



# Village of Northbrook

## DEVELOPMENT & PLANNING SERVICES

### Zoning Code Interpretation

<b>Purpose:</b>	<b>Meaning of "Outdoor Vehicle Storage"</b>
<b>Northbrook Zoning Code Section(s):</b>	<b>Industrial Districts</b>
<b>Date:</b>	<b>April 16, 2018</b>

#### Reason for Interpretation

The Northbrook Zoning Code utilizes the 1987 SIC Code system for classifying major land uses. This system poses some difficulties for providing detailed explanations for specific terms found in use classifications, but are not defined in the Zoning Code. As a result, our department issues interpretation of the Zoning Code to clarify how these terms are to be defined. One category of businesses that requires clarification is "**Automotive Repair Shops**" (**SIC No. 7530.00**). This use is a conditionally permitted and special permitted use in the ICS, I-1, and I-2 districts with the condition stating:

- *The proposed use shall not park or store automobiles to be repaired or serviced outdoors.*
- ***If the proposed [auto repair] use parks or stores automobiles to be repaired or serviced outdoors, the proposed use shall require a special permit.***

The Northbrook Zoning Code defines the term "Inoperable Vehicle" as follows:

*"a vehicle awaiting timely repair at an automotive repair shop, gasoline station or new or used car dealer, incapable of being driven or used for the purpose or use for which it was designed, or without all required licenses, shall be stored in any parking lot or parking area in the Village. The lack of a current state or village vehicle license or a current state emissions test sticker shall create a rebuttable presumption that the vehicle is unlicensed."*

#### Interpretation:

Vehicles awaiting service at a repair shop which do not meet the above definition cannot be parked outdoors. Furthermore, vehicles cannot be parked/stored outdoors overnight at repair shops.

Cars to be repaired or serviced shall not be parked outdoors for more than one business day, meaning a vehicle can be dropped off in a legal conforming parking stall on a property, serviced, and returned to customer that day, but that cars to be serviced or repaired cannot be parked outdoors overnight.

The only time that vehicles can be parked outdoors at an automotive repair shop without the need for a special permit is if the vehicles are deemed operable, will not be parked outdoors overnight, and are parked in a legal parking space (as defined in the Northbrook Zoning Code) on the same property that houses the automotive repair shop.

#### Reviewed and Affirmed:

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