



The Village of Lincolnwood

BULK HOUSING ORDINANCE REQUIREMENTS

TOTAL LOT COVERAGE

The area of a lot that is covered by buildings and any other impervious surface.

- *Total Lot Coverage Allowance:* the numerical value obtained by dividing the Total Lot Coverage by the area of the lot

Maximum Permissible Total Lot Coverage: 60%

BUILDING COVERAGE

The area of a lot that is covered by the footprint of a building.

- *Building Coverage Allowance:* the numerical value obtained by dividing the Building Coverage by the area of the lot

Maximum Permissible Building Coverage: 35%

FRONT YARD COVERAGE

The area of the front yard that is covered with impervious surface.

- *Front Yard Coverage Allowance:* the numerical value obtained by dividing the Front Yard Coverage by the area of the front yard

Maximum Permissible Front Yard Coverage: 50%

REAR YARD COVERAGE

The area of the rear yard that is covered with the building structure(s).

- *Rear Yard Coverage Allowance:* the numerical value obtained by dividing the Rear Yard Coverage by the area of the rear yard

Maximum Permissible Rear Yard Coverage: 30%

TOTAL FLOOR AREA

The sum of the gross horizontal areas of all floors of a building or of such an area devoted to a specific use, measured from the exterior face of the exterior walls.

Floor Area will include:

- Interior features such as hallways, stairs, closets, elevator shafts, interior balconies, mezzanines, and enclosed porches.
- In all residential buildings, any space that has a floor to ceiling height of more than 14 feet, and any fraction thereof, shall be treated as a separate floor and will be counted twice when calculating floor area.

Floor Area will not include:

- The first 250 square feet or 50% of the floor area of a garage, whichever is less.
- The first 100 square feet in area of a shed.
- Total cellar square footage.
- Total attic space square footage.
- Chimneys that extend from the building exterior by two (2) feet or less.
- *Floor Area Ratio Allowance:* the numerical value obtained by dividing the total floor area within a building or buildings on a lot by the area of the lot.

Maximum Permissible F.A.R.

Properties equal to or greater than 6,000 Sq. Ft.: **0.60**
Properties less than 6,000 Sq. Ft.: **0.66 or 3600 Sq. Ft.**
(Whichever is less)



FINISHED FIRST FLOOR HEIGHT

The height of the first finished floor measured from the top of the curb.

Maximum Permissible Finished Floor Height: 3 feet

TO DETERMINE MAXIMUM PERMISSIBLE SQUARE FOOTAGE AMOUNTS

- **Total Lot Coverage** *Area of the Lot x Maximum Permissible Amount*
- **Total Building Coverage** *Area of the Lot x Maximum Permissible Amount*
- **Front Yard Coverage** *Area of the Front Yard x Maximum Permissible Amount*
- **Rear Yard Coverage** *Area of the Rear Yard x Maximum Permissible Amount*