

Item #15:
Village Planner Hogue



MEMORANDUM

TO: Village President and Village Board
FROM: James M. Hogue, Village Planner
DATE: August 31, 2010
RE: Lot Area Calculations and Impervious Surface

Presently the zoning code defines lot area as follows;

“LOT AREA: The area of horizontal plane bounded by the vertical planes through front, side, and rear lot lines, excluding, however, land areas subject to easements for public or private access or egress”.

This definition, incorporated into the 2007 zoning ordinance amendments, now excludes land in street rights of way or private easements from lot area calculations. This is a substantial change from the previous definition of lot area which did not exclude “street area” (i.e. either public ROW or private easement) in lot area calculations.

The zoning code limits impervious surface coverage to 40% as is defined as follows;

*IMPERVIOUS SURFACE COVERAGE: The percentage of a **lot area** that is covered by any impervious surface.*

As the definition of impervious surface coverage references lot area, “street area” including non-paved rights of way or easements must now also be excluded from properties as it relates impervious surface calculations. As a side note, impervious surface was not previously defined in the old zoning code.

These changes in definition also result in a change in policy as it relates to impervious surface coverage calculations. Previously, lot area included in rights-of-way and ingress/egress easements, had been used as a “credit” in calculations establishing impervious surface area.

This change may result in instances where alterations to property may not be allowed as the impervious surface maximum of 40% would be exceeded.