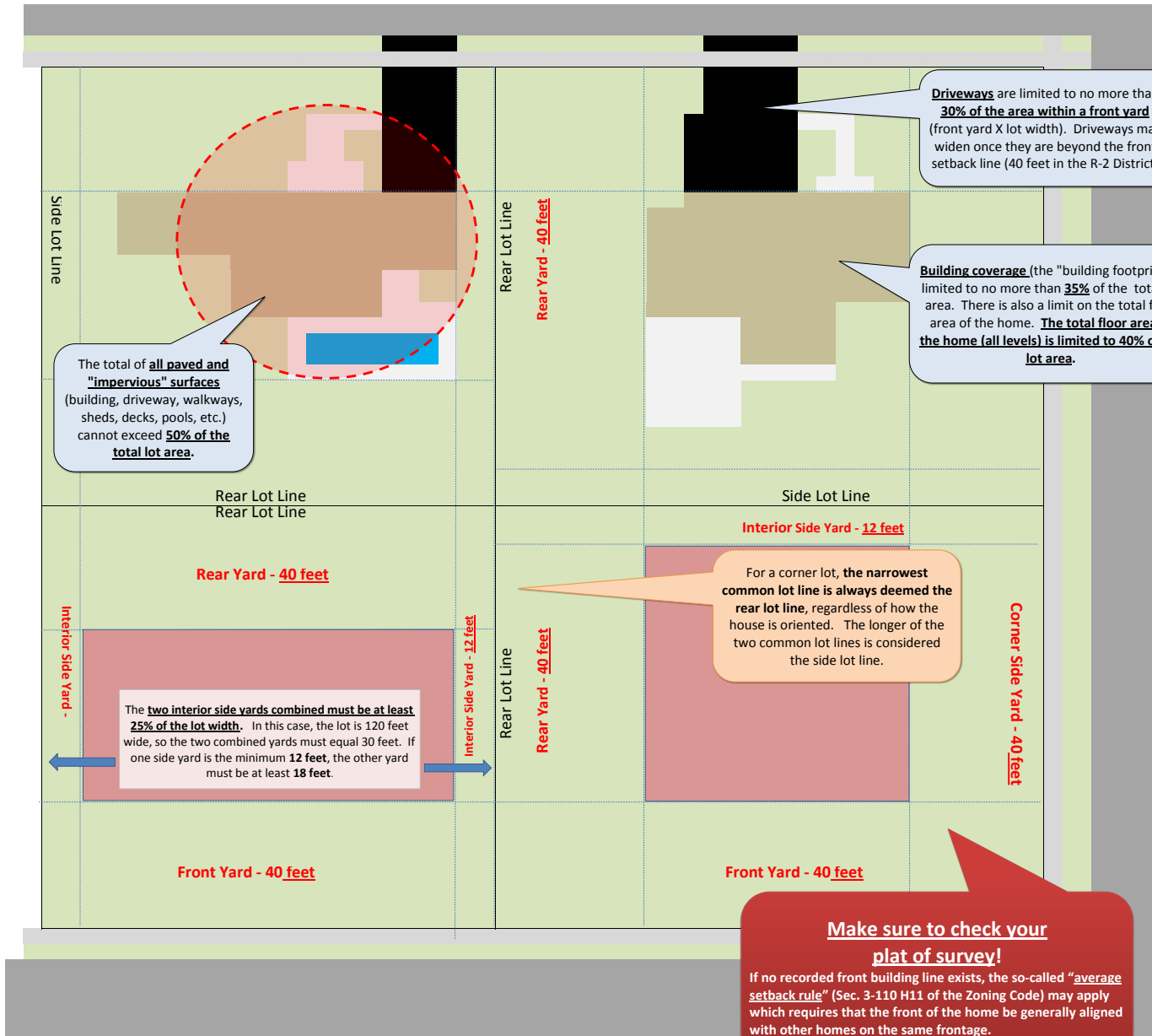


R-2 ZONING DISTRICT GENERAL SETBACK AND LOT COVERAGE LIMITATIONS

Village of Northbrook Department of Development & Planning Services



The total of **all paved and "impervious" surfaces** (building, driveway, walkways, sheds, decks, pools, etc.) cannot exceed **50% of the total lot area.**

Driveways are limited to no more than **30% of the area within a front yard** (front yard X lot width). Driveways may widen once they are beyond the front setback line (40 feet in the R-2 District)

Building coverage (the "building footprint") is limited to no more than **35%** of the total lot area. There is also a limit on the total floor area of the home. **The total floor area of the home (all levels) is limited to 40% of the lot area.**

For a corner lot, the **narrowest common lot line is always deemed the rear lot line**, regardless of how the house is oriented. The longer of the two common lot lines is considered the side lot line.

The **two interior side yards combined must be at least 25% of the lot width**. In this case, the lot is 120 feet wide, so the two combined yards must equal 30 feet. If one side yard is the minimum **12 feet**, the other yard must be at least **18 feet**.

Make sure to check your plat of survey!
If no recorded front building line exists, the so-called "**average setback rule**" (Sec. 3-110 H11 of the Zoning Code) may apply which requires that the front of the home be generally aligned with other homes on the same frontage.

YARD REQUIREMENTS FOR SINGLE FAMILY HOMES	R-2 DISTRICT
Minimum Setbacks	
Front and Corner Side Yard (feet)	40
Interior side yard (feet)	12
Minimum total of two side yards COMBINED	25 % of lot width
Rear Yard (feet)	40

Max. Height of Home	The lesser of 35 feet or 3 stories
Max. Total Lot Coverage	50% of lot
Max. Building Coverage	35% of Lot
Max. Floor Area of Structures	40% of Lot (.40 FAR)