ZONING COMPATIBILITY & WORKSHEET

*** This worksheet shall be completed by the architect whom submitted signed and sealed plans for review.***

This document assists building permit applicants in determining whether a proposed new house or addition complies with the City of Geneva Zoning Ordinance. In order to complete this worksheet, you will need a copy of the zoning ordinance. Copies of the Zoning Ordinance are available on our website at www.geneva.il.us or at the Building Division counter. This worksheet is required to be completed and submitted with the building permit application for any of the following types of projects on property located within Residential Area One:

1. New single-family houses.
2. Additions to existing single-family houses where the gross square footage of the completed house will be increased by 400 square feet or more. This includes garages, porches and accessory structures.

SECTION 1: APPLICANT INFORMATION

Name of architect completing this worksheet: _____

Name of the firm this architect works for: _____

Architect's phone number: _____

Architect's email address: _____

Name of property owner: _____

Property Owner's phone number: _____

Property Owner's email address: _____

SECTION 2: PROPERTY INFORMATION

Project Location and Zoning

Project Address: _____ Zoning of Property: _____

Lot Area and Dimensions

Lot area is calculated by multiplying the width of the lot by the depth of the lot as shown on an accurate plat of survey. Lot area is used to determine house size. The larger the lot, the larger a house can be. Lot area and dimensions also determine allowable building height and lot coverage.

What are the property dimensions? _____

What is the area of the property in square feet? _____

Does the property conform to the minimum lot size and lot frontage of the zoning district in which it is located (circle one): **Y** **N**

If yes, continue to SECTION 3 below. If no, list the zoning standards that the property does not meet in the space provided and then continue to SECTION 3. _____

SECTION 3: BULK STANDARDS

Yards & Setbacks

A typical single-family lot has a front yard, which is the open area in front of the house, a side yard on either side of the house and a rear yard behind the house. Setbacks are minimum distances a house must be set back from the front, street (for corner lots), side and rear property lines. In order to determine required setbacks, the yards of a lot must be determined. Each zoning lot must contain a front, rear and side yard. The fourth yard can be either a side yard if it is an interior lot or a street yard if it is a corner lot. On odd-shaped lots, all yards that are not street or rear yards are considered side yards.

A street setback is required for the front yard. A rear setback is required for the rear yard. A side setback is required for the side yard and either a side or street setback is required for the fourth yard.

There is an additional setback regulation for street setbacks. In order to determine the required street setback, measure the existing street setbacks of the houses to either side of your property and average them together. This is the required street setback for your property unless the distance is less than the required district minimum setback or greater than the listed maximum required street setback in the Zoning Ordinance.

What are the addresses of the houses on either side of your lot? _____ and _____

What are the street setbacks (in feet) of the houses on either side of your lot? _____ and _____

Fill in the required setbacks in the space provided. Be sure to include the average setback from above in the required street setback section. The setbacks are available in the single-family zoning district sections of the Zoning Ordinance. Once the required setbacks are determined, fill in the proposed setbacks in the space provided. The proposed setbacks must be greater than or equal to the required setbacks. If this is not the case, you will need to modify your project.

REQUIRED SETBACKS	
Street:	
Rear:	
Side:	
Side/Corner (circle one):	

PROPOSED SETBACKS	
Street:	
Rear:	
Side:	
Side/Corner (circle one):	

Please refer to Section 11-3-3 of the Zoning Ordinance and the district requirements of the specific zoning district in which your property is located for standards governing setbacks and yard permissibility for accessory buildings or structures.

CITY OF GENEVA, BUILDING DIVISION
109 JAMES STREET, GENEVA, IL 60134
P: 630/262.0280 F:630/262.0286

Lot Coverage

Lot coverage is the measurement of all impervious surfaces on the property. This includes all hard surface areas such as patios, decks, driveways, and sidewalks, plus the house and any accessory structures such as gazebos, sheds, etc. Allowable lot coverage is calculated by multiplying the lot area by either .40 if your lot is less than 20,000 square feet in area, or by .30 if your lot is 20,000 square feet or larger in area. The resulting amount is the maximum amount of lot coverage you are permitted to have on your lot. In the space provided below, provide both the allowed and the proposed lot coverage for your project.

Does your existing or proposed house contain a detached garage or a side/rear-loaded attached garage? If it does, your house may qualify for a 5% bonus to lot coverage. In the space provided below, fill in both the allowed lot coverage and the proposed lot coverage and indicate if your project qualifies for a 5% lot coverage bonus.

Allowed: _____ Proposed: _____

Does your project qualify for a 5% lot coverage bonus? (circle one)? **Y** **N**

Building Height

To calculate allowable building height, you may need assistance from a surveyor or a civil engineer because you will need to determine the average ground elevation above mean sea level at the corners of the zoning lot at the street right-of-way line. For an interior lot, use the two front corners. For a corner lot, use the three corners of the lot that are adjacent to the street. Insert the elevations of the two (or three) corners in the spaces provided:

Elevation of 1st corner	Elevation of 2nd corner	Elevation of 3rd corner (only used on corner lots)
1	2	3

Insert the average of the two (or three on a corner lot) elevations from boxes 1, 2 and 3 above in the box to the right: 4

Insert the finished first floor elevation of the house in the box to the right: 5

From the Zoning Ordinance, determine what the maximum allowable height for your zoning lot is based on the width of your zoning lot. Insert the width of your lot and the maximum allowable building height below:

Width of your lot:	Maximum allowable building height:
6	7

If your project exceeds the minimum side setbacks, it may qualify for a bonus to maximum allowable height. Please refer to the Zoning Ordinance to determine if your project qualifies for a maximum allowable height bonus. Does your project qualify for this bonus (circle one)?

Y **N**

Building Height—Continued

Add the number you inserted in box 7 on the previous page to the number you inserted in box 4 on the previous page and insert the resulting number in the box to the right. This number is the maximum allowable building height above mean sea level for your zoning lot.

8

In order to determine the elevation above mean sea level of your house you must measure the height of the house using the front elevation starting from the finished floor elevation. Insert the height of the house measured from the finished first floor elevation in the box to the right.

9

Add the number in box 9 above to the finished first floor elevation above mean sea level from box 5 on the previous page and insert the result in the box to the right. This number must be less than or equal to the number in box 8 at the top of this page.

10

Maximum Floor Area

Floor area is the measurement of the interior space of the house for the purpose of regulating the exterior mass of the house. Find the lot size range that your property falls between and determine the allowable floor area for your property by reviewing the "Maximum Floor Area Table" (11-5-6) in the Zoning Ordinance.

Maximum Allowable Floor Area—Proposed project and existing buildings, if any.

Insert the maximum allowable floor area from the Table in the Zoning Ordinance.

MAF-1

Additionally, your project may receive a bonus to floor area if it includes a detached garage or a side-loaded attached garage if your project qualifies for a garage bonus, insert the bonus in the box. If it does not qualify for a bonus, insert a zero in the box.

MAF-2

Add boxes MAF-1 and MAF-2 together and insert the amount in the box to the right. This is your maximum allowable floor area.

MAF-3

Calculating proposed floor area

A. First Floor Area

1. Calculate the first floor area of the house, as measured from the exterior walls at the finished first floor elevation. All porches, garages, and other parts of the house that are covered by a roof should be included in this calculation. Insert this amount to the right.

A1

CITY OF GENEVA, BUILDING DIVISION
109 JAMES STREET, GENEVA, IL 60134
P: 630/262.0280 F:630/262.0286

Maximum Floor Area—Continued

2. If the house contains one or more garages of any kind including detached garages, subtract the following amount from the total calculated in number 1 above based on the lot size of the property: For lots less than 10,000 square feet in area, subtract 484 square feet. For lots 10,000 square feet or greater in area, subtract 726 square feet. Insert the amount to be subtracted to the right.

A2

3. Insert the result of the subtraction of the amount in box A2 from the amount in box A1 on the previous page and insert that amount in the box to the right.

A3

4. If the house contains a one-story, open front porch with no floor area above it that provides direct access to the front door of the dwelling, subtract the actual square footage of the porch from the total calculated in box A3 above, but not to exceed 300 square feet. Insert the amount to be subtracted to the right. If your lot does not contain a front porch that qualifies for this exception, insert a "0" on the line to the right.

A4

5. Insert the result of the subtraction of the number in box A4 from the number in box A3 and insert that amount in the box to the right. This is the amount of first floor area that will be included in the total floor area calculation.

A5

B Basement Floor Area

If the project contains a basement or a portion of a basement that extends above the ground adjacent to the foundation wall to a height of five (5) feet or greater as measured from the top of the finished first floor to the lowest finished grade of the ground adjacent to the building, then that portion of the basement will need to be included in the maximum floor area calculation. There is one exception to this requirement as follows: For houses that contain exposed foundation walls greater than five (5) feet in height on lots or parcels of land, where the elevation of a zoning lot line is at least 6 feet higher than the elevation of the opposite and approximately parallel zoning lot line, up to 200 square feet of basement floor area shall be subtracted from the calculated total floor area. Calculate the basement floor area in the following manner:

1. Insert the total square footage of the basement to the right.

B1

2. Insert the linear footage of the perimeter of the exposed foundation wall (5 feet or greater) to the right:

B2

3. Multiply the amounts in boxes B1 and B2 together and insert the resulting amount to the right:

B3

4. Insert the linear footage of the perimeter of the entire basement to the right:

B4

Maximum Floor Area—Continued

5. Divide the amount in box B3 by the amount in box B4 and insert the resulting amount to the right: | B5 |

6. If you have a naturally-sloping lot that qualifies for the basement floor area exception, insert the amount to the right, not to exceed 200 square feet. If your lot has no basement floor area that qualifies for this exception, insert a "0" on the line. | B6 |

7. Subtract the amount in box B6 from the amount in box B5 and insert the amount to the right. This is the amount of basement floor area that will be included in the total floor area calculation. | B7 |

C Second Floor Area

The floor area of second floors of houses is calculated using a "calculation line" method as follows: Measure the horizontal area of the building from the exterior walls or roof at a point twenty (20) feet above the first floor of the building and insert the amount to the right. This is the amount of second floor area that will be included in the total floor area calculation. If this amount equals zero, insert a "0" in the box. | C |

(DO NOT MEASURE THE ACTUAL SECOND FLOOR AREA)

D Third Floor Area

The floor area of third floors or attics of houses is calculated using the same "calculation line" method as follows: Measure the horizontal area of the building measured from the exterior walls or roof at a point twenty-eight (28) feet above the first floor of the building and insert that amount to the right. This is the amount of third floor/attic area that will be included in the total floor area calculation. If this amount equals zero, insert a "0" in the box. | D |

(DO NOT MEASURE THE ACTUAL THIRD FLOOR/ATTIC AREA)

CITY OF GENEVA, BUILDING DIVISION
109 JAMES STREET, GENEVA, IL 60134
P: 630/262.0280 F:630/262.0286

Maximum Floor Area—Continued

E. Accessory Buildings or Structures Floor Area

Each accessory building or structure on a zoning lot that is larger than 200 square feet in size that is covered by a roof needs to be included in the maximum floor area calculation as follows:

1. Calculate the floor area of the first floor of all accessory buildings or structures measured from the exterior walls at the finished first floor elevation and insert the amount in the box to the right. If your lot does not contain any accessory buildings or structures that meet these criteria, insert a "0" in the box.

E1

2. Calculate the floor area of all accessory buildings or structures measured from the exterior walls or roofs at a point eighteen (18) feet above the first floor of the accessory building or structure. If this amount equals zero, insert a "0" in the box.

E2

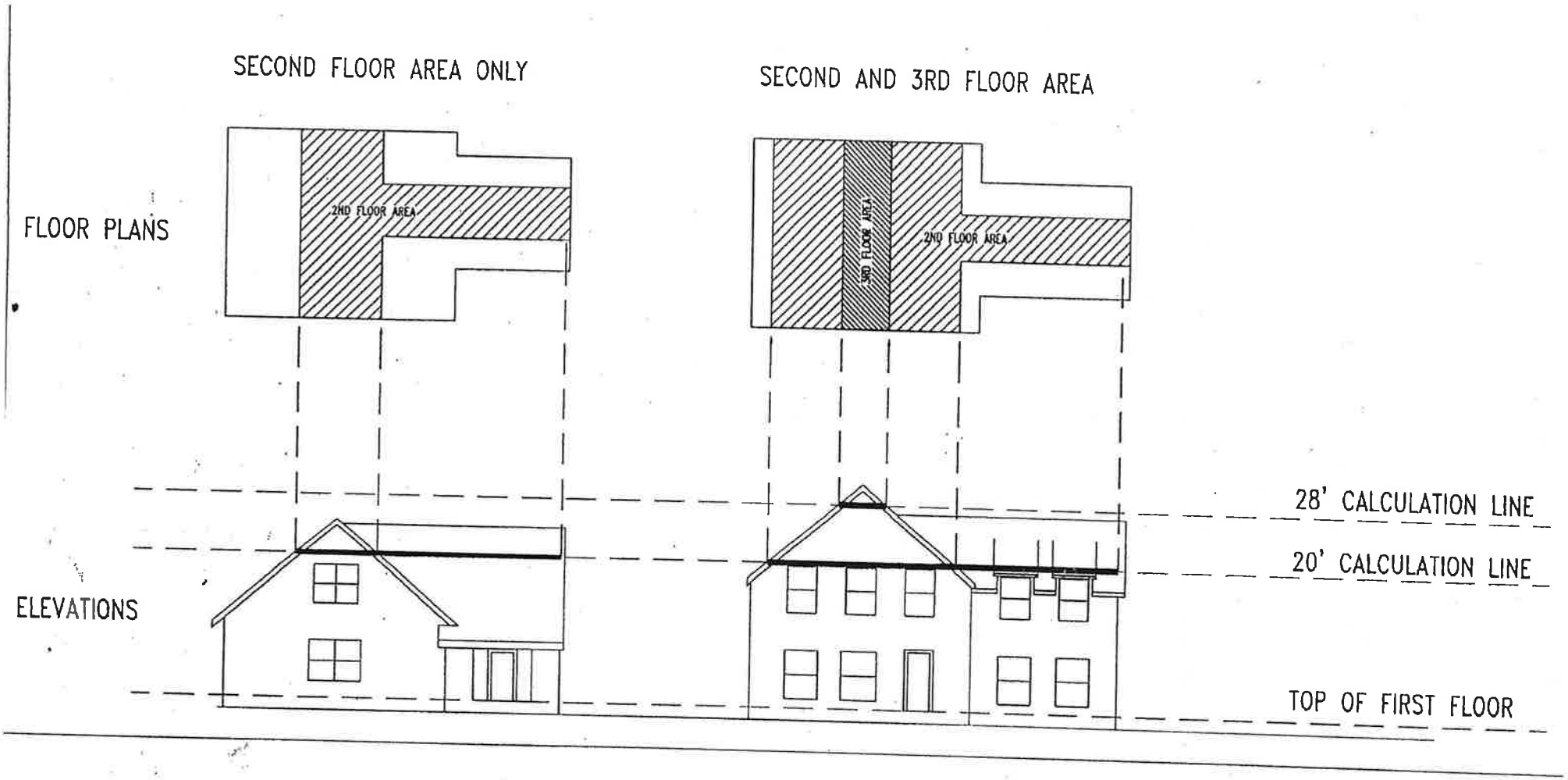
3. Add the amounts in boxes E1 and E2 together and insert the amount to the right. This is the amount of accessory building or structure area that will be included in the total floor area calculation.

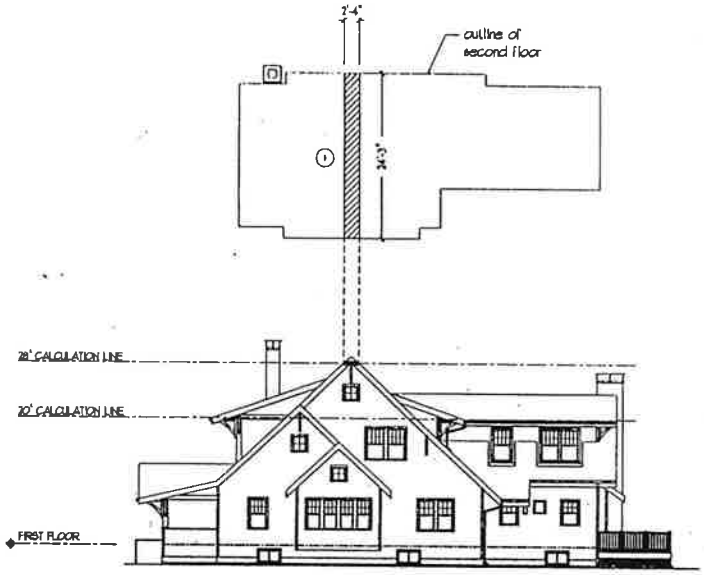
E3

F. Total Floor Area

The total floor area of the project is determined by adding the totals in boxes "A5", "B7", "C", "D", and "E3". Add these amounts together and insert the amount to the right. This is the total floor area of your project. This amount must be equal to or less than the maximum floor area amount in box MAF-3 on page 4.

C


SECOND FLOOR AREA ONLY
SECOND AND 3RD FLOOR AREA
FLOOR PLANS
2ND FLOOR AREA
3RD FLOOR AREA
2ND FLOOR AREA
28' CALCULATION LINE
20' CALCULATION LINE
ELEVATIONS
TOP OF FIRST FLOOR



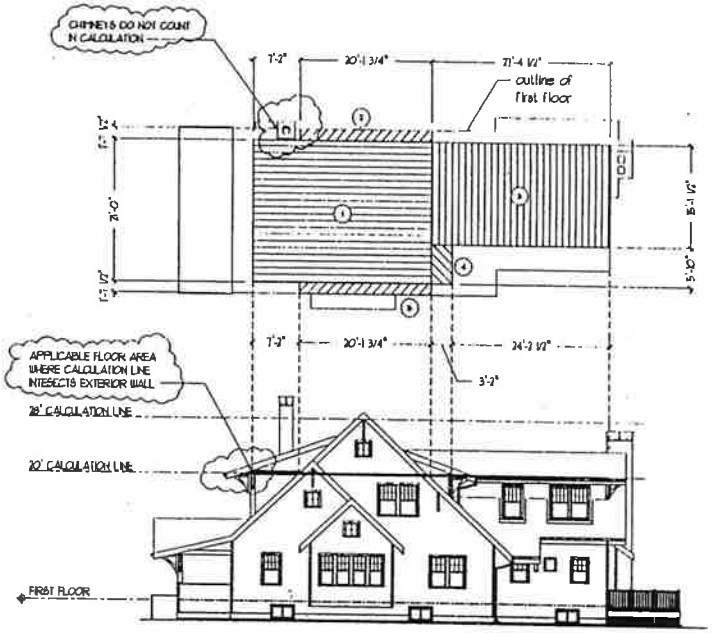
1 28' CALCULATION LINE

1/8" = 1'-0"

AREAS AT THE 28' CALCULATION LINE:

① 2'-4" X 24'-3" = 56.58 S.F.

TOTAL SQUARE FOOTAGE AT THE 28' CALCULATION LINE: 56.58 S.F.



2 20' CALCULATION LINE

1/8" = 1'-0"

BUBBLED AREAS DENOTES ITEM FOR CLARIFICATION FROM THE CITY OF GENEVA - NOTES NOT REQUIRED ON DRAWING SUBMITAL

AREAS AT THE 20' CALCULATION LINE:

① 27'-3 3/4" X 21'-0" = 573.56 S.F.

② 20'-1 3/4" X 1'-7 1/2" = 32.74 S.F.

③ 27'-4 1/2" X 15'-1 1/2" = 414.04 S.F.

④ 5'-10" X 3'-2" = 18.47 S.F.

⑤ 20'-1 3/4" X 1'-7 1/2" = 32.73 S.F.

TOTAL SQUARE FOOTAGE AT THE 20' CALCULATION LINE: 1,071.54 S.F.

Gallagher Associates Architects PC
ARCHITECTURE • PLANNING • HISTORIC PRESERVATION
604 S. 2ND ST., SUITE 2A, SAINT CHARLES, IL 60174
PHONE: (630) 762-1550 FAX: (630) 762-1551

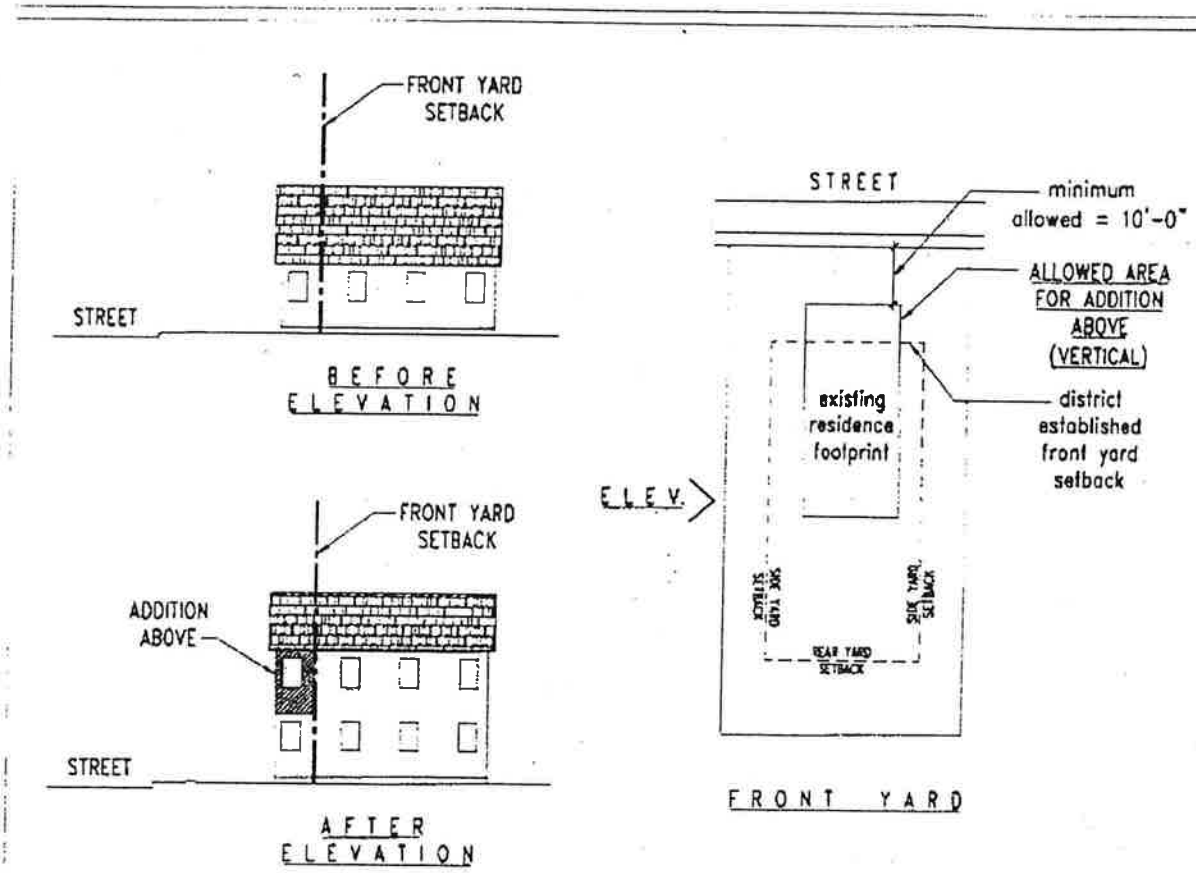
REVISION	ISSUED FOR:	DATE
	PERMIT	05/23/06

RESIDENCE
GENEVA, ILLINOIS 60134

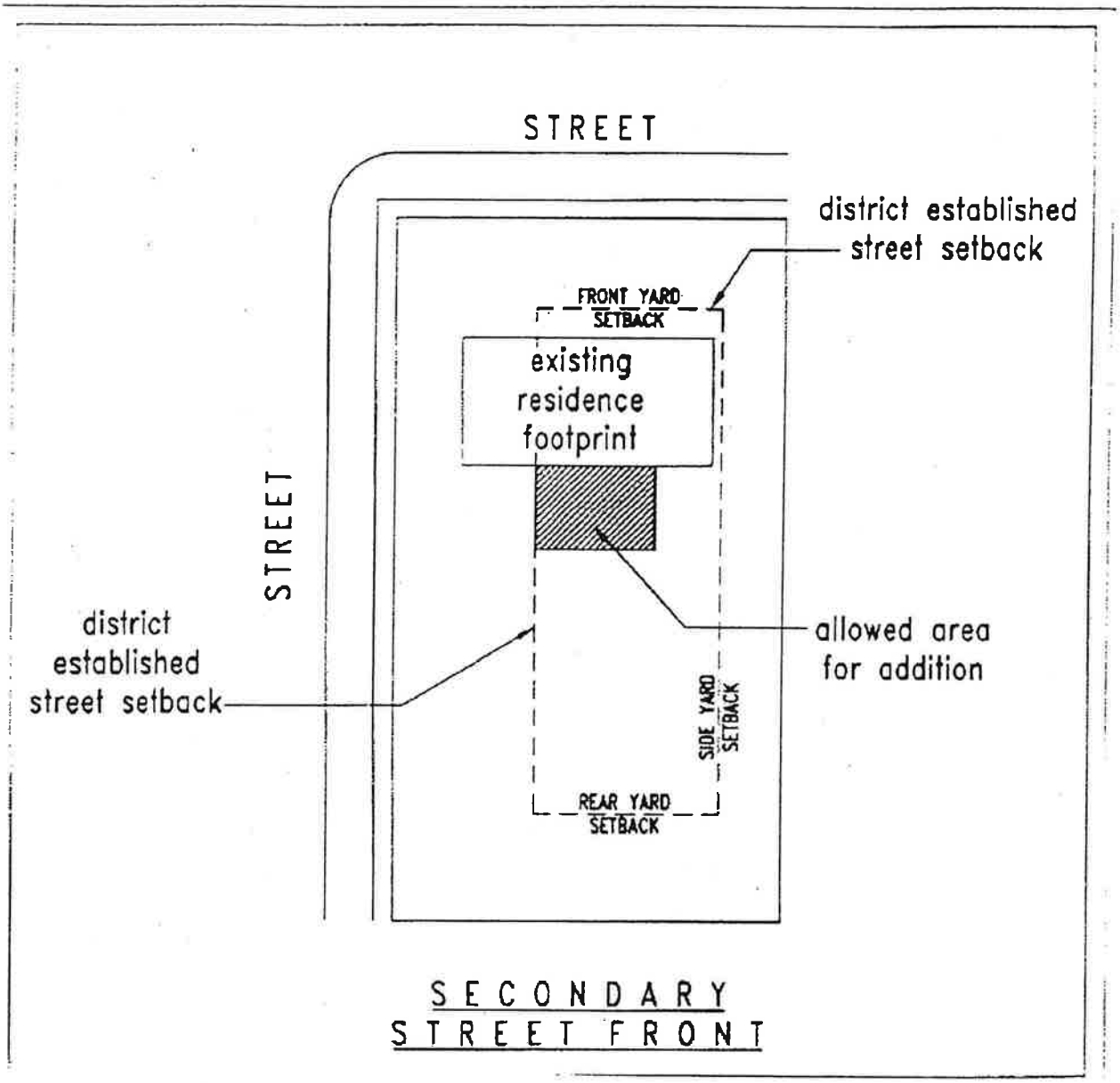
20' AND 28' FLOOR AREA CALCULATION LINES

PROJECT NO.	DRAWN	SHEET NO.
05032	SMO	A.1
	CHECKED	
	DATE 05/23/06	

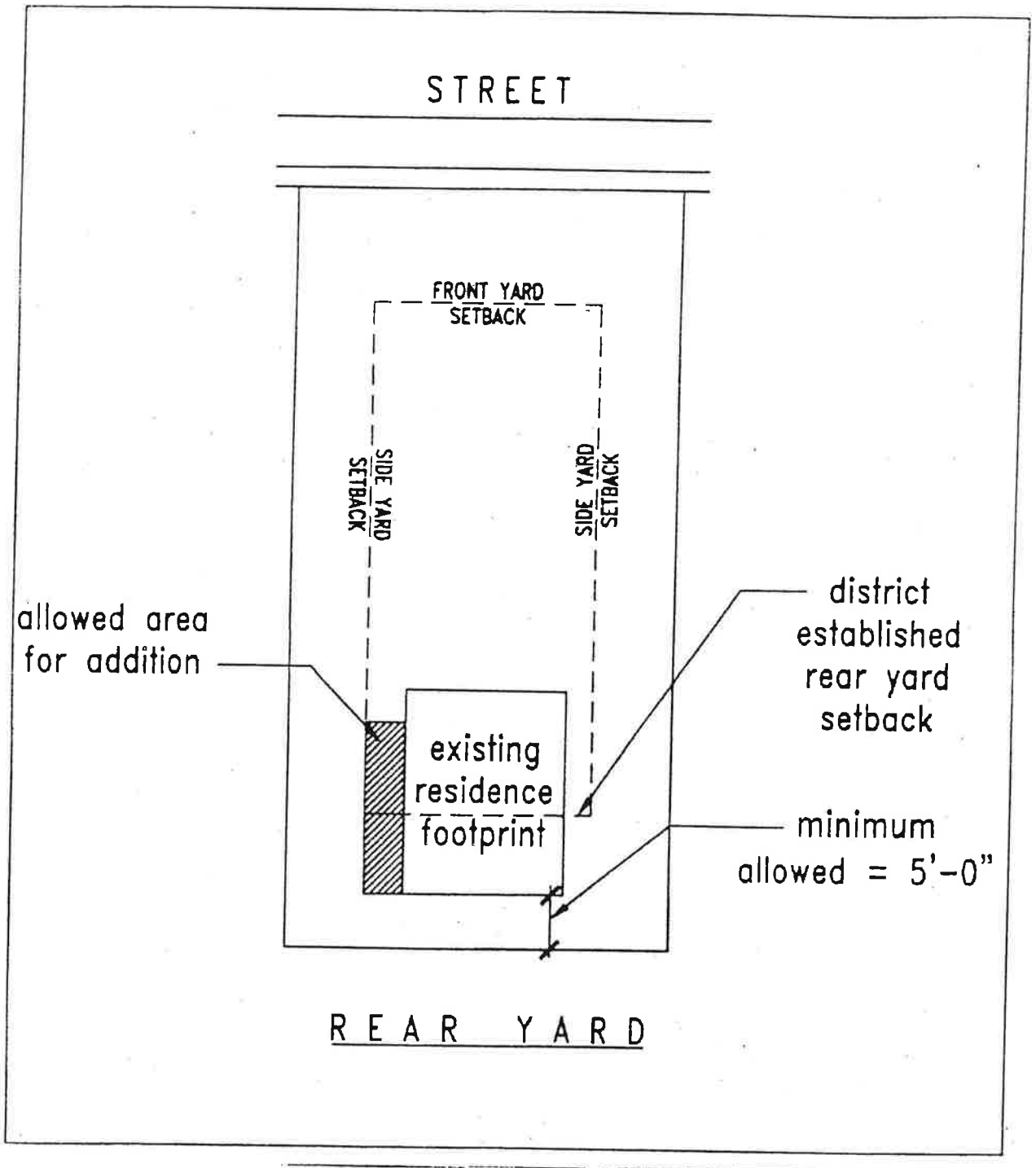
Vertical (second floor only) Addition to a House with a Non-conforming Street Setback



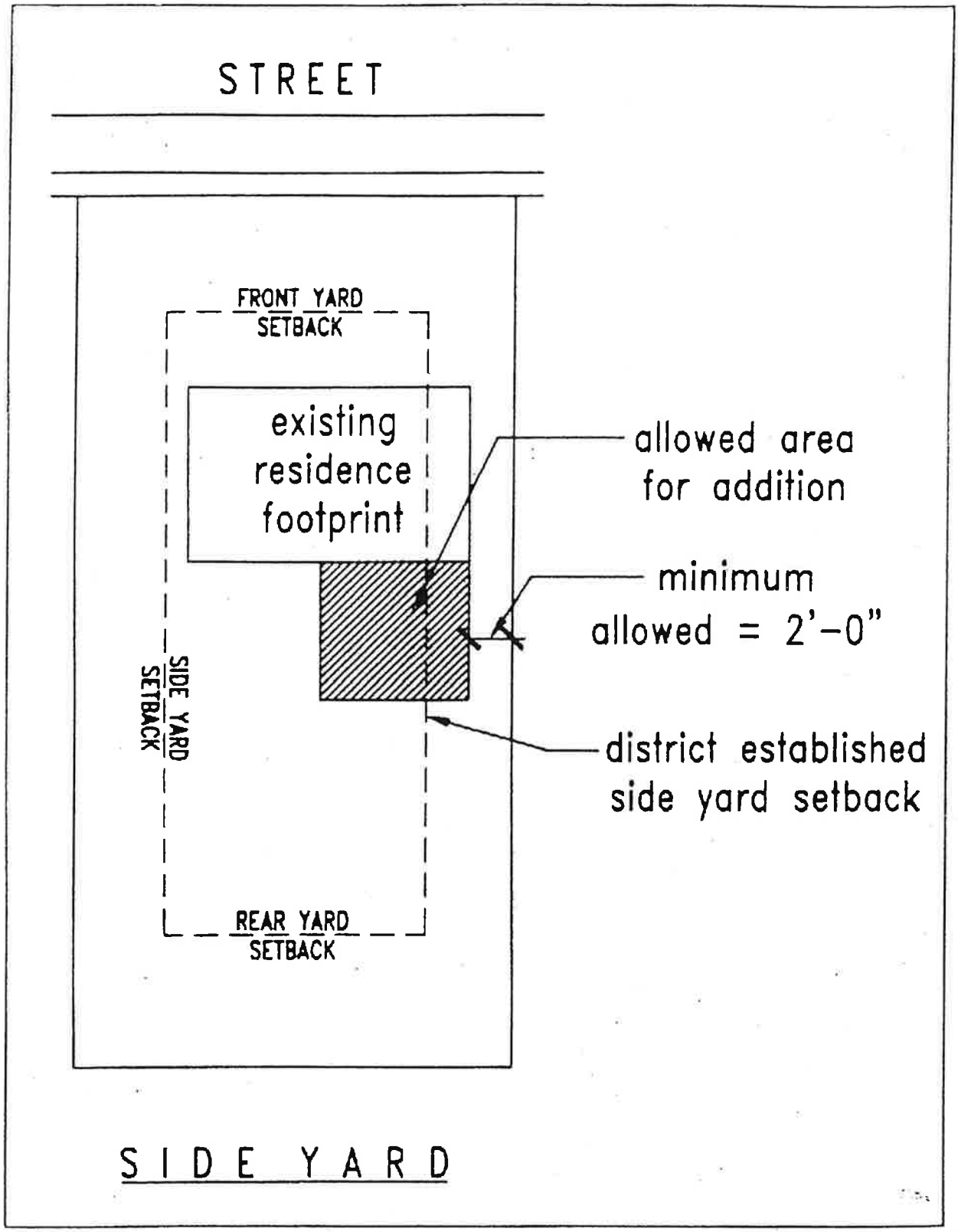
Horizontal (expanded footprint) Addition to a House with a Non-conforming Street Setback



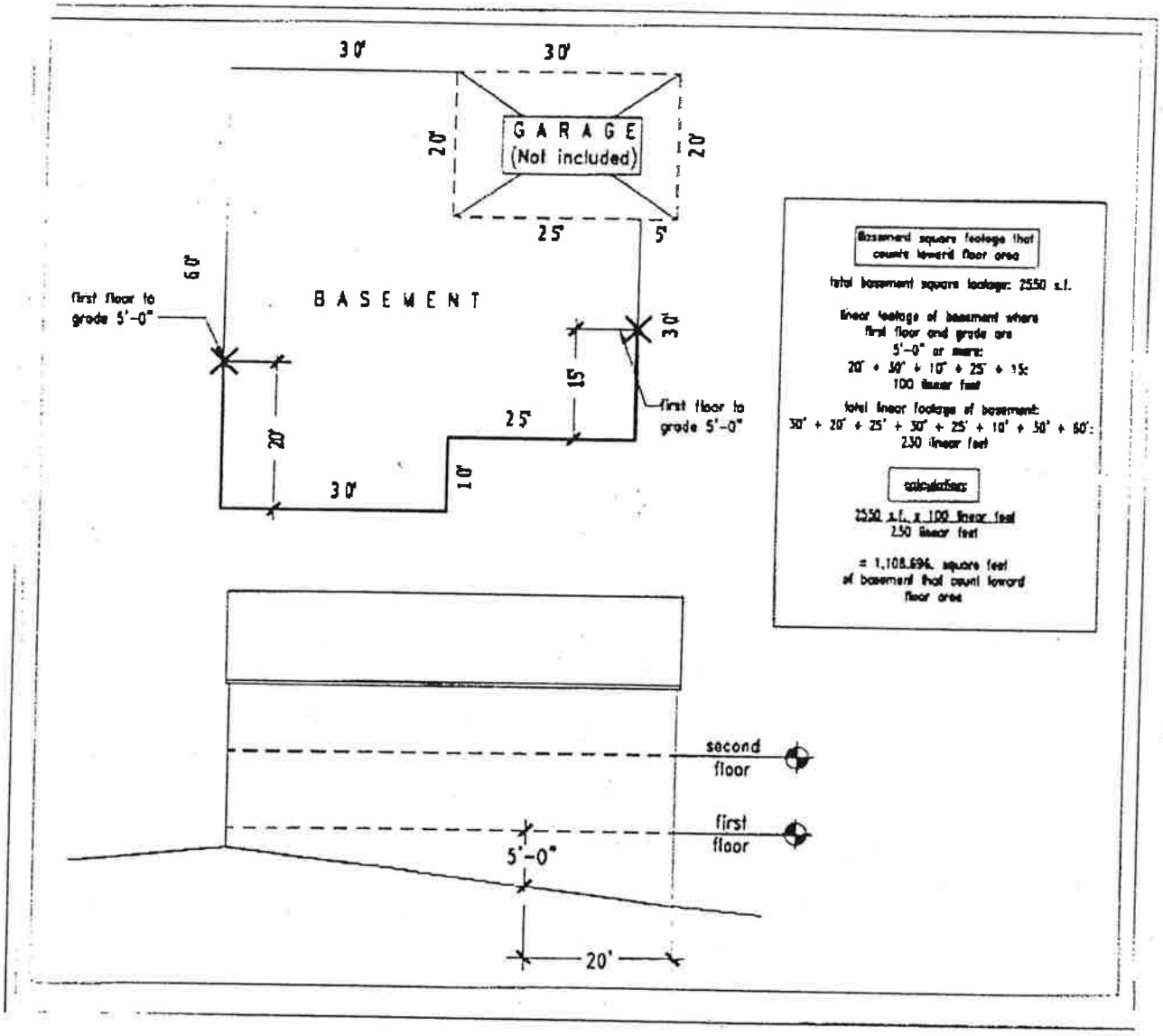
Addition to a House with a Non-conforming Rear Setback



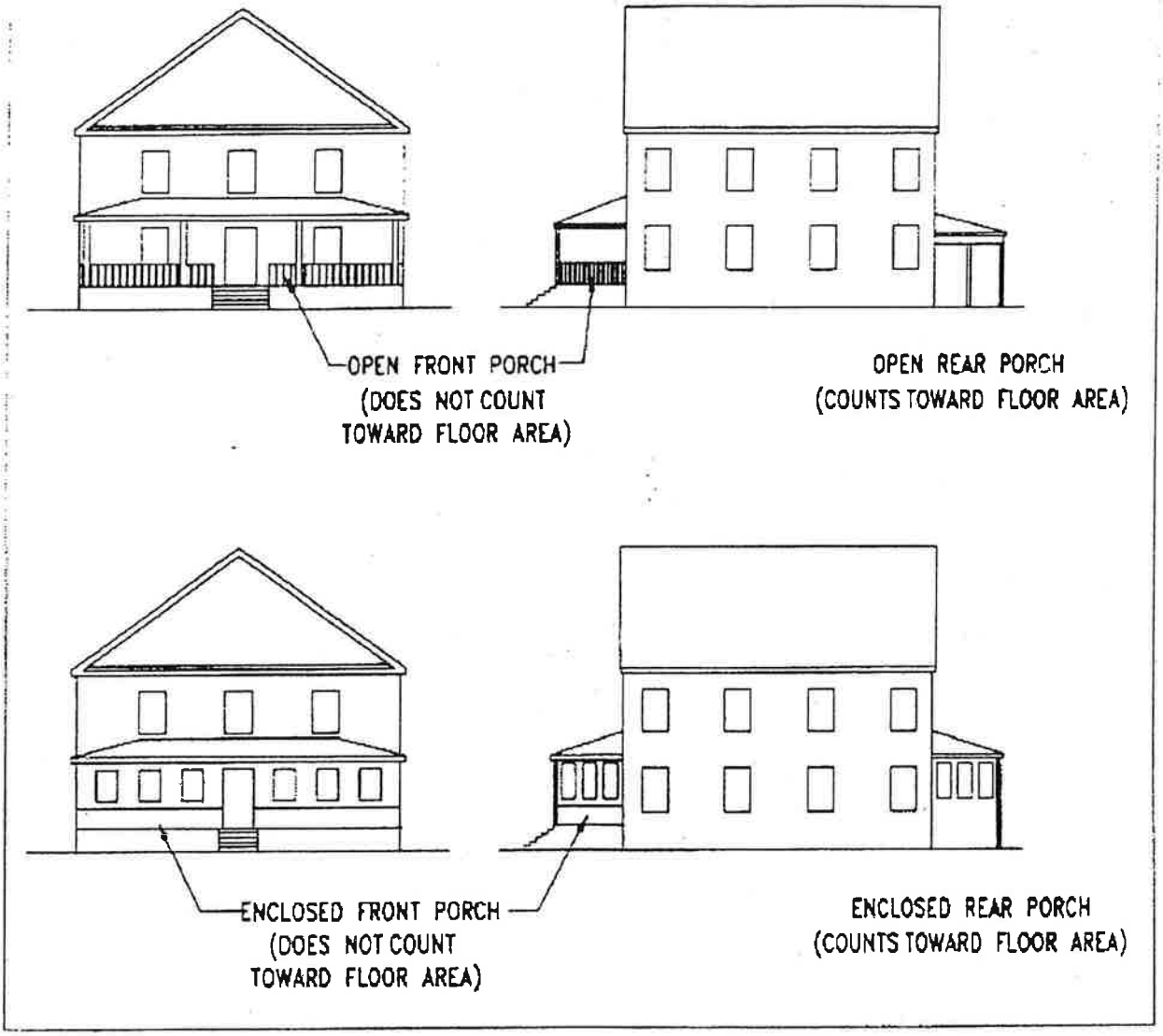
Addition to a House with a Non-conforming Side Setback



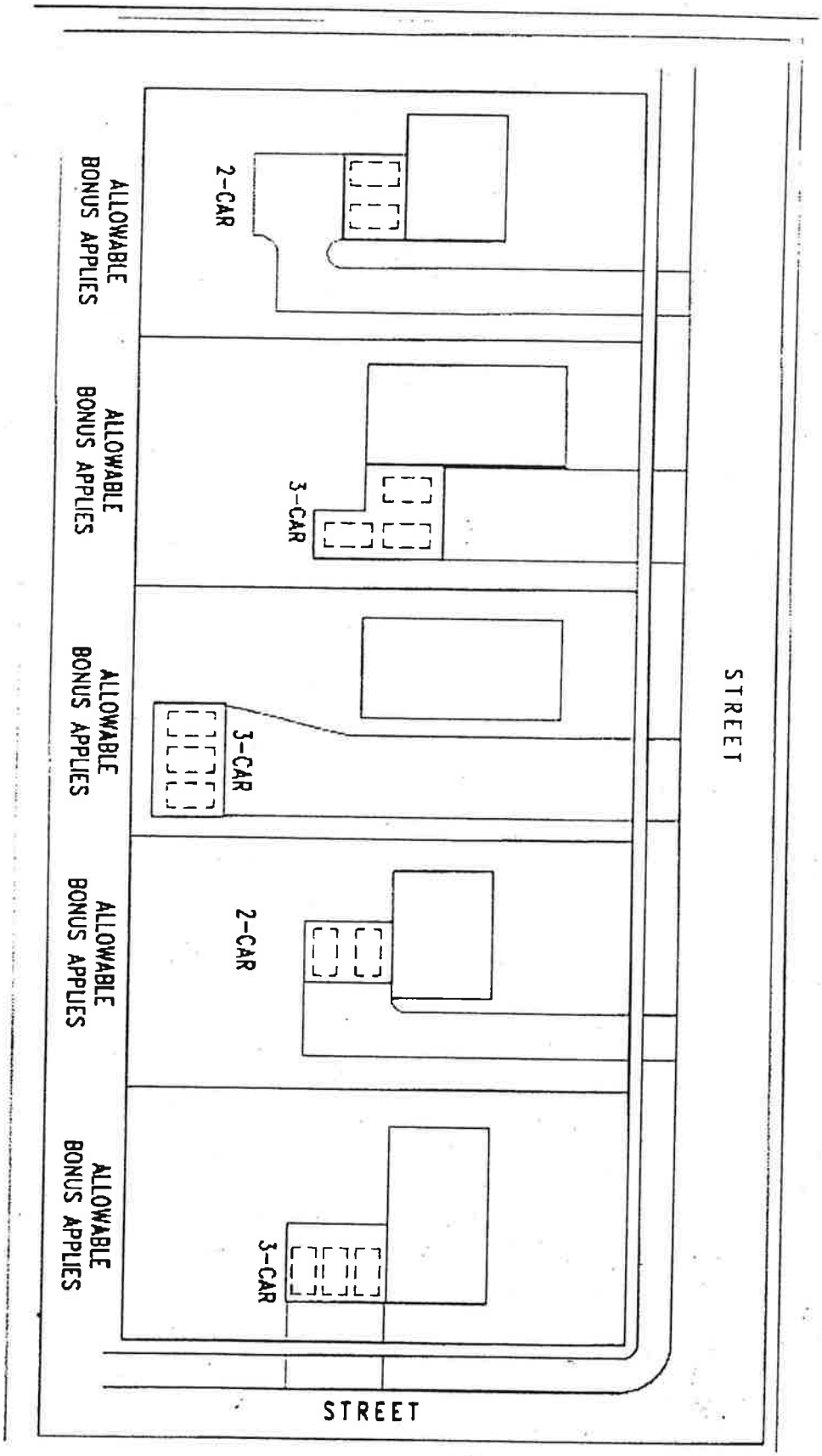
Basement Square Footage that Counts towards Floor Area



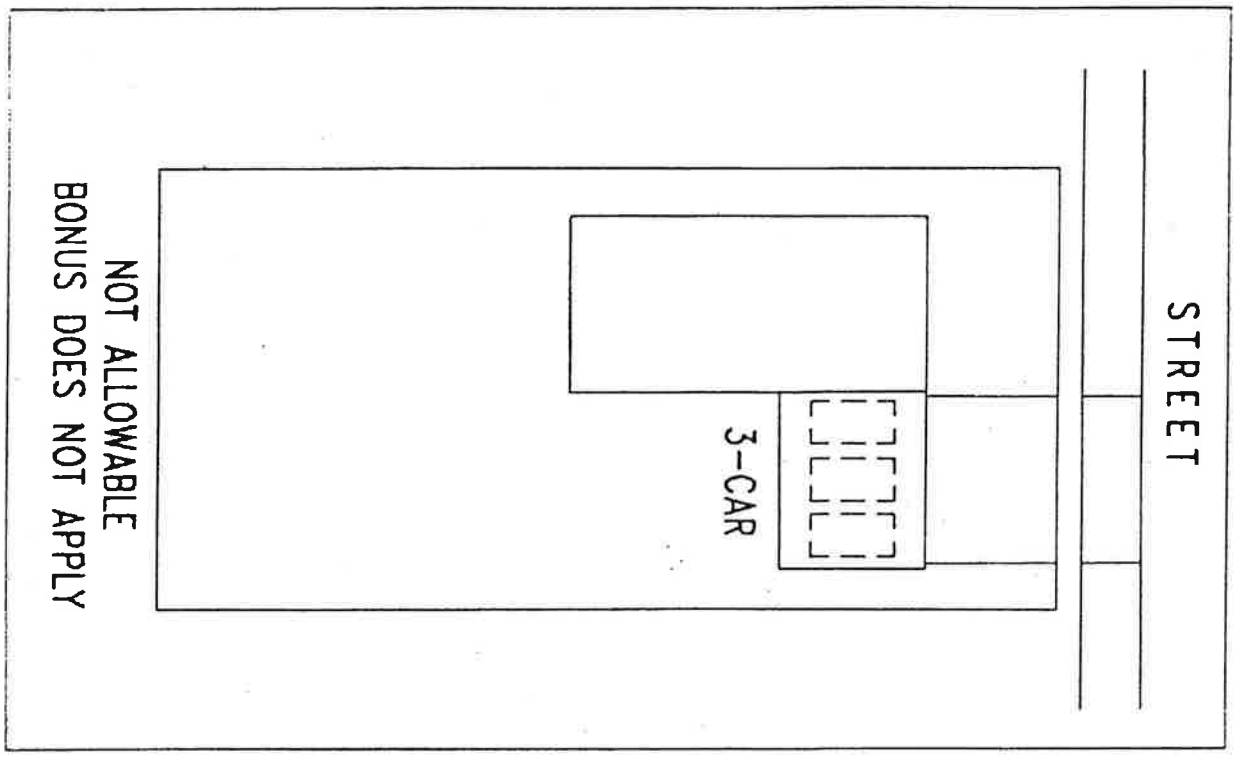
Types of Porches that Count towards Floor Area



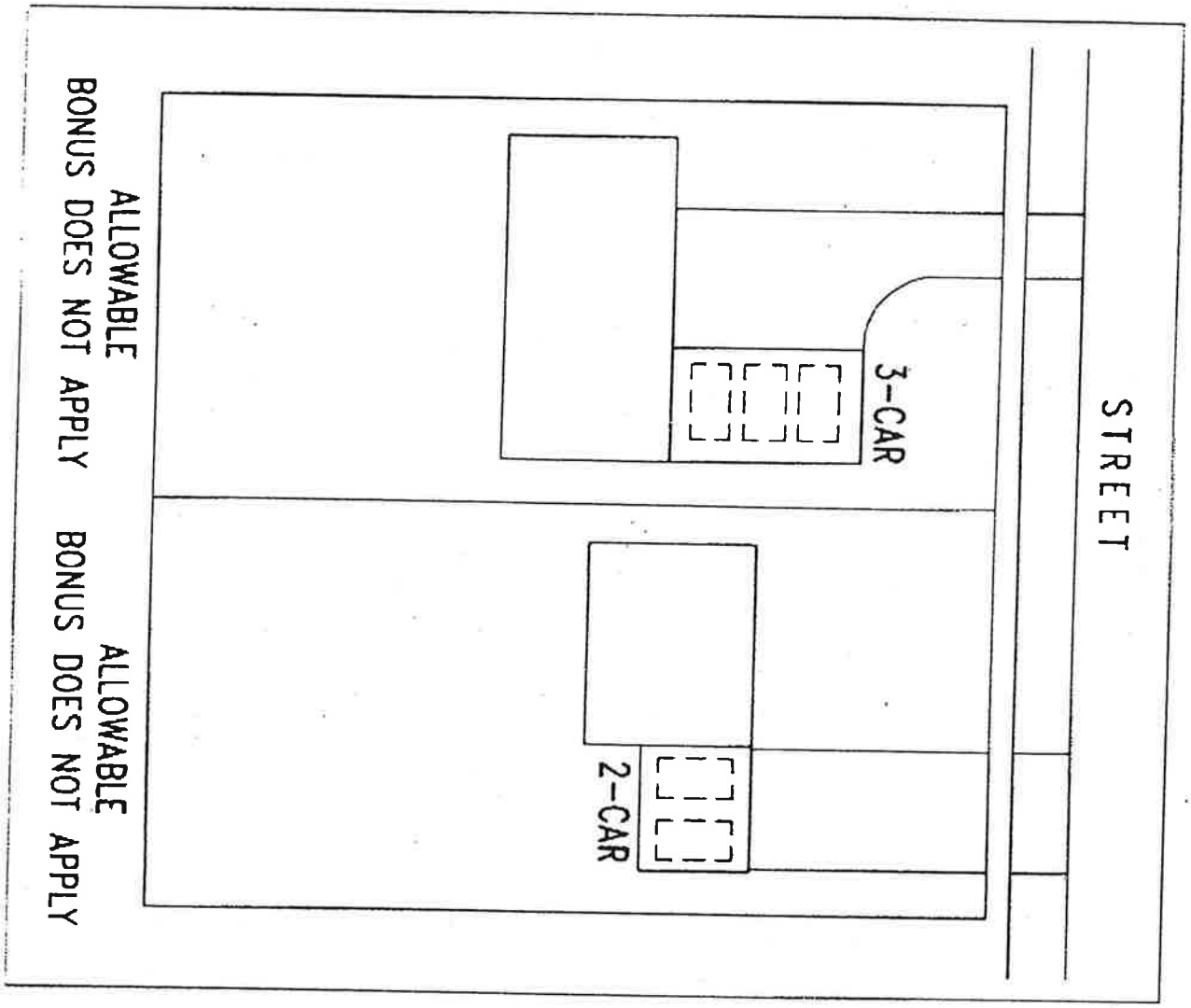
Permitted Garages and Garages that Qualify for a Floor Area Bonus



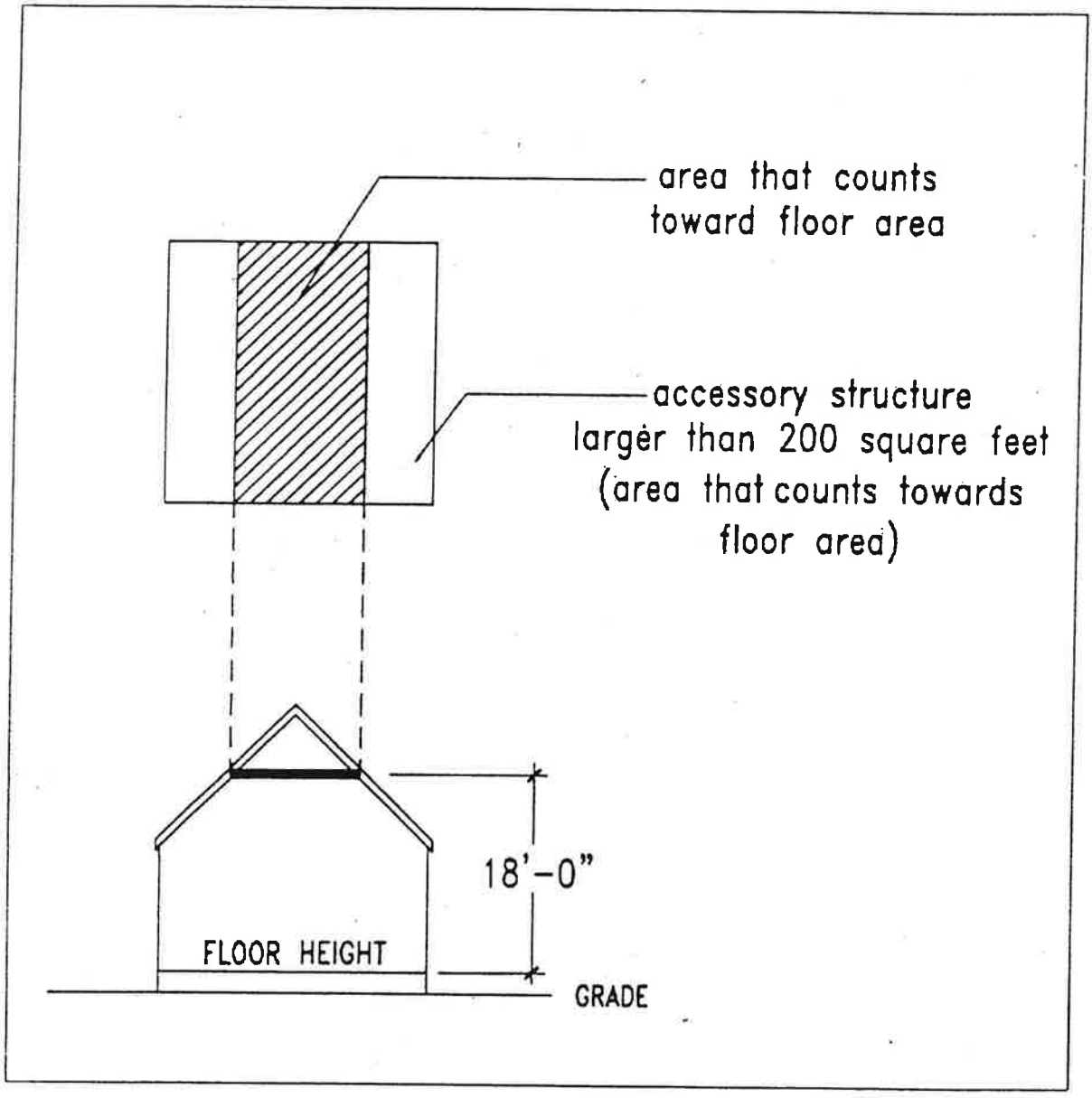
Garages that are not Permitted and that do not Qualify for a Floor Area Bonus



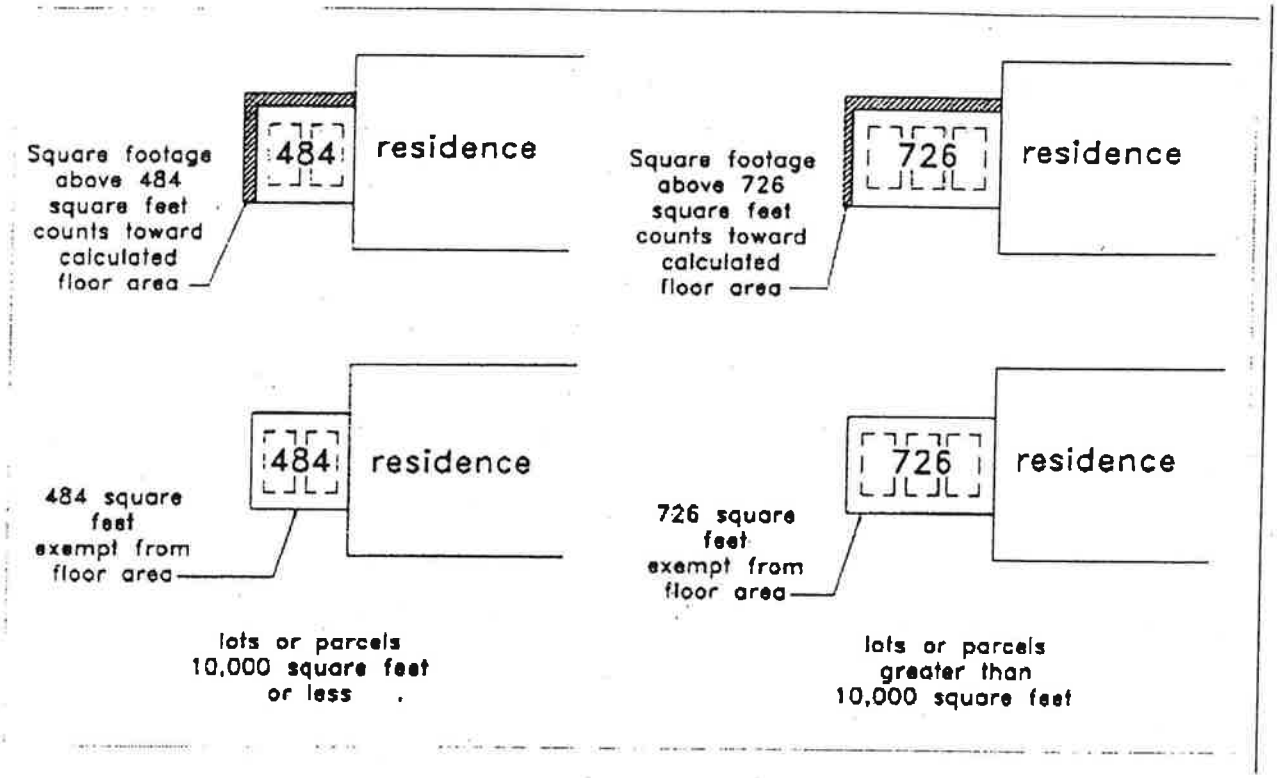
Permitted Garages and Garages that <u>do not</u> Qualify for a Floor Area Bonus



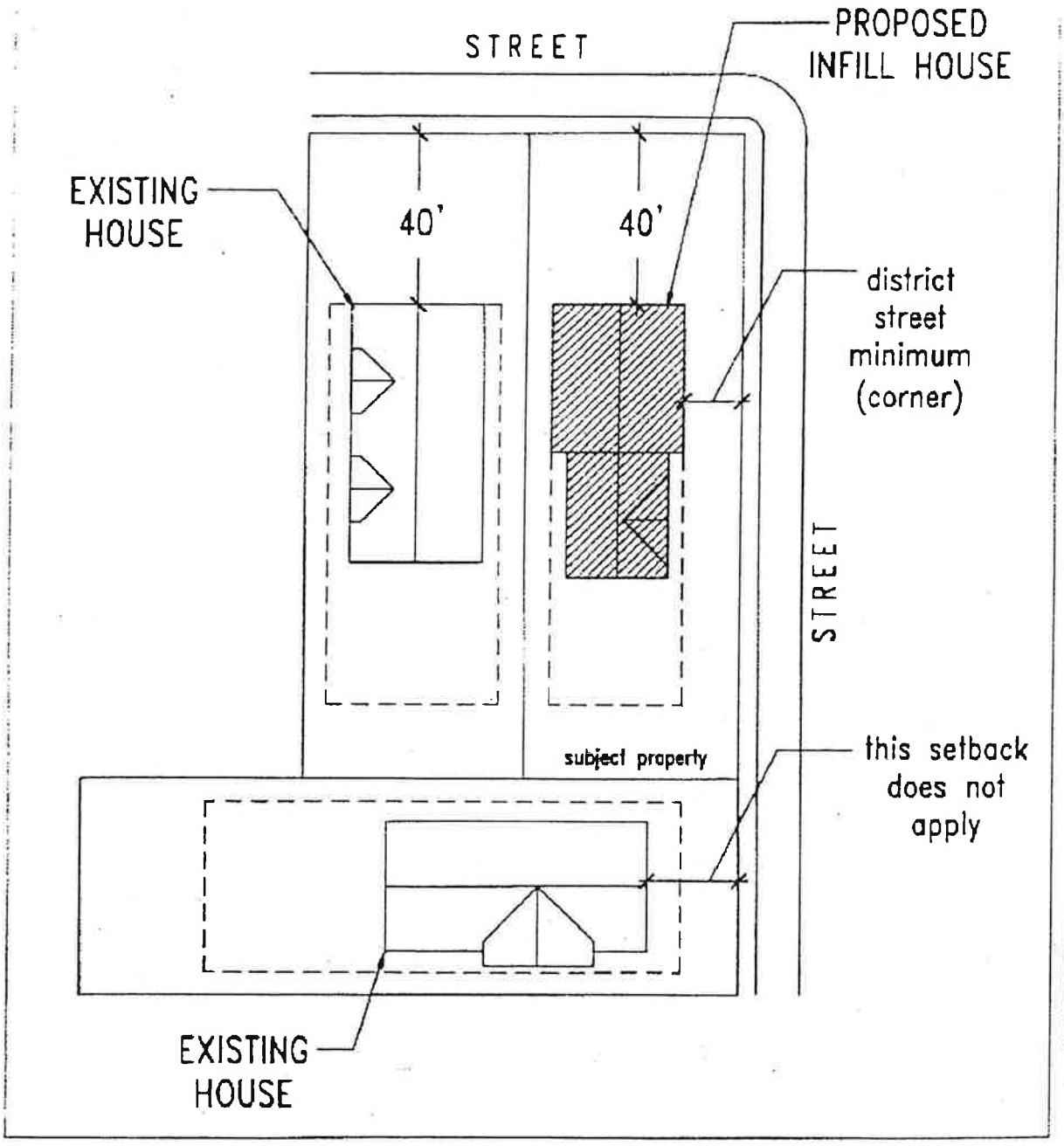
Accessory Structures over 200 sq. ft. in size
Count towards Floor Area



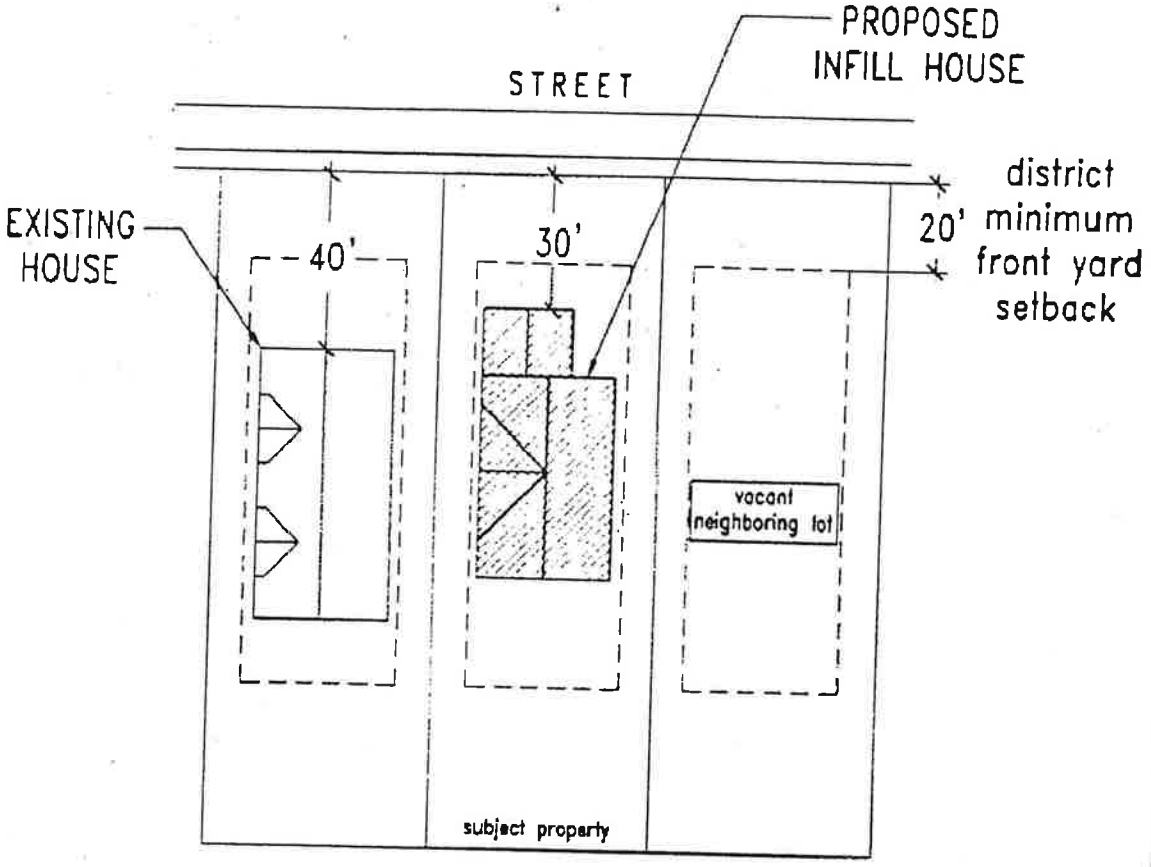
Garage Exemptions from Floor Area



Front Setback Applicability on a Corner Lot for a New House



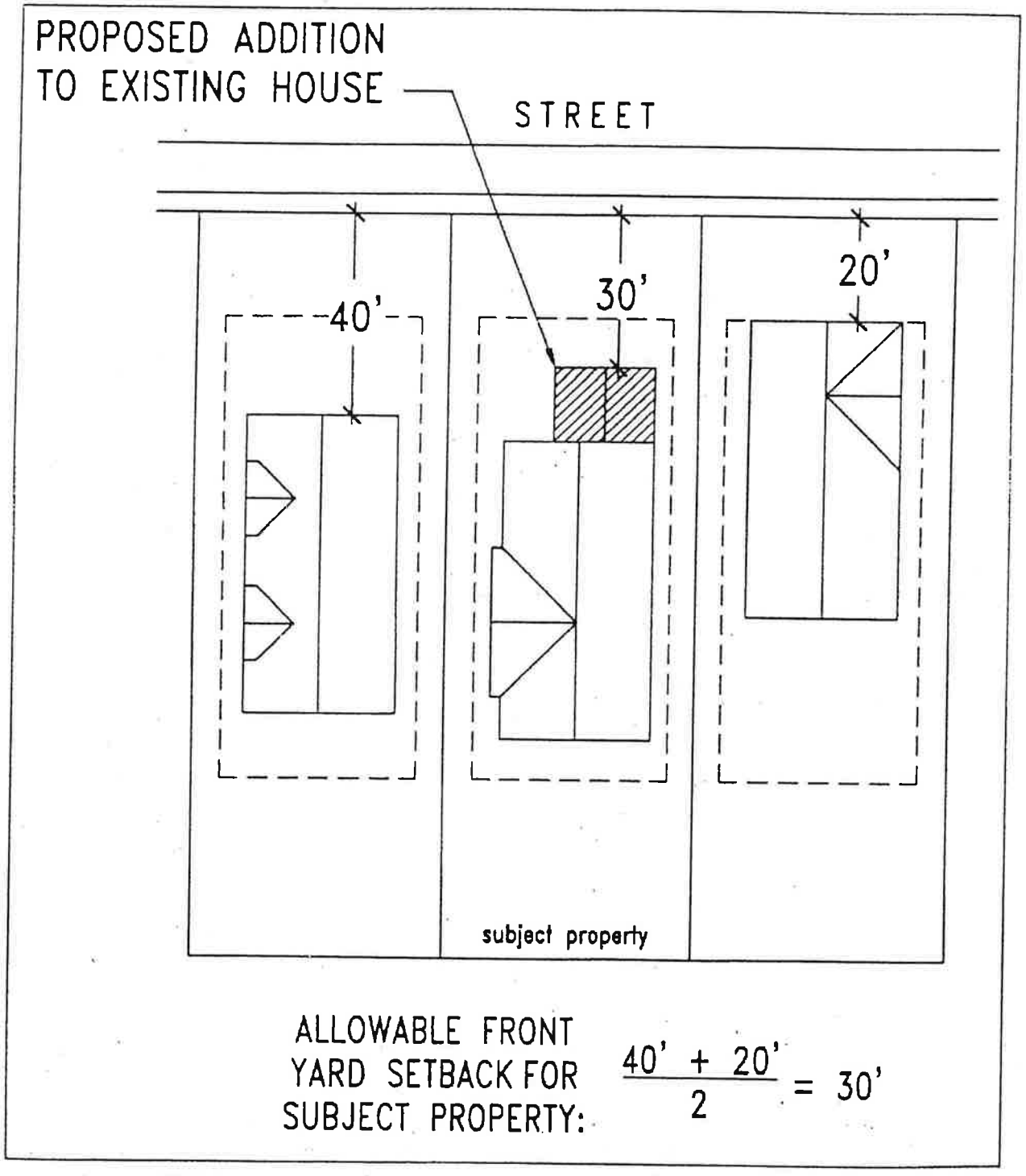
Front Setback Applicability on an Interior Lot for a New House with an Adjacent Vacant Lot



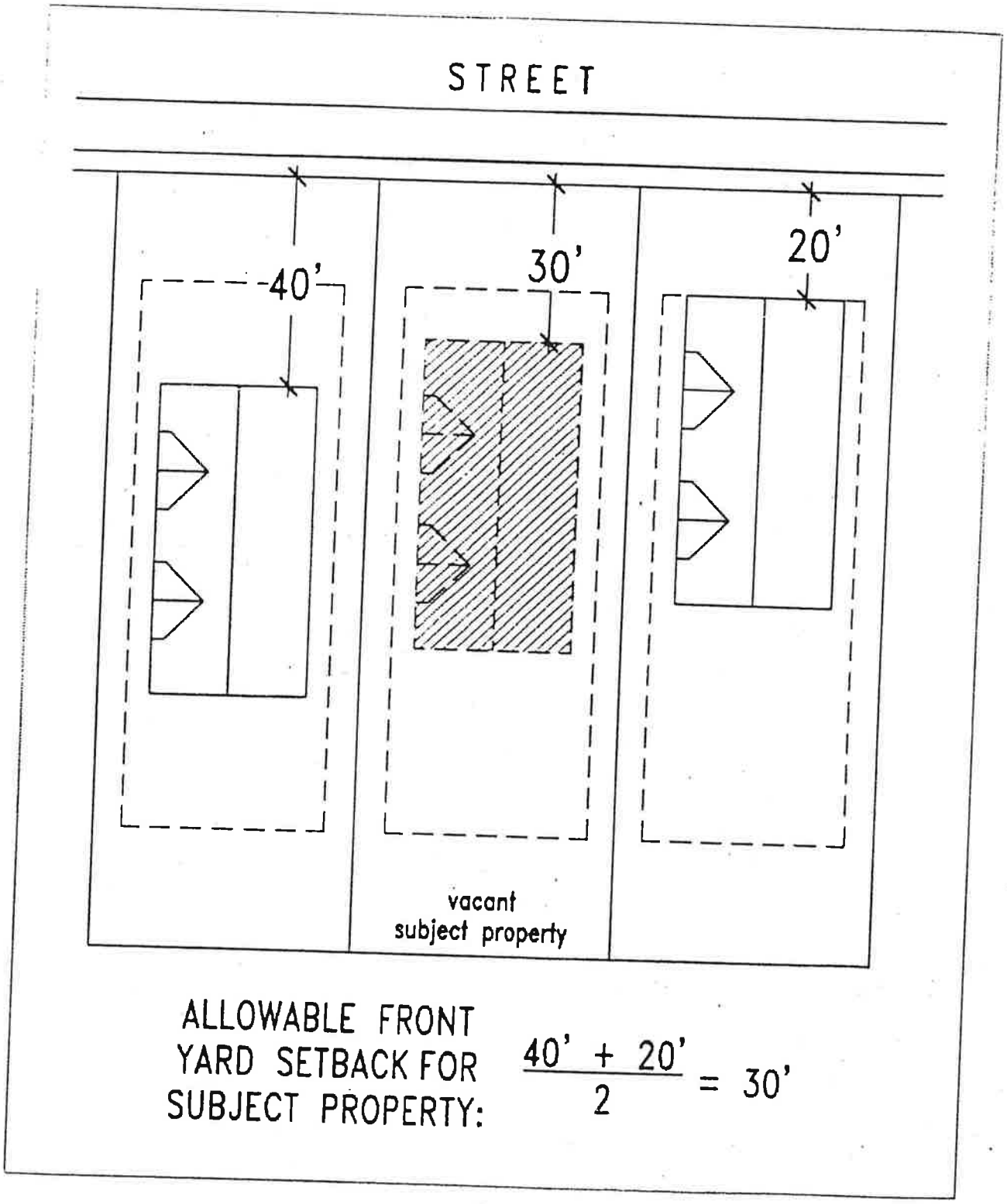
ALLOWABLE FRONT YARD SETBACK WHERE NEIGHBORING LOT IS VACANT

$$\frac{40' + 20'}{2} = 30'$$

Front Setback Applicability on an Interior Lot for an Addition



Front Setback Applicability on an Interior Lot for a New House



ALLOWABLE FRONT YARD SETBACK FOR SUBJECT PROPERTY: $\frac{40' + 20'}{2} = 30'$