

CITY OF WARRENVILLE

MEMO

TO: Plan Commission/Zoning Board of Appeals
FROM: Andrew Kieffer, Planner/GIS Technician
Ron Mentzer, Community and Economic Development Director
Kristine Hocking, Senior Civil Engineer
SUBJECT: Municipal Lot Coverage Survey
DATE: January 19, 2022

BACKGROUND

“Lot Coverage,” as defined within the City of Warrenville Zoning Ordinance, is the percentage of a lot covered by principal and accessory structures. Under Section 10-4 of our Zoning Ordinance, Maximum Lot Coverage requirements are codified as **Footnote (h)**, pursuant to **Table 4A: Residential District Requirements**:

(h) Unless otherwise approved by Planned Unit Development, the lot coverage in residential districts shall be as follows:

Lot Size	Max Lot Coverage
>= 30,000 sf.	18%
>= 14,000 sf. and < 30,000 sf.	22%
>= 10,000 sf. and < 14,000 sf.	26%
>= 7,000 sf. and < 10,000 sf.	30%
< 7,000 sf.	34%

*Including accessory buildings and structures, **except driveways and fences** shall be excluded from the lot coverage calculations. An additional 2% lot coverage shall be allowed for accessory structures that do not qualify as a principal or accessory building.*

Historically, this regulation has been implemented to mitigate “perceived clutter” and control storm water runoff on residential lots. In the past two years, the Plan Commission has expressed a desire to review and potentially modify lot coverage requirements to be more flexible and potentially less restrictive. Specifically, at the July 23, 2020 PC/ZBA meeting, lot coverage was identified as a high-priority text amendment by a number of Plan Commissioners. With the goal of implementing desirable lot coverage text amendments in advance of the upcoming spring construction season, staff has developed the text amendment timeline and process reflected in attached **Exhibit A**.

AREA MUNICIPALITY LOT COVERAGE SURVEY

As a first step in the “Research Stage” of this text amendment process, staff gathered input from area municipalities regarding their lot coverage regulations and experience administering their regulations. The survey methodology, response summary, staff analysis, and staff conclusions are enumerated below.

Methodology

As a part of this process, staff identified the following five questions, the answers to which will help inform decisions related to the scope and structure of any potential lot coverage related text amendments the City of Warrenville chooses to implement:

1. *Does your municipality currently regulate lot coverage on residential properties? If so, please provide a brief summary or a website link to those standards?*
2. *Are any buildings or accessory structures exempt from lot coverage calculations?*
3. *Is any relief or special allowances provided for pervious pavers? Are any other storm water BMPs integrated into your lot coverage regulation?*
4. *What, if any, challenges has your staff faced administering your lot coverage regulation?*
5. *Is your community considering any modifications/amendments to its existing lot coverage regulations?*

City staff then sent these questions to zoning staff in fifteen area municipalities. Nine provided a response. Their answers and qualitative responses are reflected in the following tables. Full responses are attached as **Exhibit B**. Staff then analyzed the response data to identify regulatory trends, which are used to support the conclusions reflected at the end of this memo.

Survey Results

Does your municipality currently regulate lot coverage on residential properties?		
Municipality	Yes/No?	Qualitative Response
Glen Ellyn	Yes	Maximum Lot Coverage is 15-20%, depending on Zoning District. Multi-Family is unregulated
Wheaton	Yes	It is 33.3% of the lot area, and it includes all roofed structures.
Naperville	Somewhat	Just Maximum Building Coverage: The maximum building coverage is 35%
Lisle	Yes	Maximum Lot Coverage is 34 -50%, depending on Zoning District
Itasca	Yes	Maximum Lot Coverage is 40%-67%, depending on Zoning District
St. Charles	Yes	Maximum Building Coverage and 30% Maximum for accesory structure in required rear yards
Carol Stream	Yes	Maximum Lot Coverage is 30-50%, depending on Zoning District.
Villa Park	Yes	Maximum Lot Coverage is 50-60%, depending on Zoning District.
Lombard	Yes	Maximum Lot Coverage is an average of approximately 50%, depending on zoning district

Are any buildings or accessory structures exempt from lot coverage calculations?		
Municipality	Yes/No?	Qualitative Response
Glen Ellyn	Yes	First 500 sq. feet of any detached garage, and 240/140 sq. feet of porch
Wheaton	Yes	All non-roofed structures are exempt from lot coverage calculations
Naperville	Yes	If under 500 sq ft., then detached accessory structures are exempt from max building calculation
Lisle	Yes	See full list on Exhibit B
Itasca	Yes	200/250 sq ft allowances for porches and detached garages, respectively
St. Charles	Yes	Paved area is not included in the calculation of building coverage or lot coverage.
Carol Stream	Yes	Driveways are exempt
Villa Park	Yes	Decks, with pervious surface underneath, and above-ground pools
Lombard	No	See Exhibit B

Is any relief or special allowances provided for pervious pavers? Are any other storm water BMPs integrated into your lot coverage regulation?		
Municipality	Yes/No?	Qualitative Response
Glen Ellyn	No	See Exhibit B
Wheaton	N/A	All non-roofed structures are exempt from lot coverage calculations
Naperville	No	See Exhibit B
Lisle	Yes	Permeable asphalt, concrete, or paver systems are exempt. The reduction in lot coverage calculation for green roof systems shall be equal to the total area of the green roof system.
Itasca	No	See Exhibit B
St. Charles	N/A	Paved area is not included in the calculation of building coverage or lot coverage.
Carol Stream	No	See Exhibit B
Villa Park	Yes	Pervious-pavers not included in calculation, based on interpretation of County Stormwater Ordinance
Lombard	No	See Exhibit B

Has your staffed faced any challenges administering your lot coverage regulation?		
Municipality	Yes/No?	Qualitative Response
Glen Ellyn	Yes	See Exhibit B
Wheaton	No	See Exhibit B
Naperville	No	See Exhibit B
Lisle	Yes	Decks and Swimming pools caused challenges, so they were exempted
Itasca	Yes	Permitting modern structures and amenities on city-style lots, which are historically small compared to the traditional suburban-style lots.
St. Charles	No	See Exhibit B
Carol Stream	Yes	A proliferation of parking pads has lead to their regulation under lot coverage requirements
Villa Park	No	See Exhibit B
Lombard	Few	Occasional permit denial

No community surveyed was actively considering any modifications/amendments to its existing lot coverage regulations.

Analysis

All nine communities have some form of lot coverage regulation, though some communities regulate lot coverage quite differently than Warrenville. Like the City, seven communities have codified regulation for cumulative lot coverage, where some differentiated between “Maximum Building Coverage” and “Maximum Accessory Coverage.” Generally, most responding communities also have higher permitted Maximum Lot Coverage percentages than Warrenville, usually with codified ranges of approximately 35-60%. The only exception was Glen Ellyn, with a maximum lot coverage of 15-20%, depending on the zoning district. Warrenville currently has a codified range of 18-34%, which are applied based on lot size rather than zoning district. Every other responding community bases their lot coverage requirements on zoning district. Though this makes Warrenville unique, staff believes that regulating lot coverage based on lot size is most suitable for the City. Regulating based on zoning district could potentially lead to a proliferation of excessive accessory structures on large lots within the City.

Most communities surveyed exempt certain items from lot coverage calculations. Warrenville only exempts driveways from lot coverage calculations. Three other responding communities exempt driveways from their lot coverage calculations. Carol Stream does so explicitly, while two others simply do not included paved areas in their calculations at all. Decks and swimming pools are also exempted from lot coverage calculations in a number of the responding communities.

Only two responding communities, Lisle and Villa Park, explicitly exempt pervious pavers from lot coverage calculations. Two other communities, Wheaton and St. Charles, technically exempt

pervious pavers because paved areas are exempt from lot coverage calculations to begin with. Lisle is the only community that provides lot coverage relief for green roof systems, where the reduction in calculated lot coverage is equal in size to the green roof.

Staff Conclusions

As previously discussed, Warrenville's regulation of lot coverage has historically had a dual purpose: to mitigate excessive building and structure clutter, and control storm water runoff on residential lots. Given this balance, more flexibility can be provided within our regulation, but special care should be taken to ensure revised lot coverage regulations do not unintentionally contribute to the creation of new storm water management problems. Based on staff's analysis of the response data, staff offers the following conclusions for the Plan Commission's consideration:

1. The majority of responding communities have higher maximum lot coverage percentages higher than our own. If the Plan Commission desires to provide additional flexibility, there may be an opportunity to increase the City's permitted lot coverage percentages.
2. Unlike Warrenville, most responding communities do not exempt driveways from their lot coverage calculations. Driveways represent a significant amount of impervious cover on residential properties, thus integrating them into the City's lot coverage calculations may be advisable.
3. To provide an environmentally sustainable incentive, the City could potentially exempt pervious pavers and green roofs from lot coverage calculations. Providing this choice would provide the added benefit of providing homeowners increased flexibility for other accessory structures.
4. Some other communities provide other more generous exemptions, excluding accessory structures like decks and swimming pools from lot coverage calculations. This maybe an additional tool the City can use; however, if maximum allowable lot coverage percentages are increased, this may not be necessary or appropriate.

Plan Commission Prompts

Plan Commission feedback on the following questions will help staff prepare specific recommended revised Zoning Ordinance lot coverage amendments for Plan Commission consideration and a future Public Hearing:

1. In the past, the Plan Commission has generally expressed its desire to increase flexibility in the City's lot coverage so as to allow homeowners to add more structures on their properties. Does this remain the case?
2. Are there specific concepts presented in the Conclusion section of this memo that the Plan Commission supports or opposes?
3. Any additional comments, questions, or concern?

CITY OF WARRENVILLE

MEMO

TO: Ronald Mentzer, Director of Community and Economic Development
Kristine Hocking, Senior Civil Engineer
FROM: Andrew Kieffer, Planner/GIS Technician
SUBJECT: Lot Coverage Amendment Timeline
DATE: January 5, 2021

This memo describes the proposed staff timeline to modify the City's Lot Coverage Regulations. To accomplish this task prior to the influx of spring permit applications, the target deadline for our first public hearing will be the second PC/ZBA meeting in February (2/24/2022). As discussed, the requisite steps are enumerated below:

Lot Coverage Amendment Timeline

1. **Jan. 5 – Jan 20: Research Stage**
 - a. Produce a memo which surveys and summarizes how other local communities are currently regulating lot coverage. As part of the process, send email out to localities to pose relevant administrative questions. (AK)
 - b. Research relevant standards related to impervious coverage or other storm water BMPs for potential integration into the eventual ordinance. (AK & KH)
 - c. Contact City Attorney Brooke Lenneman/set up meeting to initially introduce proposed modifications to Lot Coverage Regulations. Inquire about other potential work she has done on lot coverage/things to consider. (AK & desired participants).
 - d. Add Lot Coverage Agenda Item to PC Agenda.
2. **Jan. 20: Planning Commission Confirmation/Update**
 - a. Complete/Distribute PC staff report on (insert date).
 - b. Clarify that lot coverage regulations have historically been used to mitigate “perceived clutter” and improve stormwater management.
 - c. Use minutes from prior meetings to contextualize the present. State past commissioner positions and reaffirm them.
 - d. Inform PC of staff's general plan and timeframe for working through this text amendment process.
3. **Jan. 20 – Feb. 10: Regulatory Framework Formulation**
 - a. Set up required meeting(s) to discuss independent research, attorney comments and suggestions, PC comments, etc. Devise a regulatory framework based on this research (AK/KH/RM)
 - b. Test the impact of the new framework and be prepared to present the results. If the results are deemed unacceptable, go back to step 3a. If acceptable, proceed to step 4. (AK)
4. **Feb. 10 - Feb 24: Public Hearing Preparation**
 - a. Public/Legal Notice must be published by **February 10, 2021** in order to be opened on February 24th. (AK)

- b. Complete/distribute Staff Report on (insert date) which includes all relevant research and reports to substantiate staff proposal. (AK & RM)
- 5. Feb 24: **First Public Hearing**
 - a. Be prepared to present staff's proposed regulatory framework
 - b. Be able to answer any PC questions

Naperville

1. Does your municipality currently regulate lot coverage on residential properties? If so, please provide a brief summary or a website link to those standards? **We regulate lot coverage for tear down/infill projects:**

https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH2G_EZOPR_6-2-26TEDOINRE

We also regulate coverage of rear yard setback for detached accessory structures:

https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH2G_EZOPR_6-2-10ACBUSTUSLA

2. Are any buildings or accessory structures exempt from lot coverage calculations? For the lot coverage for tear down/infill development:

Exclusions: In calculating the thirty-five percent (35%) coverage, the square footage of single story porches shall be excluded

Credit: In calculating the thirty-five percent (35%) coverage, a credit up to a maximum of four hundred eighty (480) square feet shall be provided for detached garages. If the detached garage is located in part or whole, in the rear yard, it shall also comply with the twenty-five percent (25%) coverage limitation set forth in Subsection 6-2-10.5 of this Chapter.

We only include the principal structure in lot coverage limits for this section of the code.

For detached accessory structures in the rear yard: any unroofed brick paver or concrete patio which is less than five hundred (500) square feet in size shall be exempt from inclusion in this calculation.

3. Is any relief or special allowances provided for pervious pavers? Are any other storm water BMPs integrated into your lot coverage regulation?

For detached accessory structures in the rear yard: any unroofed brick paver or concrete patio which is less than five hundred (500) square feet in size shall be exempt from inclusion in this calculation.

4. What, if any, challenges has your staff faced administering your lot coverage regulation? **None that I am aware of**
5. Is your community considering any modifications/amendments to its existing lot coverage regulations? **Not that I'm aware of**

Glen Ellyn

1. Does your municipality currently regulate lot coverage on residential properties? If so, please provide a brief summary or a website link to those standards?

Yes. Lot coverage is regulated on residential properties that are improved with single-family residences. The standards are as follows:

- RE Residential Estate District: 15 percent up to a maximum of 7,500 square feet for single family dwellings and accessory buildings. [Section 10-4-5(E)]

- R0, R1, R2, R2B, and R3 Residential Districts: 20 percent for single-family dwellings, more than one story, and accessory buildings and 35 percent for one-story single-family dwellings and accessory buildings. [Sections 10-4-(6,7,8,9,10)(E)] Multiple-family dwellings are not governed by lot coverage standards unless they are part of a planned unit development (PUD).

2. Are any buildings or accessory structures exempt from lot coverage calculations?

Yes. The Village Zoning Code offers the following lot coverage ratio bonuses for detached garages and front open porches:

- The first 500 square feet of the area of any detached garage shall be excluded from the lot coverage ratio calculation.

- The first 240 square feet of a porch, located in the front yard or in the corner side yard, which has a minimum depth of six feet with no more than one side of the porch enclosed by a vertical wall, shall be excluded from the lot coverage ratio;

Or

- The first 140 square feet of the area of a porch, located in the front yard or in the corner side yard, which has a minimum depth of six feet and is open on at least two sides shall be excluded from the lot coverage ratio. [Sections 10-4-(5,6,7,8,9,10)(E)]

3. Is any relief or special allowances provided for pervious pavers? Are any other storm water BMPs integrated into your lot coverage regulation?

Glen Ellyn regulates lot coverage and impervious surface coverage separately. Lot coverage only includes the gross horizontal area of the footprint of all buildings and covered or roofed structures on a zoning lot while any solid material supported by the surrounding ground is considered impervious surface such as compacted gravel or limestone, concrete, brick, paver stone or asphalt. To the best of my knowledge, no relief or special allowances is provided for pervious surfaces as it relates to lot coverage.

Besides lot coverage set forth in the Zoning Code, all projects will be reviewed by the Village Engineer to ensure compliance with the DuPage County Stormwater and Floodplain Ordinance.

4. What, if any, challenges has your staff faced administering your lot coverage regulation?

As mentioned earlier, the Village provide bonuses for LCR, which allows the first 500 square feet of the area of any detached garage to be excluded from the lot coverage ratio calculation.

Detached garages tend to create long driveways that would lead to more impervious surface coverage.

To ensure LCR standards are fully met, staff utilizes Bluebeam Revu to digitally calculate lot coverage.

5. Is your community considering any modifications/amendments to its existing lot coverage regulations?

To the best of my knowledge, at this point, there are no modifications/amendments planned for the lot coverage regulations. It is important to note that the Village has recently revisited the lot coverage regulations and amended the variation process to allow frequent minor zoning reliefs from lot coverage standards to be handled administratively, provided that the requested relief is less than or equal to ten percent of the lot coverage ratio requirement on structures greater than one-story. [Section 10-10-12

Itasca

1. Does your municipality currently regulate lot coverage on residential properties? If so, please provide a brief summary or a website link to those standards?

Zoning District	Minimum Lot Size	Maximum Lot Coverage
R-1 (Large Lot Single-Family)	16,000 sf.	40%
R-2 (Single-Family)	9,100 sf.	50%
R-3 (Multi-Family)	Dependent on Type of Multi-Family	67%

2. Are any buildings or accessory structures exempt from lot coverage calculations?

In the R-2 District, the following Lot Coverage Allowances/Bonuses are granted if the structure meets all other zoning bulk standards:

- A. Front- or Corner-Side Yard Porch: 200 sf.
- B. Detached Garage: 250 sf.

3. Is any relief or special allowances provided for pervious pavers? Are any other storm water BMPs integrated into your lot coverage regulation?

No allowances are granted towards zoning lot coverage calculation for usage of pervious materials. Pervious materials does provide credit towards BMP calculation if required per DuPage County Countywide Stormwater Ordinance, the Village of Itasca is a partial waiver community.

4. What, if any, challenges has your staff faced administering your lot coverage regulation?

Permitting modern structures and amenities on city-style lots, which are historically small compared to the traditional suburban-style lots.

5. Is your community considering any modifications/amendments to its existing lot coverage regulations?

Not at this time.

Carol Stream

1. Does your municipality currently regulate lot coverage on residential properties? If so, please provide a brief summary or a website link to those standards? **Yes – see the table below. Lot coverage is used in residential districts, and FAR is used in business and industrial districts.**
2. Are any buildings or accessory structures exempt from lot coverage calculations? **Here's our definition - LOT COVERAGE. The part or percent of the lot occupied by impervious surface, not including driveways but including parking pads. (see drawing below for parking pad criteria).**

3. Is any relief or special allowances provided for pervious pavers? Are any other storm water BMPs integrated into your lot coverage regulation? **Not at this time, but that's an interesting idea.**
4. What, if any, challenges has your staff faced administering your lot coverage regulation? **Our biggest issue had to do with parking pads, which is why we included them in lot coverage in the UDO. We were seeing an increase in the number of permits for parking pads, and some of them were too large for the neighborhood from an aesthetics perspective (parking big boats, RVs, etc.). But since we didn't include driveways in the lot coverage percentage, there wasn't much we could do.**
5. Is your community considering any modifications/amendments to its existing lot coverage regulations? **Already did! Some lot coverage percentages were tweaked as part of the UDO project. And the inclusion of parking pads in lot coverage has helped with that issue.**

Villa Park

1. Does your municipality currently regulate lot coverage on residential properties? If so, please provide a brief summary or a website link to those standards? – **Yes, https://library.municode.com/il/villa_park/codes/code_of_ordinances?nodeId=MUCO_APXCBA_ZOOR_ART2REDI Please note maximum lot coverage was updated on 12/13/2021 and has not be codified yet. (RS-10 – 50%, RS-7.5 – 60%, RD-7.5 – 60%, RM-9 – 50%)**
2. Are any buildings or accessory structures exempt from lot coverage calculations? – **Only decks, attached or detached, with pervious surface underneath; above-ground pools are historically excluded.**
3. Is any relief or special allowances provided for pervious pavers? Are any other storm water BMPs integrated into your lot coverage regulation? – **We follow DuPage County interpretation – permeable pavers installed in accordance with manufacturer's specifications and meeting or exceeding DuPage County detail/cross-section are considered pervious and are excluded from the lot coverage calculations. No other BMPs are integrated into the lot coverage regulations.**
4. What, if any, challenges has your staff faced administering your lot coverage regulation? – **No challenges.**
5. Is your community considering any modifications/amendments to its existing lot coverage regulations? – **Some modifications were approved by the Village Board on 12/13/2021; no additional modifications are planned at this time.**

Wheaton

1. Does your municipality currently regulate lot coverage on residential properties? If so, please provide a brief summary or a website link to those standards?

Yes, we have a lot coverage limit. It is 33.3% of the lot area, and it includes all roofed structures.

2. Are any buildings or accessory structures exempt from lot coverage calculations?

No buildings or accessory structures are exempt from the lot coverage regulations, it includes all roofed structures.

3. Is any relief or special allowances provided for pervious pavers? Are any other storm water BMPs integrated into your lot coverage regulation?

No special allowances for permeable pavers and no BMP's are integrated into the lot coverage regulations.

4. What, if any, challenges has your staff faced administering your lot coverage regulation?

None.

5. Is your community considering any modifications/amendments to its existing lot coverage regulations?

Not at this time.

Lisle

1. Does your municipality currently regulate lot coverage on residential properties? If so, please provide a brief summary or a website link to those standards? Yes, ranges from 34% to 50%. See image below.
2. Are any buildings or accessory structures exempt from lot coverage calculations? Yes, exemptions are as follows:
 - a. Swimming pools and spas
 - b. Decks
 - c. Permeable asphalt, concrete, or paver systems
 - d. Landscape rock beds
 - e. The lot coverage calculation shall be reduced for principal or accessory buildings improved with green roof systems. The reduction shall be equal to the total area of the green roof system.
 - f. Public improvements
 - g. The maximum lot coverage calculation for planned unit developments containing residential uses approved prior to November 6, 2006 shall only include the principal building, accessory buildings, and driveway
 - h. Like-for-like driveway replacements
3. Is any relief or special allowances provided for pervious pavers? Are any other storm water BMPs integrated into your lot coverage regulation? Permeable pavers are exempt. BMPs are not integrated into the lot coverage regulations. The only option for relief is a variance process.
4. What, if any, challenges has your staff faced administering your lot coverage regulation? Decks and swimming pools are a challenge – staff was able to exempt them to try and increase flexibility.
5. Is your community considering any modifications/amendments to its existing lot coverage regulations? See comments at beginning.

St.Charles

6. Does your municipality currently regulate lot coverage on residential properties? If so, please provide a brief summary or a website link to those standards?

St. Charles imposes a building coverage limitation as opposed to FAR. The percent allowable building coverage depends on the zoning district ([Table 17.12-2 Residential District Bulk Requirements](#)).

Building coverage is defined as follows:

A measure of intensity of land use that represents the portion of a site that is covered by a principal building or buildings including attached garages and enclosed porches, and accessory buildings including detached garages and any other enclosed accessory building in excess of 150 square feet of Lot Coverage. Building coverage shall also include cantilevered portions of a building that extend beyond the footprint of a structure, including portions cantilevered over an open front porch. Building Coverage shall be measured at the outer edge of the foundation line, or at the outer wall surface support column in the case of a post, other non-continuous foundation, or cantilever, excluding projections for bay windows or chimneys. Building coverage shall not include unenclosed porches, decks, or unenclosed accessory structures such as gazebos, swimming pools, or tennis and sports courts.

A lot coverage limitation applies to accessory buildings and structures within rear yards ([Section 17.22.020.A](#)):

The combined lot coverage of all detached accessory buildings and structures located within a required rear yard shall not occupy more than thirty percent (30%) of the required rear yard. For lots within an RT district, if a detached garage is provided in lieu of an attached garage, all structures in the rear yard may occupy up to 40% of the required rear yard.

Lot coverage is defined as follows:

A measure of intensity of land use that represents that portion of the horizontal area of a lot that is covered by the principal building or buildings and accessory buildings and structures, including but not limited to:

1. *Attached and detached garages (measured at the foundation)*
2. *Accessory sheds (measured at the outer wall surface)*
3. *Gazebos and cabanas (measured at the outer wall surface)*
4. *Enclosed and Unenclosed Porches (measured at the outer edge of the foundation line, or at the outer wall surface or support column in the case of a post or other non-continuous foundation)*
5. *Decks and accessibility ramps (measured at the outer limits of the deck or ramp surface)*
6. *Swimming pools (measured at the outer edge of the pool deck)*
7. *Tennis courts and sports courts (measured at the outer edge of the court surface)*

Unless a stormwater permit is needed (not typically required for residential lots unless a very large lot/home), there is no limitation on impervious area except the building coverage/lot coverage provisions above.

7. Are any buildings or accessory structures exempt from lot coverage calculations?

See definitions above.

8. Is any relief or special allowances provided for pervious pavers? Are any other storm water BMPs integrated into your lot coverage regulation?

Paved area is not included in the calculation of building coverage or lot coverage. Only setback requirements limit the extent of pavement on typical residential lots.

9. What, if any, challenges has your staff faced administering your lot coverage regulation?

Our provisions are fairly straightforward; administration has not been an issue. We are aware that our lack of regulations limiting paved area is more permissive than neighboring communities. This has led to some neighbor complaints in situations where a homeowner chooses to pave large portions of their lot. However, these occasions are relatively rare.

10. Is your community considering any modifications/amendments to its existing lot coverage regulations?

Lombard

1. Does your municipality currently regulate lot coverage on residential properties? If so, please provide a brief summary or a website link to those standards? **Yes. The majority of our single-family homes are zoned R2 and open space is 50%.**

R0: 67%

R1: 50%

R2: 50%

R3: 50% for detached SF and two family; 35% for attached SF

R4: 50% for detached SF and two family; 35% for attached SF, 40% for multi family

R5: 50% for detached SF and two family; 35% for attached SF, 40% for multi family

R6: 50% for detached SF and two family; 35% for attached SF, 15% for multi family

2. Are any buildings or accessory structures exempt from lot coverage calculations? **No**
3. Is any relief or special allowances provided for pervious pavers? Are any other storm water BMPs integrated into your lot coverage regulation? **No. All that is under engineering, lot coverage is under planning.**
4. What, if any, challenges has your staff faced administering your lot coverage regulation? **Not a lot. Occasionally we have to deny a permit cause of open space. I think we've had 1 variance in my time here. The SF home and associated development was already over 50%, however, with an addition, moving the garage, etc. they were able to reduce the amount of lot coverage, but it was still over 50%.**
5. Is your community considering any modifications/amendments to its existing lot coverage regulations? **No.**

I'll add...