



# Village of Northbrook

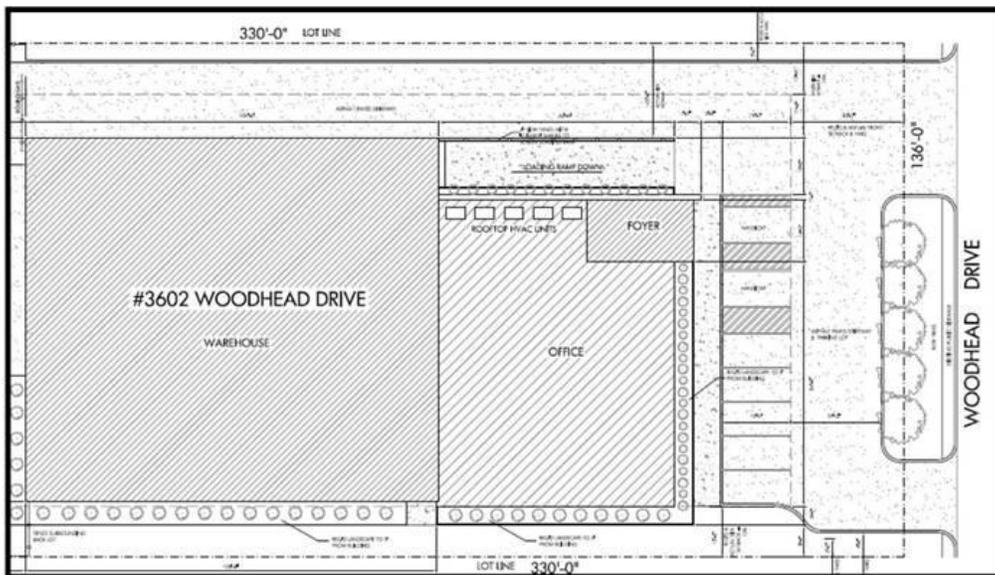
## DEVELOPMENT & PLANNING SERVICES

### Zoning Code Interpretation

<b>Purpose:</b>	Location of Loading Space
<b>Northbrook Zoning Code Section(s):</b>	Section 9-105(C)(1)
<b>Date:</b>	November 5, 2010

#### Reason for Interpretation

An applicant questioned whether or not a loading space can be located in front of any portion of a building that faces a public right-of-way, specifically with regards to the property shown below.



Section **9-105(C)(1)** of the Zoning Code states:

#### Location on Lot:

1. All loading spaces shall comply with the yard requirements applicable to principal uses in the district which they are located except that open loading spaces may be located in a required rear yard.
2. No loading space shall be located within fifty (50) feet of the nearest point of intersection of any two (2) public or private streets.
3. No loading space shall be located closer to any public right-of-way than the facade of the building facing such right-of-way.
4. **No loading space shall open onto any building facade facing a public right-of-way.**
5. All loading spaces shall be located and arranged to provide logical and convenient access thereto from the use they serve.

**Interpretation:**

Interpretation of the phrase “any building façade facing a public right-of-way.”

The use of the term ANY is intended to address a situation where a building may be facing a front or corner side yard. In other words, a building located on a corner lot cannot have a loading space that faces either of the public street frontages. While this is not a corner lot, the use of the term “any” is particularly germane to the next point.

The second key point in this provision is the use of the term “façade” and *not* the use of the term **building face** or **elevation**. The term building façade (while not defined in the Northbrook Zoning Code) deals with the **primary** building elevation in any direction.

The use of term “Facade” should be interpreted to mean only the principal building elevation and therefore not applicable to all elevations facing a public street. This will allow us to use some judgment if a building has articulations.

As a general rule, so long as the loading area is located entirely behind the front building face, it is acceptable.

**Reviewed and Affirmed:**



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