



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:	$3,062 + [(Lot\ Area - 8,750) \times 0.26]$
	Lots over 20,000 Square Feet:	Lot Area x 0.30
R-2 & R-3 Zoning Districts:	Lots up to 8,750 Square Feet:	Lot Area x 0.45
	Lots over 8,750 Square Feet:	$3,938 + [(Lot\ Area - 8,750) \times 0.4]$
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)*

This fact sheet 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 fact sheet and the information found in the Zoning Ordinance, the information in the Zoning Ordinance shall apply.