



# Village of Northbrook

## DEVELOPMENT & PLANNING SERVICES

### Zoning Code Interpretation

<b>Purpose:</b>	Miscellaneous Provisions – Applicability of Combined Side Yard Standards
<b>Northbrook Zoning Code Section(s):</b>	Section 3-110 C – Bulk Table for Single Family Districts
<b>Date:</b>	September 22, 2014

#### Reason for Interpretation

The Northbrook Zoning Code specifies that in Single Family Districts, homes must satisfy the minimum side yard requirements of the zoning district and that the two combined side yards must meet 25% of the lot width. When applying this standard, several questions have arisen over time.

#### Interpretation:

1. Second Story Addition. When building a second floor addition, the addition must meet the minimum setback requirements even if the existing house is a non-conformity. The addition does not have to meet the combined 25% standard, but must meet the district minimum.
2. First-Floor Building Addition. When building an at grade addition, the addition must meet both the district minimum and the combined 25% side yard standard.
3. Accessory Structures. Accessory structures located adjacent to the principal structure for a Single Family home do not have to comply with the 25% combined interior setback rule. Accessory structures need only comply with the district minimum standards.

#### Reviewed and Affirmed:

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