

## Cheat Sheet for Site Development Data Sheet

**Instructions: Start at #1 and follow the numbers filling in the blanks.**  
**When a number(s) is/are listed in the blank use the corresponding SF entered in that blank.**  
**Also see the illustrations on the next page**

Village Website, property address lookup

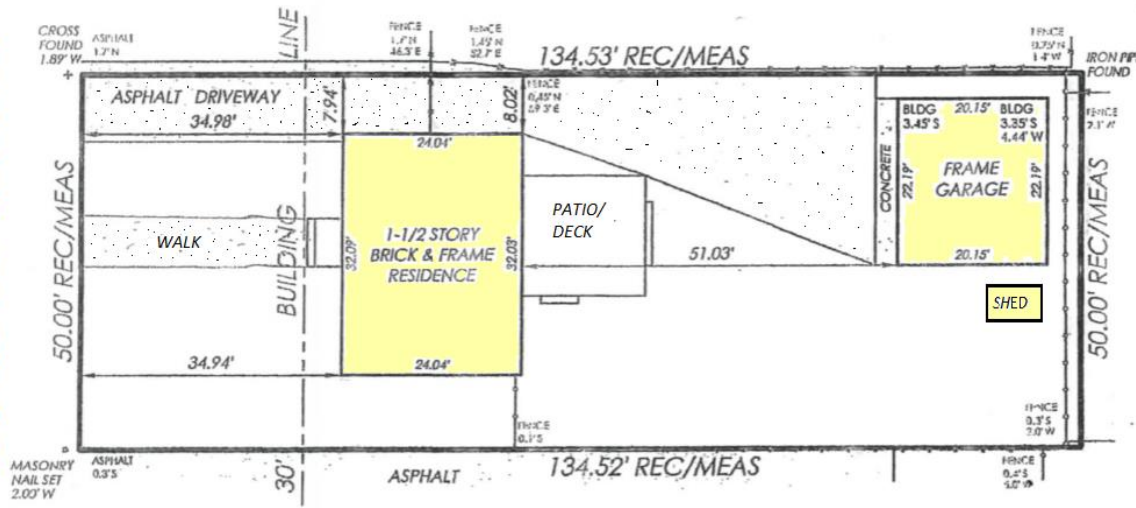
TABLE 1 - BUILDING SETTING		Lot Width: 1 Plat	Lot Depth: 2 Plat	Lot Area: 3 Plat
See Table 5	Zoned Lot Classification: R- 4	Existing	Proposed	Zoning District Requirements
	Front Yard Set-Back Dimension	5 FT	6 FT	7 FT
	Side-Yard Set-Back Dimension	8 Plat FT	9 Plat FT	10 Table 5 FT
	Side-Yard Set-Back Dimension	11 FT	12 FT	13 FT
	Rear-Yard Set-Back Dimension	14 FT	15 FT	16 FT
TABLE 2 - BUILDING COVERAGE		Existing	Proposed	Net Change
See Table 6	Primary Structure Area	17 Plat SF	18 Plans SF	19 18-17 SF
	Accessory Structure Area	20 Plat SF	21 Plans SF	22 21-20 SF
	Total Building Area	23 17+20 SF	24 18+21 SF	25 24-23 SF
	Percent Building Coverage	26 23/3 %	27 24/3 %	28 27-26 %
	Maximum Permissible Building Coverage from Table 5			
TABLE 3 - LOT COVERAGE		Existing	Proposed	Net Change
See Table 6	Primary Structure Area	29 17 SF	30 18 SF	31 19 SF
	Accessory Structure Area	32 20 SF	33 21 SF	34 22 SF
	Driveway Surface Area	35 Plat SF	36 Plans SF	37 36-35 SF
	Patio/Deck Surface Area	38 Plat SF	39 Plans SF	40 39-38 SF
	Walkway Surface Area	41 Plat SF	42 Plans SF	43 42-41 SF
	Total Impervious Surface Area	44 29+32+35+38+41 SF	45 30+33+36+39+42 SF	46 45-44 SF
	Percent Impervious Area	47 44/3 %	48 45/3 %	49 48-47 %

TABLE 4 - LOT COVERAGE ALLOWANCE CALCULATIONS		Area Values	Percent of Total
1	Total Proposed Impervious Area from Table 3	50 45 SF	51 48 %
2	If there is an open front porch, enter total area	52 Plans/Plat SF	
3	Enter actual open front porch surface area, up to a maximum of 160 square feet	53 52 (up to 160) SF	
4	Enter total foundation/floor area of detached rear-yard garage	54 Plans/Plat SF	
5	Enter half of the value of Line 4, up to a maximum of 330 square feet	55 54/2 (up to 330) SF	
6	Enter driveway surface area serving detached garage, up to a maximum of 450 sf	56 36 or 450 SF	
7	Enter total area of approved pervious pavement surface. (Specification Section M)	57 * SF	
8	Enter the sum of areas (line 3 + line 5 + line 6 + line 7)	58 53+55+56+57 SF	
9	<b>TOTAL IMPERVIOUS AREA WITH ALLOWANCES</b> Subtract value in Line 8 from line 1 to determine adjusted values	60 50-58 SF	61 60/3 %
10	Maximum Permissible Lot Coverage from Table 5		62 Table 5, Line 12 %

\* Enter "0" unless pervious material has been approved by Village engineer. For approval requirements, see "Diagram 15 Permeable Paver Pavement" from New Construction packet, p. 61 (copy attached).

# Site Development Data Sheet Calculation Illustrations

MAIN STREET



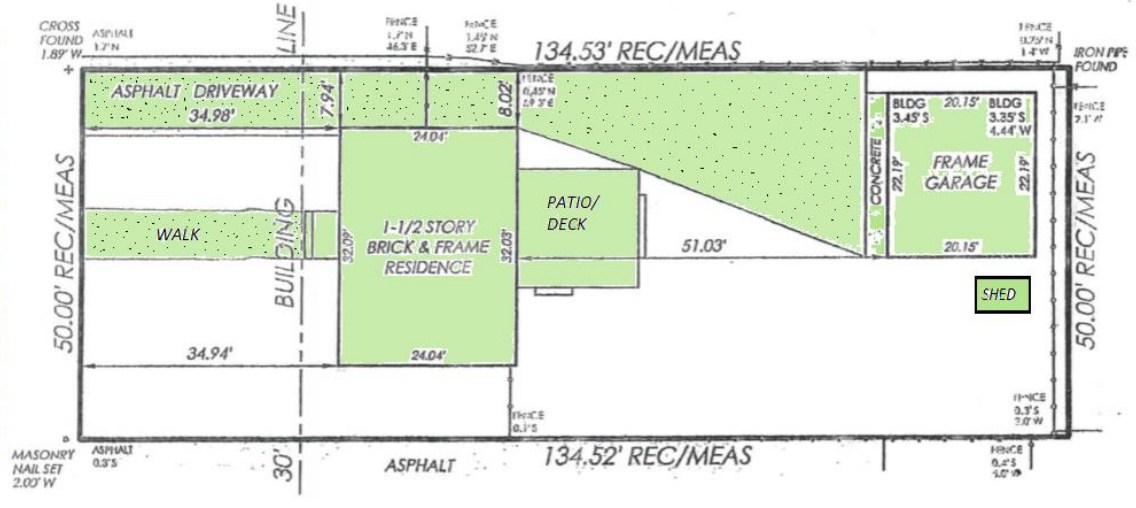
**TABLE 2 CALCULATION:**

Primary structure and all accessory structures on Plat added together.

**Projects/Building Applications that must complete Table 2:**

- Changes to Primary Structures
- Additions
- Sheds
- Gazebos
- Garages
- Etc.

MAIN STREET



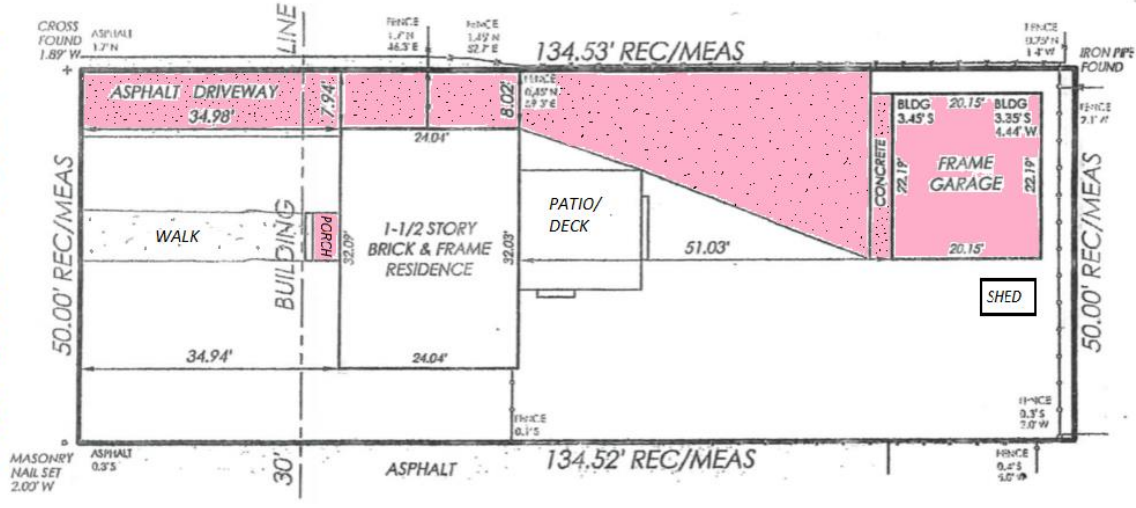
**TABLE 3 CALCULATIONS:**

All impervious surfaces on Plat.

**Projects/Building Applications that must complete Table 3:**

All projects that change or add existing surfaces or new areas.

MAIN STREET



**TABLE 4 CALCULATIONS:**

Open front porches, detached garages, and driveways servicing detached garage.

**Project/Building Applications that must comply:**

All projects that are required to complete Table 2.

Description / Residential Zoning Classification	R-1	R-2	R-3	R-4	R-5
Minimum Front Yard (1)	35 feet	35 feet	35 feet	35 feet	35 feet
Minimum Corner Side Yard (2)	24 feet	24 feet	17 feet	17 feet	17 feet
Minimum Interior Side Yard (3)	10 %	10 %	10 %	10 %	10 %
Minimum Interior Side Yard	8 feet	8 feet	5 feet	5 feet	5 feet
Total Minimum Interior Side Yard (4)	N/A	N/A	12 feet	12 feet	12 feet
Minimum Rear Yard	20% of <u>lot</u> depth or 25 ft, whichever is greater, 35 ft maximum				
Maximum Building Coverage - Interior <u>Lot</u> (5)	25%	25%	30%	30%	35%
Maximum Building Coverage - Corner <u>Lot</u> (5)	30%	30%	35%	35%	40%
Maximum Impervious <u>Lot</u> Coverage (5)	45%	45%	45%	45%	45%
<p>Note 1: The front yard setback is based on the average of the two adjacent properties, minimum 25 ft.</p> <p>Note 2: The corner side yard is defined as the longer of the two yards fronting on the street right-of-way.</p> <p>Note 3: The interior side yard percentage is based on the average <u>lot</u> width.</p> <p>Note 4: The total minimum side yard is computed as the sum of the two interior side yards.</p> <p>Note 5: The maximum coverage is shown as a percentage of total <u>lot</u> area.</p>					

Project Type / Building or <u>Lot</u> Coverage Calculation Required	BUILDING	<u>LOT</u>
New Building Construction	Yes	Yes
Building Addition	Yes	Yes
Garage (new or replacement)	Yes	Yes
Interior remodel, limited to work inside existing building walls and roof	No	No
Bay window or chimney	Yes	No
Cantilever building projections	Yes	No
Porch, "Open" or screened	Yes	Yes
Building eaves less than three feet from <u>lot</u> line	Yes	Yes
Shed or similar accessory building	Yes	Yes
Dormer addition to existing <u>structure</u>	No	No
Swimming pool	No	Yes
Wood deck (Note 2)	No	Yes
Driveway, sidewalk, or patio pavements (Note 1)	No	Yes
Patio constructed of permeable materials (Note 2)	No	No
Aggregate pathway (Note 2)	No	Yes
<p>Note 1: New or expanded pavement surfaces require <u>lot</u> coverage calculations; pavement replacement projects do not require calculations, unless associated with other building project that requires calculation.</p> <p>Note 2: A determination as to whether a particular surface material is impervious or permeable will be made by the <u>Village Engineer</u>. All proposed permeable or pervious pavement surface areas must satisfy design and construction criteria issued by the <u>Village</u> for passive dissipation systems. All pavement surfaces are to be regarded as impervious unless otherwise designated by the <u>Village Engineer</u> following the review of plans.</p>		