



Village of Northbrook

DEVELOPMENT & PLANNING SERVICES

Zoning Code Interpretation

Purpose:	Replacement Standards for Nonconforming Fences
Northbrook Zoning Code Section(s):	Section 9-107-L Fences & Walls
Date:	October 5, 2018

Reason for Interpretation

Questions often arise about what standards should be applied when a nonconforming fence is being replaced.

Interpretation:

We have determined that is impractical and often unattractive to require all nonconforming fences to be replaced with conforming fences.

When replacing a fence that is currently nonconforming (regarding height or location), the new fence must meet the following criteria:

1. The new fence must be installed at the same or lesser height than the existing fence;
2. The new fence must be constructed of the same or higher quality material than the existing fence;
3. The new fence must be built in the same location as the existing fence.

Reviewed and Affirmed:

Thomas R Poupard, AICP
Director of Development & Planning Services