



# Village of Northbrook

## DEVELOPMENT & PLANNING SERVICES

### Zoning Code Interpretation

<b>Purpose:</b>	Establish Limitation on How Far Window Wells May Encroach Into a Required Yard
<b>Northbrook Zoning Code Section(s):</b>	Section 3-110-H-10 of Single Family Residential District
<b>Date:</b>	December 30, 2008

#### **Reason for Interpretation**

Window wells are essential elements of homes with basements. They are necessary for life safety as a means of egress. They also have a low height. Window wells placed too close to a lot line can be a hazard.

The Zoning Code is silent on how to treat the placement of window wells in required yards.

#### **Interpretation:**

Window wells with up to a 3-foot deep opening and a 10" foundation wall can encroach into a required yard.

#### **Reviewed and Affirmed:**

**Thomas R Poupard, AICP**  
Director of Development & Planning Services