

**Village of Arlington Heights
 Department of Planning and Community Development
 Single Family Zoning Worksheet – Building Permit Submittal**

As part of a Building Permit application, each proposal is reviewed for compliance with the Village's Zoning Ordinance (Chapter 28 of the Municipal Code). To expedite the process, the following worksheet has been created to ensure that all required information is provided at the time of Building Permit submittal. This worksheet is not intended to be a complete summary of zoning information nor is it intended to replace the Zoning Ordinance. Please refer to the Zoning Ordinance for more information, which can be found on the Village's website at www.vah.com. Whenever there might be a discrepancy between the information provided on the worksheet and the information found in the Zoning Ordinance, the information in the Zoning Ordinance shall apply. Please make sure that all of the plans are clearly dimensioned and labeled so that the numbers provided on this worksheet can be verified in the plan review. Please contact the Department of Planning and Community Development at (847) 368-5200 with any questions.

APPLICANT AND SUBJECT PROPERTY INFORMATION

Contact Name: _____

Contact Address: _____

Phone #: _____ **Fax #:** _____

Subject Property Address: _____

PIN #: _____ **Zoning District:** _____

Lot Dimensions: _____ **Lot Area:** _____

PRINCIPAL STRUCTURE FLOOR AREA CALCULATIONS

Please refer to Section 5 of the Zoning Ordinance for more information.

Total Allowed _____ **Square Feet**

Proposed (Including Existing)

First Floor Area: _____ **Square Feet**

Second Floor Area: + _____ **Square Feet**

Basement Floor Area: + _____ **Square Feet**

Attic or Volume Area: + _____ **Square Feet**

Garage Area (over 400 SF): + _____ **Square Feet**

Total Proposed: = _____ **Square Feet**

Basement

The basement is included in the Floor Area Calculation if 50% or more of the basement height is above the established curb level or finished lot grade level.

Volume/Attic Space

All volume or attic space that has headroom of 7-feet or more is included towards the Floor Area Calculation.

BUILDING LOT COVERAGE CALCULATIONS

Please refer to Section 5 of the Zoning Ordinance for more information.

Total Allowed _____ **Square Feet**

Proposed (Including Existing)

First Floor Area: _____ **Square Feet**

Garage Area: + _____ **Square Feet**

Accessory Structures: + _____ **Square Feet**

Total Proposed: = _____ **Square Feet**

**CALCULATING FAR, BUILDING LOT COVERAGE AND IMPERVIOUS
COVERAGE (RESIDENTIAL ZONING DISTRICTS)
-FACT SHEET-**

FLOOR AREA RATIO

The “Floor Area Ratio” of the building or buildings on any zoning lot is the total floor area of the building or buildings on that zoning lot divided by the area of such zoning lot , or in the case of planned unit developments, by the net site area. Measured from the exterior faces of the exterior walls or from the centerline of walls separating buildings. In the single-family residential districts, the allowable Floor Area for the principal structure is calculated based on zoning district and lot size:

R-E and R-1 Zoning Districts:	Lots up to 8,750 Square Feet:	Lot Area x 0.35
	Lots 8,750 to 20,000 Square Feet:	Lot 3,062 + [(Lot Area -8,750) x 0.26]
	Lots over 20,000 Square Feet:	Lot Area x 0.30
R-2 and R-3 Zoning Districts:	Lots up to 8,750 Square Feet:	Lot Area x 0.45
	Lots over 8,750 Square Feet:	3,938 + [(Lot Area – 8,750) x 0.4]
All other Residential Districts:	Refer to Section 5.3-2 of the Zoning Ordinance	

BUILDING LOT COVERAGE

The “Building Lot Coverage” is the area of a zoning lot occupied by the principal building or buildings and accessory buildings. In the single-family residential districts, the allowable Building Lot Coverage is calculated based on zoning district and lot size:

R-E and R-1 Districts:	All Lots:	Lot Area x 0.30
R-2 and R-3 Districts:	Lots 6,000 Square Feet or greater:	Lot Area x 0.35
	Lots less than 6,000 Square Feet:	Lot Area x 0.40
All other Residential Districts:	Refer to Section 5.3-2 of the Zoning Ordinance	

IMPERVIOUS SURFACE COVERAGE

Impervious Surfaces are any hard-surfaced, man-made areas that do not readily absorb or retain water, including but not limited to buildings, patios, paved parking and driveway areas, walkways, sidewalks and paved recreation areas (e.g. basketball court, tennis court, swimming pools). This would exclude public sidewalks on private property. The Impervious Surface Coverage is the area of the lot occupied by impervious surfaces. In the single-family residential districts, the allowable impervious surface coverage for the entire lot is calculated based on zoning district and lot size:

R-E thru R-3 Districts:	Lots greater than 6,600 Square Feet:	Lot Area x 0.50
	Lots less than or equal to 6,600 Square Feet:	Lot Area x 0.55

Front Yard/Exterior Side Yard Maximum: As part of the permitted total Impervious Surface Coverage for the lot, no more than 50% of the front yard, plus, if it is a corner lot, the exterior side yard, shall be impervious. (Area of the front yard x 0.50)

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