

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). **The copy should be free from mark-ups and up to date.**
- Completed pages 14-22 of the Lot Coverage and Floor Area Ratio Booklet
- Completed Building Height Certification worksheet (for **new homes only** – pp. 24-25 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 for zoning or building code compliance until all required documentation is submitted.

Determining the Correct Zoning District

The Village of Wilmette is broken up into two single-family residential districts which are further broken down into sub-districts. Please consult the Village of Wilmette Zoning Map which can be found on our website www.wilmette.com. A paper copy may be purchased at Village Hall.

Zoning Districts

The R2 district, R district and the R-A sub-district both use the “Modified” lot coverage and floor area formulas.

The R1 District is broken down into 9 sub-districts, R1-A through R1-I.

Subdistrict	Lot Coverage/Floor Area Formula
R1-A	Modified Formula
R1-B	Original Formula
R1-C	Original Formula
R1-D	Modified Formula
R1-E	Original Formula
R1-F	Original Formula
R1-G	Modified Formula
R1-H	Modified Formula
R1-I	Original Formula

Calculating Maximum Allowable Lot Coverage and Floor Area using the Original Formula

The following lot coverage and floor area calculations were made effective April 1, 2014.

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, architectural features (i.e. wing walls, chimneys, etc.) and all accessory structures on the lot. Flat surfaces such as sidewalks, driveways and patios are not included when calculating lot coverage.

The Original Formula (1990)

$$\text{Lot Coverage} = (0.40 - ((1.33 \times \text{Lot Area}) / 100,000)) \times \text{Lot Area}$$

In no event will the lot coverage be less than 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 to be added to the maximum lot coverage area **only for homes built prior to March 3, 1990**. Lots less than 8,400 square feet in area may add up to **200 square feet** and lots greater than 8,400 square feet in area may add up to **400 square feet**. 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.

Porch Lot Coverage Bonus

The Zoning Ordinance grants a porch bonus **up to 100 square feet** to be added to the maximum lot coverage area **only for homes with front porches that use the Original Lot Coverage Formula**. The porch lot coverage bonus cannot exceed the actual calculated area of the porch 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:

Original Floor area Formula (1990)

$$\text{Floor Area} = (((0.40 - ((1.33 \times \text{Lot Area}) / 100,000)) \times 1.5) \times \text{Lot Area})$$

In no event will the maximum floor area be less than 30% of the lot area.

The following bonus square footage may be applied to your maximum allowable floor area.

Garage Floor Area Bonus

The Zoning Ordinance grants a garage bonus **up to 440 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.

Shed Floor Area Bonus

The Zoning Ordinance grants a shed bonus **up to 200 square feet** to be added to the maximum allowable floor area for all detached dwellings. However, the shed bonus plus the garage bonus **may not exceed 440 square feet**.

Front Porch Floor Area Bonus

The Zoning Ordinance grants a porch bonus 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:

Front Porch Floor Area Bonus = (Lot Area/8,400) x (see below for modifier)

Zoning District	Modifier
R1-B, R1-C, R1-F	100
R1-E, R1-I	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 more than 3’ from the facade of the structure 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 two side
- A porch must have access to the street from the first floor level
- The porch must access the main entrance of the structure

“Contextual” Lot Coverage and Floor Area

There 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.

Original Formula 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 Lot Coverage

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 100,000: _____ (b)

Multiply 1.33 x (b) _____ (c)

Subtract 0.40 -(c): _____ (d)
 *for lots 17,920 square feet and greater, the maximum lot coverage shall be 20% of the lot area

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

Garage Bonus (see page 9): + _____

Porch Bonus (see page 10): + _____

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

To Calculate Maximum Allowable Floor Area

Multiply (e) by 1.5: _____ (f)

Garage/Shed Bonus (see page 10): + _____

Porch Bonus (see page 11): + _____

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

Calculating Maximum Allowable Lot Coverage and Floor Area using the Modified Formula

The following lot coverage and floor area calculations were made effective April 1, 2014.

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, architectural features (i.e. wing walls, chimneys, etc.) and all accessory structures on the lot. Flat surfaces such as sidewalks, driveways and patios are not included when calculating lot coverage.

Modified Formula (2003)

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

In no event shall the lot coverage be less than 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:

Modified Floor Area Formula (2003)

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

In no even shall the floor area be less than 30% of the lot area.

The following bonus square footage may be applied to your maximum allowable floor area.

Garage Floor Area Bonus

The Zoning Ordinance grants a garage bonus **up to 440 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.

Shed Floor Area Bonus

The Zoning Ordinance grants a shed bonus **up to 200 square feet** to be added to the maximum allowable floor area for all detached dwellings. However, the shed bonus plus the garage bonus **may not exceed 440 square feet**.

Front Porch Floor Area Bonus

The Zoning Ordinance grants a porch bonus 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:

Front Porch Floor Area Bonus = (Lot Area/8,400) x (see below for modifier)

Zoning District	Modifier
R1-A and R1-D R2, R and R-A	200
R1-G and R1-H	300

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 more than 3' from the facade of the structure 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 two side
- A porch must have access to the street from the first floor level

Attic Floor Area Bonus

The Zoning Ordinance grants an attic bonus **up to 400 square feet** to be added to the maximum allowable floor area **only to homes with attics that use the Modified Floor Area Formula**. The attic bonus cannot exceed the actual calculated floor area of the attic or the maximum bonus. Use the following table and formula to calculate the attic bonus:

Attic Floor Area Bonus = (Lot area/12,000) x (see below for modifier)

Zoning District	Modifier
R1-A and R1-D R2, R and R-A	300
R1-G and R1-H	400

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.

“Contextual” Lot Coverage and Floor Area

There 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.

Modified Formula 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 page 10): + _____

Garage/Shed Bonus (see page 10): + _____

Porch Bonus (see page 11): + _____

= _____ **(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? Yes No

Was the home built prior to March 3, 1990? Yes No

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 Porch Lot Coverage Bonus

Is the property located in one of the following sub-districts: R1-B, R1-C, R1-E, R1-F or R1-I?

Yes No

Is the porch located on the front or the side yard adjoining a street?

Yes No

Does the porch serve the main entrance of the home

Yes No

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

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

Bonus is the lesser of (a) or 100

Porch Lot Coverage Bonus: _____

To Calculate Maximum Allowable Attic Bonus

Does attic meet all requirements? (see pages 7 and 8)

If yes, then complete the following calculations

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

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

Bonus is the lesser of (a) or (b) or Maximum Allowable per district

Attic Bonus: _____

To Calculate Maximum Allowable Garage/Shed Floor Area Bonus

Not garage/Shed bonus shall exceed 440 square feet

Garage Width: _____ x Garage Depth: _____ = Garage Area _____

Shed Width: _____ x Shed Depth: _____ = Shed Area _____

Garage Area _____ + Shed Area = _____ (a)

Bonus is the lesser of (a) or 440

Garage/Shed Bonus: _____

To Calculate Maximum Allowable Porch Floor Area Bonus

Does porch meet all requirements? (see page 7)

If yes, then complete the following calculations

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

(lot area/8400) x (modifier: _____) = _____ (b)

Bonus is the lesser of (a), (b) or maximum per zoning district.

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.

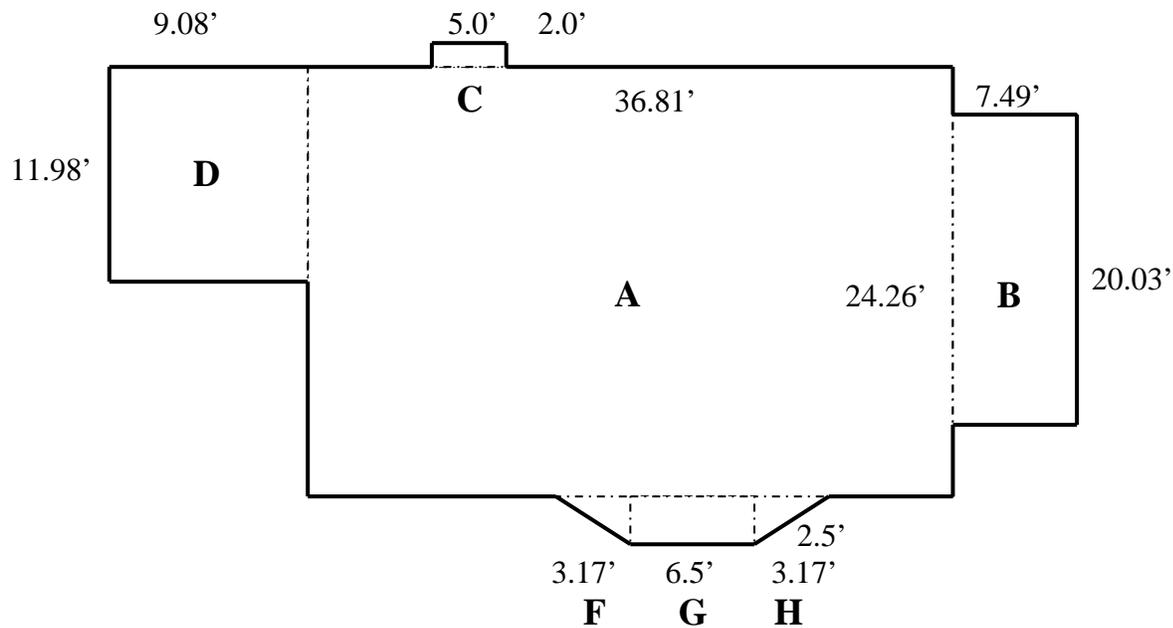
Lot coverage includes but is not limited to: (Please check all that apply)

- All area measured to exterior walls including bays and chimneys
- Architectural features such as wing wall and cladding
- None Second floor projections and overhangs
- Detached structures (i.e. garage, shed, gazebo, fire places)
- None Portions of decks and stairs exceeding 6'-6" to top of rail (50% of total floor area)

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

- All area measured to exterior walls including bays
- Roofed elements including porches and awnings – greater than 3' in depth
- None Second floor projections and overhangs
- Detached structures (i.e. garage, shed, gazebo)
- None Open roofed pergolas (75% or 100% of area, see zoning ordinance)
- None Portions of decks and stairs exceeding 6'-6" to top of rail (50% of total floor area)

Sketch:



Existing Sample Floor Area

Lot Coverage and Floor Area Worksheet

<u>PIECE NO.</u>	<u>DIMENSIONS</u>	<u>LOT COV</u>	<u>FLOOR AREA</u>
A	36.81' X 24.26'	893.01	893.01
B	20.03' X 7.49'	150.02	150.02
C	2.0' X 5.0'	10.00	-----
D	9.08 X 11.98'	108.78	108.78

TOTAL: 1161.81 1151.81

Proposed Sample Floor Area

<u>PIECE NO.</u>	<u>DIMENSIONS</u>	<u>LOT COV</u>	<u>FLOOR AREA</u>
F	3.17' X 2.5' X 0.5	3.96	3.96
G	6.5' X 2.5'	16.25	16.25
H	3.17' X 2.5' X 0.5	3.96	3.96

TOTAL 24.17 24.17

COMBINED TOTAL 1185.98 1175.98

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.**

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).

Date Stamp – for office use

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: LC: _____ FA: _____

Total First Floor Area: LC: _____ FA: _____

Total Second Floor Area: _____

Total Attic Area: _____

Total Lot Coverage:

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

<u>PIECE NO.</u>	<u>DIMENSIONS</u>	<u>LOT COV</u>	<u>FLOOR AREA</u>
------------------	-------------------	----------------	-------------------

TOTAL _____

Proposed Basement Area

<u>PIECE NO.</u>	<u>DIMENSIONS</u>	<u>LOT COV</u>	<u>FLOOR AREA</u>
------------------	-------------------	----------------	-------------------

TOTAL _____

BASEMENT TOTAL		
----------------	--	--

FIRST FLOOR

Lot Coverage includes but is not limited to: (Please check all that apply)

- All area measured to exterior walls including bays and chimneys
- Architectural features such as wing walls
- Second floor projections and overhangs
- Detached structures (i.e. garage, shed, gazebo, fire places)
- Portions of decks and stairs exceeding 6'-6" to top of rail (50% of total floor area)

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

- All area measured to exterior walls including bays
- Roofed elements including porches and awnings – greater than 3' in depth
- Second floor projections and overhangs
- Detached structures (i.e. garage, shed, gazebo)
- Open roofed pergolas (75% or 100% of area, see zoning ordinance)
- Portions of decks and stairs exceeding 6'-6" to top of rail (50% of total floor area)

Sketch:

Existing First Floor Area

<u>PIECE NO.</u>	<u>DIMENSIONS</u>	<u>LOT COV</u>	<u>FLOOR AREA</u>
------------------	-------------------	----------------	-------------------

TOTAL _____

Proposed First Floor Area

<u>PIECE NO.</u>	<u>DIMENSIONS</u>	<u>LOT COV</u>	<u>FLOOR AREA</u>
------------------	-------------------	----------------	-------------------

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
- Open two story elements measuring 17'-9" and higher from top of first floor to bottom of standard roof rafter
- Areas above 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 that have no supports from the ground below.
(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
-----------	------------	------

TOTAL _____

Proposed Attic Area

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

TOTAL _____

ATTIC TOTAL