus

Is the garage above grade?

Was the home built prior to March 3, 1990?

If the answer is yes to both questions, then complete the following calculations

No garage lot coverage bonus shall exceed 200 square feet

Garage Width: _____ x Garage Depth: _____ = Garage Area _____(a)

Bonus is the lesser of (a) or 200

Garage Lot Coverage Bonus: _____

To Calculate Maximum Allowable Attic Bonus

Does attic meet all requirements? (see page 2)

If yes, then complete the following calculations

No attic bonus shall exceed 300 square feet

Attic Width: _____ x Attic Depth: _____ = Attic Area: _____(a)

(lot area/12,000) x 300 = _____(b)

Bonus is the lesser of (a) or (b) or 300

Attic Bonus: _____

To Calculate Maximum Allowable Garage Bonus

Not garage bonus shall exceed 400 square feet

Garage Width: _____ x Garage Depth: _____ = Garage Area _____(c)

Bonus is the lesser of (c) or 400

Garage Bonus: _____

To Calculate Maximum Allowable Porch Bonus

Does porch meet all requirements? (see page 3)

If yes, then complete the following calculations

No porch bonus shall exceed 200 square feet

Porch Width: _____ x Porch Depth: _____ = Porch Area: _____(d)

(lot area/8400) x 200 = _____(e)

Bonus is the lesser of (d), (e) or 200

Porch Bonus: _____

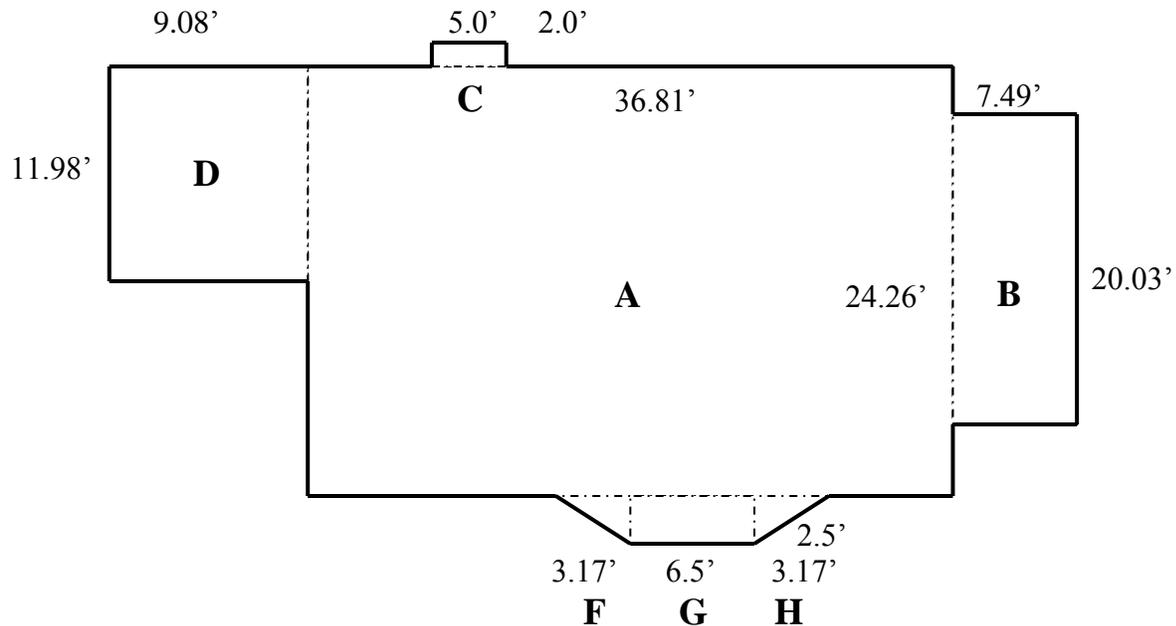
Sample Calculation Sheets

The following set of sheets will help you determine existing and proposed floor area on the property. Once the sheets are completed, transfer the information to the top sheet to determine the maximum floor area of the project. The following sheets are to be filled out as shown in this example and submitted with the permit application.

Floor area includes but is not limited to: (Please check all that apply)

- All area measured to exterior walls including bays and chimneys
- Roofed elements including porches and awnings
- Second floor projections and overhangs
- Detached structures (i.e. garage, shed, gazebo)
- Portions of decks and stairs exceeding 6'-6" to top of rail (50% of total floor area)

Sketch:



Lot Coverage and Floor Area Worksheet

Existing Sample Floor Area

PIECE NO.	DIMENSIONS	AREA
A	36.81' X 24.26'	893.01
B	20.03' X 7.49'	150.02
C	2.0' X 5.0'	10
D	9.08 X 11.98'	108.78

TOTAL 1161.81

Proposed Sample Floor Area

PIECE NO.	DIMENSIONS	AREA
F	3.17' X 2.5' X 0.5	3.96
G	6.5' X 2.5'	16.25
H	3.17' X 2.5' X 0.5	3.96

TOTAL 24.17

Do not submit any calculations on this sheet

Lot Coverage and Floor Area Worksheet

These sheets must be filled out and submitted with all permit applications that require floor area calculations. **This format is required and no substitutes or alternatives will be accepted.**

The intent of the lot coverage and floor area regulations is to limit the perceived bulk of a structure in relation to the size of the parcel of land on which it is built. **When calculating area, use the exterior dimensions as shown on the plat of survey.**

Date Stamp

When calculating existing areas, please only calculate areas that will remain. Any areas that will be replaced with new construction or completely removed should not be included under existing area calculations.

When rounding numbers, please convert inches to decimal feet and carry each number to the second decimal (hundredths place).

Property Address: _____

Prepared by (Please print): _____

Signature: _____

Contact Phone Number: _____

Contact E-Mail Address: _____

Lot Area: _____

Maximum Allowable Lot Coverage: _____

Maximum Allowable Floor Area: _____

Total Basement Area: _____

Total First Floor Area: _____

Total Second Floor Area: _____

Total Attic Area: _____

Total Floor Area:

BASEMENT

**Basement floor area includes, but is not limited to:
(Please check all that apply)**

- All area projecting 5' or more above grade to top of finished first floor for all structures built before July 1, 2003
- All area projecting 4' or more above grade to top of finished first floor for all structures built after July 1, 2003
- All area of a basement that projects 7' or more above abutting existing grade

Sketch:

Existing Basement Area

PIECE NO.	DIMENSIONS	AREA
-----------	------------	------

TOTAL _____

Proposed Basement Area

PIECE NO.	DIMENSIONS	AREA
-----------	------------	------

TOTAL _____

BASEMENT TOTAL

FIRST FLOOR

First floor area includes, but is not limited to:

- _____ All area measured to exterior walls including bays and chimneys
- _____ Roofed elements including porches, awnings and carports
- _____ Second floor projections and overhangs
- _____ Detached structures (i.e. garage, shed, gazebo)
- _____ Portions of decks and stairs exceeding 6'-6" to top of rail as measured from abutting grade (Calculate at 50% of total floor area)
- _____ Eaves exceeding 3' built after July 1, 2003
- _____ Pergolas and arbors
(Calculate at 100% of total floor area if roof is less than 85% open,
75% of total area if roof is more than 85% open)

Sketch:

Existing First Floor Area

PIECE NO.	DIMENSIONS	AREA
-----------	------------	------

TOTAL _____

Proposed First Floor Area

PIECE NO.	DIMENSIONS	AREA
-----------	------------	------

TOTAL _____

FIRST FLOOR TOTAL

SECOND FLOOR

Second floor area includes, but is not limited to:

(Please check all that apply)

- All area measuring 6'-9" and higher from top of second floor or upper limits of story below, or, measuring 17'-9" and higher from top of first floor to bottom of standard roof rafter, whichever is greater
- All projections including bays and chimneys with an open hearth on the second floor
- Open two story elements measuring 17'-9" and higher from top of first floor to bottom of standard roof rafter
- Garage space measuring 6'-9" and higher from upper limits of story below, or, measuring 17'-9" and higher from garage floor to bottom of standard roof rafter, whichever is greater
- Roofed exterior open space (i.e. covered balconies)
- Eaves exceeding 3' built after July 1, 2003
- Open balconies
(Count at 75% of total floor area)

Sketch:

Existing Second Floor Area

PIECE NO.	DIMENSIONS	AREA
-----------	------------	------

TOTAL _____

Proposed Second Floor Area

PIECE NO.	DIMENSIONS	AREA
-----------	------------	------

TOTAL _____

SECOND FLOOR TOTAL

ATTIC AREA

Attic floor area includes but is not limited to:

(Please check all that apply)

_____ All area measuring 6'-9" and higher from attic floor or upper limits of story below, or, measuring 17'-9" and higher from top of second floor to bottom of standard roof rafter, whichever is greater

_____ Any open three story space measuring 28'-9" and higher from top of first floor to bottom of standard roof rafter

Sketch:

Existing Attic Area

PIECE NO.	DIMENSIONS	AREA
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TOTAL _____

Proposed Attic Area

PIECE NO.	DIMENSIONS	AREA
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TOTAL _____

ATTIC TOTAL

Do not submit any calculations on this sheet

Building Height Certification for New Single-Family Construction

Property Address: _____

Established Front Yard Setback: _____ (see Community Development Department)

The height of a single-family home is measured from grade. For the purposes of the Zoning Ordinance, grade is defined:

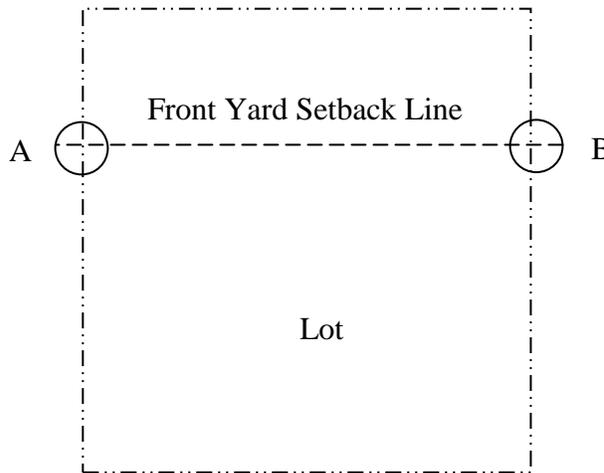
GRADE: The height of the principal structure shall be measured from a baseline elevation that is the computed average of the existing elevations as measured at the side property lines at the required front yard setback line.

“Existing Elevation” or “Existing Grade” shall be defined as the pre-construction elevation of the ground contour or as determined by the Village Engineer.

Calculate Pre-Existing Grade

Pre-Existing Grade Elevations at Intersection of Front Yard Setback at Side Lot Lines

A _____ + B _____ = _____ / 2 = _____



Determine Proposed Building Height

Add pre-existing grade elevation to proposed building height from architectural plans

_____ + _____ = _____
 Pre-Existing Grade Height of Building Proposed Height Above Grade

I certify that the above is true and correct to the best of my knowledge.

 Name/Signature

 Date

Building Height Certification Instructions

1. Identify the established front yard setback for the subject property. Contact Community Development at (847) 853-7550 to confirm the established setback.
2. Identify the existing pre-construction elevations on the existing grading plan for the new home.
3. From the grading permit submittal, calculate the existing elevation of grade.
4. Add the proposed building height to the elevation of grade.
5. Identify on the building plans the elevation of grade.

Grading Plan submittal should include identifying the two elevation points that make up pre-existing grade.

Building permit plans should indicate the grade for height purposes on the elevation and/or building section.

This worksheet is to be submitted with the building permit application. If the grading plan and building permit plan that support this worksheet are not submitted, no further plan review will be conducted.

