

Article 3. Single-Family Residential District Standards

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3-101. General Provisions

- A. **Purpose.** The purpose of this Article is to establish the single-family zoning districts of the Village including their purpose, dimensional standards, and allowed encroachments, to:
 1. Implement the intent of this Code and the Comprehensive Plan,
 2. Allow for orderly development, and
 3. Protect natural resources.
- B. **Applicability.** The zoning districts established in this Article shall apply to all parcels in single family residential districts (Section 3-102) within the Village of Northbrook as detailed on the Village of Northbrook Zoning Map.

3-102. Establishment, Purpose, and Intent of Single-Family Residential Districts

Table 3-102 Establishment, Purpose, and Intent of Single-Family Residential Districts	
District Name	District Purpose and Intent
R-1 Single-Family Residential District	The R-1 Single-Family Residential District is established to provide land for very low-density single family detached estate development on large lots in a semi-rural setting.
R-2 Single-Family Residential District	The R-2 Single-Family Residential District is established to provide land for single-family detached residential development in a low-density setting with relatively large, wide lots in the Village.
R-3 Single-Family Residential District	The R-3 Single-Family Residential District is established to provide land for single-family detached residential development in a low- to moderately dense setting.
R-4 Single-Family Residential District	The R-4 Single-Family Residential District is established to provide land for single-family detached residential development in a moderately dense setting.
R-5 Single-Family Residential District	The R-5 Single-Family Residential District is established to provide land for single-family detached residential development in a moderate to high density setting with narrow lots.

3-103. Dimensional Standards

Table 3-103: Single Family Residential Districts Dimensional Standards

1 = Single Family Detached 2 = All Other Uses	R-1		R-2		R-3		R-4		R-5	
	1	2	1	2	1	2	1	2	1	2
Lot Standards (Minimum)										
Lot Area, Interior Lot (sq ft)	50,000	50,000	30,000	30,000	20,000	20,000	10,000	20,000	7,000	20,000
Lot Area, Corner Lot (sq ft)	50,000	50,000	30,000	30,000	20,000	20,000	11,000	20,000	8,000	20,000
Lot Width, Interior Lot (ft)	175	175	125	125	100	100	65	110	50	110
Lot Width, Corner Lot (ft)	175	175	125	125	110	110	80	110	65	110
Building Setbacks										
Front, Minimum (ft)	60	60	40	40	35	35	30	30	25	25
Corner Side, Minimum (ft)	60	60	40	40	35	35	30	30	25	25
Interior Side, Minimum (ft)	40	20 (1)	12	20 (1)	10	20 (1)	9	9 (1)	6	6 (1)
Rear, Minimum (ft)	40	40	40	40	40	40	40	40	40	40
Building Standards										
Height, Maximum (ft)	40	40	35	35	35	35	35	35	30	35
Height, Maximum (stories)	3	3	3	3	3	3	3	3	2	2
Lot Coverage, Maximum (%)	50	70	50	70	50	70	50	70	50	70
Building Coverage, Maximum (%)	35	35	35	35	35	35	35	35	35	35
Notes										
(1) A minimum of 40 feet shall be required when adjacent to a single-family detached residential use.										
(2) Buildings purpose built for Place of Worship uses may have a maximum height of 55 feet and may include spires and minarets with a maximum height of 70 feet.										

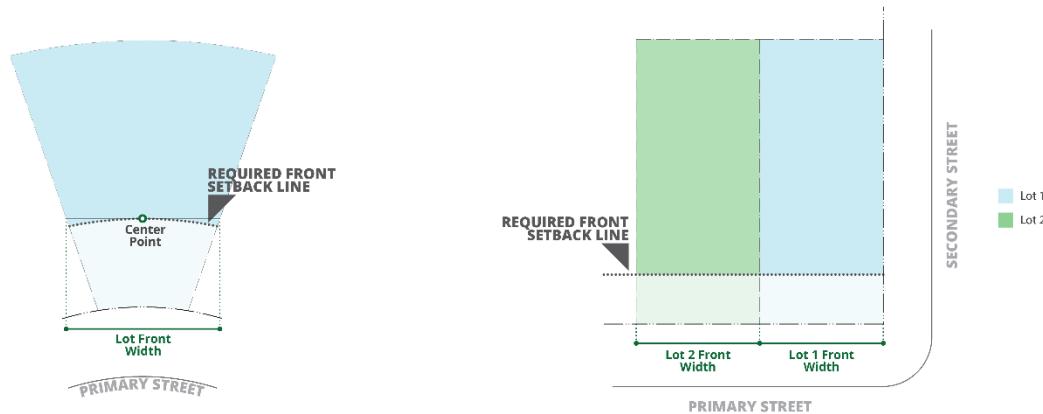
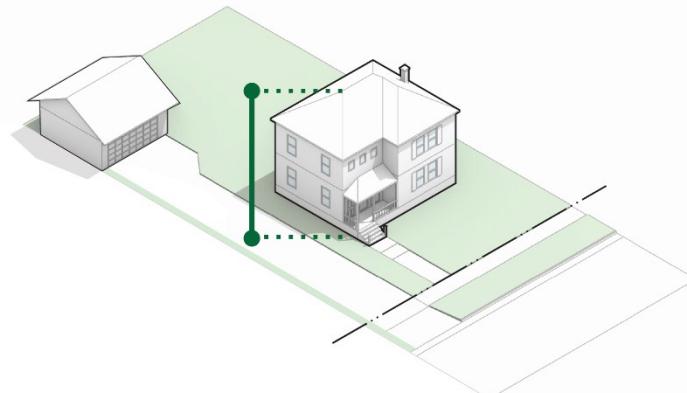


Figure 1 Lot Width 01

Figure 2 Lot Width 02

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Dimensional Standards



□ Single-Family Detached

Figure 3 Building Height

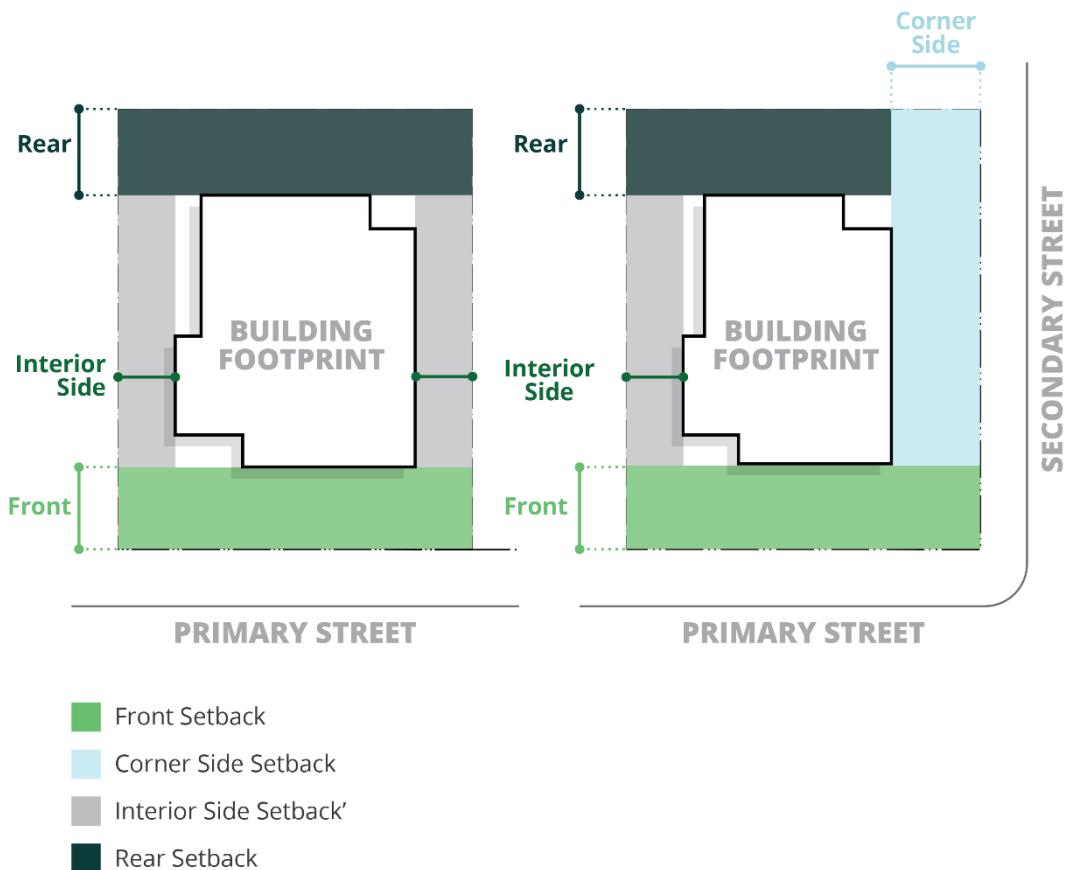


Figure 4 Building Setbacks

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Dimensional Standards

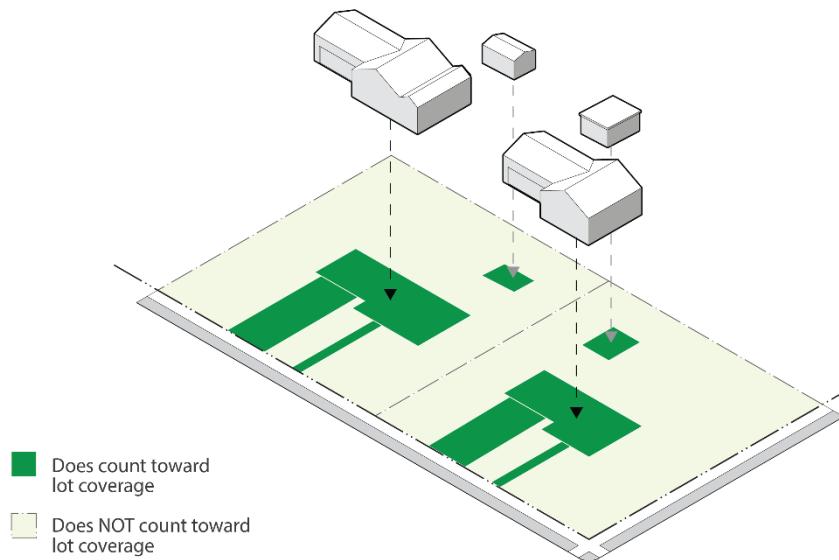


Figure 5 Lot Coverage

3-104. General Use Standards

- A. **Purpose.** The purpose of this Section is to establish the allowed uses in the Single-Family Districts of the Village including how they are allowed (permitted, special use, etc.) and supplemental standards that must be met for use establishment.
- B. **Applicability.** The uses and supplemental use standards established in this Article shall apply to parcels within Single-Family Residential Districts of the Village of Northbrook, as designated on the Village of Northbrook Zoning Map.
- C. **General Use Types.** In order to regulate the use of land, general use types have been established. General use types provide a systematic basis for assigning land uses to appropriate categories with other similar uses. General use types classify land uses and activities based on common functional, product or physical characteristics.
 1. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties and site conditions.
 2. Where a general use definition contains a list of example uses, the list is to be considered non-inclusive. Uses shall be categorized through the Interpretation process established in Section 2-107.
- C. **Qualified Uses.**
 1. **Floor Dependent.**
 - a. If a use includes "above ground floor only" in the title, it shall be allowed on the second story or higher of a building only.
 - b. If a use does not include "above ground floor only" in the title, it shall be allowed on all building stories.
 2. **Square Footage Dependent.**
 - a. If a use includes a qualifying statement regarding square footage, such as "less than 2,500 sq ft" the total square footage of the building, or tenant space, in which the use may operate shall not exceed what is specified.
 - b. If a use does not include a qualifying statement regarding square footage, the total square footage of the building in which the use may operate is not restricted, unless otherwise stated in this Code.
 3. **Public or Private Designation.**
 - a. If a use includes "public" in the title, it shall be owned and operated by a governmental entity, non-profit organization, or other non-taxing body.

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General Use Standards

- b. If a use includes "private" in the title, it shall be owned and operated by a for-profit organization or business.

D. Principal Uses.

1. Allowance.

- a. Principal uses are allowed by district as established in Table 3-105-A Principal Uses.
- b. A parcel shall not contain more than one principal use or principal structure.

2. Use Categories.

- a. **Residential.** Premises for long-term human habitation by means of ownership or rental, excluding short-term leasing or rental of less than one (1) month.
- b. **Public and Institutional.** Premises for organizations dedicated to religion, government, arts and culture, recreation and sports, and other similar areas of public assembly in addition to uses and premises dedicated to education, social service, and health care.
- c. **Commercial.** Premises for the commercial sale of merchandise, prepared foods, and food and drink consumption; the transaction of general business and the provision of services; and short-term human habitation, including daily and weekly rental.
- d. **Industrial and Vehicle-Related.** Premises for the creation, assemblage, storage, and repair of items including their wholesale or retail sale in addition to uses and premises dedicated to the sale, maintenance, servicing or storage of automobiles or similar vehicles.
- e. **Utilities and Infrastructure.** Uses and structures dedicated to transportation, communication, and utilities.
- f. **Agriculture and Animal Related.** Premises for growing crops, raising animals, harvesting timber, and harvesting fish and other animals from a farm, ranch or their natural habitat and all related functions in addition to animal care facilities located in commercial settings.

E. **Accessory Uses.** Accessory uses are allowed by district, as established in Table 3-107-A Accessory Uses, but only incidental to a legally established, conforming principal use.

F. **Temporary Uses.** Temporary uses are allowed by district as established in Table 3-108-A Temporary Uses.

3-105. Principal Uses

A. **Principal Uses Table.** The following shall be used in the interpretation of Table 3-105-A.

- Permitted Uses (P).** Uses which are marked as "P" in the table shall be allowed principal uses subject to all applicable regulations of this Zoning Code.
- Special Uses (S).** Uses which are marked as "S" in the table shall require approval with a Special Permit as detailed in Section 2-113 prior to establishment.
- Prohibited Uses.** A blank space in the table indicates that a use is prohibited.
- Uses Not Listed.** A use not specifically listed is prohibited unless, through the Interpretation process established in Section 2-107, it is determined that the use is a part of a general use type as described in Section 3-104-C.
- Additional Regulation.** If a use has supplemental standards, they are referenced in the Additional Regulations column. Supplemental standards shall apply to the use, regardless of whether it is a Permitted or Special Use.

Table 3-105-A: Principal Uses by Single-Family Residential District

Use	Additional Regulation	R-1	R-2	R-3	R-4	R-5
<i>Residential Uses</i>	Additional Regulation	R-1	R-2	R-3	R-4	R-5
Community Residences (up to 8 residents)	3-105-B-1	P	P	P	P	P
Dwelling, Cottage Court						
Dwelling, Duplex						
Dwelling, Single-Family Detached		P	P	P	P	P
Dwelling, Townhouse						
Dwelling, Triplex/Quadplex						
Live-Work Unit						
Multi-Unit Building, 13+ Units						
Multi-Unit Building, 5-12 Units						
Multi-Unit Dwelling Complex						
Multi-Unit Dwelling, Above Ground Floor Only						
Senior Living Facility, Dependent						
Senior Living Facility, Independent						
Transitional Service Facilities, with up to 9 residents	3-105-B-2	S	S	S		

Table 3-105-A: Principal Uses by Single-Family Residential District

Use	Additional Regulation	R-1	R-2	R-3	R-4	R-5
Transitional Service Facilities with up to 15 residents	3-105-B-2	S	S			
<i>Public and Institutional Uses</i>	<i>Additional Regulation</i>	R-1	R-2	R-3	R-4	R-5
Cemetery						
Day Care		S	S	S	S	S
College/University						
Hospital						
Membership Organizations, 2,500 sq ft or less						
Membership Organizations, More than 2,500 sq ft						
Park						
Place of Worship, 2,500 sq ft or less		P	P	S	S	S
Place of Worship, More than 2,500 sq ft		P	P	S	S	S
Public Cultural and Community Facilities						
Public Service/Safety Facility						
School, Elementary and Middle Public						
School, Elementary and Middle Private						
School, High						
School, Vocational/Technical						
Vacant Land/Vacant Building		P	P	P	P	P
<i>Commercial Uses</i>	<i>Additional Regulation</i>	R-1	R-2	R-3	R-4	R-5
Adult Uses						
Alcohol/Liquor Sales						
Amusement and Recreation Services, 2,500 sq ft or less						
Amusement and Recreation Services, More than 2,500 sq ft						
Bank, Credit Union, Financial Services						
Bar/Tavern						

Table 3-105-A: Principal Uses by Single-Family Residential District

Use	Additional Regulation	R-1	R-2	R-3	R-4	R-5
Cannabis Dispensary, Adult Use						
Cannabis Dispensary, Medical Use						
Coworking Space						
Firearms Dealer						
Funeral Home						
General Retail						
Golf Course						
Hotel						
Medical Clinic						
Medical Spa						
Meeting/Event Facility						
Microbrewery/Winery/Distillery With Tasting Room						
One-on-One Educational Services						
One-on-One Personal Fitness Facilities						
Personal Service						
Physical Fitness Facilities, 2,500 sq ft or less						
Physical Fitness Facilities, 2,500 sq ft or more						
Professional Services						
Restaurant						
Short-Term Rental	3-105-B-3	P	P	P	P	P
Tobacco Retail Sale						
<i>Industrial and Vehicle Related Uses</i>	<i>Additional Regulation</i>	R-1	R-2	R-3	R-4	R-5
Artisan Manufacturing						
Brewery/Winery/Distillery						
Car Wash						
Cannabis Cultivation Center						
Cannabis Craft Grower						
Cannabis Infuser						
Cannabis Processor						

Table 3-105-A: Principal Uses by Single-Family Residential District

Use	Additional Regulation	R-1	R-2	R-3	R-4	R-5
Commercial Kitchen						
Contractor Facility						
Crematorium						
Dry Cleaning Facility, Processing On-Site						
Building Material, Machinery, and Equipment Sales or Storage						
Fuel Sales						
Industry, Heavy						
Industry, Light						
Materials Salvage Yard/Recycling Operations						
Microbrewery/Winery/Distillery With or Without Tasting Room						
Motor Vehicle Sales/Rental, With Open Sales Lot						
Motor Vehicle Sales/Rental, Without Open Sales Lot						
Off-Street Parking						
Personal / Self Serve Storage						
Trucking Company						
Vehicle Services - Major Repair/Body Work						
Vehicle Services - Minor Maintenance/Repair						
Warehouse, Distribution/Storage						
Wholesale Trade						
Utilities and Infrastructure	Additional Regulation	R-1	R-2	R-3	R-4	R-5
Electrical Substations						
Public Utility Facilities		S	S	S	S	S
Required Detention Facilities		P	P	P	P	P
Transit Facilities						
Wireless Telecommunications Equipment						
Wireless Telecommunications Tower						

Table 3-105-A: Principal Uses by Single-Family Residential District

Use	Additional Regulation	R-1	R-2	R-3	R-4	R-5
Agriculture and Animal Related	<i>Additional Regulation</i>	R-1	R-2	R-3	R-4	R-5
Animal Production						
Community Garden		P	P	P	P	P
Crops and Horticulture						
Indoor Agriculture						
Nursery & Garden Center, With Open Sales Lot						
Nursery & Garden Center, Without Open Sales Lot						
Veterinary and Animal Care Services, indoor and outdoor						
Veterinary and Animal Care Services, indoor only						

B. Principal Use Supplemental Standards.

1. **Community Residences.** Community residences shall comply with the following standards.
 - a. **Maximum Occupancy.** Shall have no more than eight (8) residents.
2. **Transitional Service Facilities.**
 - a. **Required Approvals.** No transitional service facility shall be established without the prior licensing, certification or other approval of any required public agency or department charged with the regulation or supervision of any facet of the activity of the proposed facility. Every application for a Special Permit for a transitional service facility shall set forth each agency or department that must approve the establishment or operation of the facility and shall be accompanied by a formal acknowledgment of approval from each such public agency or department as may be required by state or federal statute, law, or regulations. In the event any such approval has been delayed, the application shall set forth the status of each such application, and shall state any facts known to the applicant that might have contributed to the delay of any required approval that has not been obtained as of the time of the filing of the application for a Special Permit.
 - b. **Structure Type.** Every transitional service facility shall be located in a single-family dwelling of the type permitted in the district where the facility is located. The type of construction shall be in compliance with the Village building code. No alteration of any such single-family dwelling that would prevent its future use as a single-family dwelling shall be permitted.

- c. **Supervision.** Every transitional service facility shall provide qualified and experienced supervisory personnel in sufficient numbers and during sufficient and appropriate hours of the day and night to meet all standards of any required public agency or department responsible for the licensing or regulation of the transitional service facility and such additional service as may be required by the Board of Trustees as a condition of the Special Permit to operate the transitional service facility. The Special Permit shall specifically establish minimum standards for supervision. The name and telephone number of at least one person having direct responsibility for the operation of the facility shall be kept on file with the Village Manager.
- d. **Availability of Facilities.** Every transitional service facility shall be provided with, or have ready access to, facilities and services necessary and appropriate to the needs of its residents for active and passive recreation; medical care; educational, cultural and religious activities; consumer goods and services; and public transportation.

3. **Short-Term Rentals.**

- a. Only properties with a principal single-family detached residential use may be used or offered as short-term rentals. No exclusively commercial, office, industrial or institutional property or portion thereof may be used or offered as a short-term rental.
- b. No single-family detached dwelling unit may be used or offered as a short-term rental as its principal use.
- c. No dwelling unit may be used or offered as a short-term rental unless the owner or long-term tenant of the dwelling unit resides on the premises for the entire duration of any short-term rental.
- d. No short-term rental may be rented for a period shorter than two consecutive nights.
- e. No more than two bedrooms within a dwelling unit may be used or offered as a short-term rental at any one time. Notwithstanding this limit, at no time may all bedrooms within a dwelling unit be offered as short-term rentals simultaneously.
- f. No bedroom used or offered as a short-term rental may be rented and occupied by more than two adults simultaneously.
- g. Accessory dwelling units on a lot may not be used or offered as short-term rentals.
- h. All overnight parking for persons renting a short-term rental must be provided on the same lot as the short-term rental and must be located on an improved hard surface. Street parking may not be used by persons renting a short-term rental.
- i. No dwelling unit may be used for a short-term rental unless the owner or long-term tenant of the dwelling unit has registered with the Village their intent to offer and use the dwelling unit as a short-term rental.

- j. Prior to the first rental of a short-term rental in any calendar year, the owner or long-term tenant of the dwelling unit must deliver written notice by mail or personal delivery to the owners of all parcels that abut the property on which the short-term rental will be located of the owner's or long-term tenant's intent to offer their dwelling unit as a short-term rental. The written notice must include the rental registration number of the property, as provided by the Village Manager, and contact information for the owner or long-term tenant of the short-term rental.
- k. All short term rentals must incorporate and contain all fire protection equipment and systems required pursuant to Chapter 6 of the Village Code in an operable manner.
- l. All garbage and refuse must be stored in compliance with the requirements of the Village Code. Refuse containers may not be placed outdoors, except on the designated day for garbage and refuse collection.
- m. Advertising and Signage.
 - i. No sign advertising or otherwise promoting a short-term rental may be installed or erected on the premises.
 - ii. All online advertising regarding short-term rentals, including listings on short-term rental platforms, must:
 - a) List a valid short-term rental registration number issued by the Village Manager; and
 - b) Only advertise a short-term rental that complies with all of the short-term rental regulations and restrictions set forth in this Section.
- n. **Penalty.** Any person who violates any of the provisions of this Section will be fined in the amount set forth in Section 2-119-D of this Code. Each day that a violation exists constitutes a separate offense.

3-106. Dimensional Standards Encroachments, Exceptions, & Adjustments

A. Allowed Encroachments into Required Yards.

Table 3-106-A. Allowed Encroachments into Required Yard		
Encroachment Type	Allowed Location	Limitations of Encroachment
Accessibility Ramps and Fire Escapes required by the Illinois State Building Code	any required yard	Shall be a minimum of five feet from the property line unless otherwise approved by the Village Manager as an Administrative Modifications per Section 2-104.
Air Conditioning Units	rear and interior side yard	Shall be a minimum of five feet from any lot line.
Antennae	rear and interior side yard	Shall be a minimum of three feet from any lot line.
Basketball equipment	any required yard	A maximum of one per front yard shall be allowed. Shall be a minimum of five feet from side and rear lot lines and ten feet from a front lot line.
Bay Windows and Balconies	front and corner side yard	Shall extend no more than three feet from the applicable elevation of the building and at least five feet from the property line. May not have any foundation or footing and may only project from a façade.
	interior side and rear yard	Shall be a minimum of three feet from the applicable building elevation. May not have any foundation or footing and may only project from a façade.
Clothesline	rear yard	Shall be a minimum of five feet from any lot line.
Compost bin	rear yard	Shall be a minimum of five feet from any lot line.
Cornices, Gutters, Eave Overhangs, and Similar Architectural Projections	any required yard	May encroach up to two feet from the applicable elevation of the building or approved by the Village Manager or Village Engineer per Section 2-104.

Table 3-106-A. Allowed Encroachments into Required Yard

Encroachment Type	Allowed Location	Limitations of Encroachment
Covered Porches, Covered Decks, and Covered Patios (attached to principal structure)	Front, corner side yard and rear yard	<ul style="list-style-type: none"> May encroach up to five feet into a required yard. May not be screened-in or enclosed.
Driveways	any required yard	<ul style="list-style-type: none"> Shall comply with the standards of Section 10-102-C. Shall be a minimum of two feet from the interior side property line.
Fences, Walls, and Berms	any required yard	Shall comply with the standards of Section 10-108.
Flagpoles	any required yard	Shall be a minimum of five feet from the property line.
Generators	rear and interior side yard	Shall be a minimum of five feet from any lot line.
Lighting: landscape, building façade, outdoor recreational, and pedestrian	front and corner side yard	Shall comply with the standards of Article 10.
Parking	As allowed and in accordance with the standards of Section 10-102.	
Pergola and Gazebo	Interior side and rear yard	<ul style="list-style-type: none"> Shall comply with Accessory Structure regulations in Section 3-107 B.2 May not be screened-in or enclosed.
Permeable Path	Interior side yard	As approved by Village Engineer.
Pool, Spa, and Hot Tub	Interior side and rear yard	Shall be a minimum of six feet from the property line.
Signs	any required yard	Shall comply with the standards of Article 11.
Statuary and garden feature	any required yard	Shall comply with the standards of Section 10-106.

Table 3-106-A. Allowed Encroachments into Required Yard

Encroachment Type	Allowed Location	Limitations of Encroachment
Uncovered and Unenclosed Steps and Stairs	front and corner side yard	May encroach up to six feet from the applicable elevation of the building and no closer than five feet to the property line, whichever is greater.
Uncovered Decks, Patios, and similar Features	front, interior, and corner side yard	<ul style="list-style-type: none"> May encroach up to five feet into a required yard and no closer than five feet to the property line, whichever is less. May not exceed 30 inches in height above the average finished grade.
	rear and side yard	<ul style="list-style-type: none"> Shall be a minimum of five feet from the property line. May not exceed 30 inches in height above the average finished grade.

B. **Allowed Front and Corner Side Yard Adjustment.** For a lot in any district that is subject to a platted setback line, the front and/or corner side yard setback for the lot shall be either the platted setback line or the yard setback requirement for the governing district, whichever is greater.

C. **Allowed Height Exceptions.** Buildings purpose built for Place of Worship uses may have a maximum height of 55 feet and may include spires and minarets with a maximum height of 70 feet.

3-107. Accessory Uses

A. **Accessory Uses Table.** The following shall be used in the interpretation of Table 3-107-A.

- Permitted Uses (P).** Uses which are marked as "P" in the table shall be allowed accessory uses subject to all applicable regulations of this Zoning Code.
- Special Uses (S).** Uses which are marked as "S" in the table shall require approval with a Special Permit as detailed in Section 2-113 prior to establishment.
- Prohibited Uses.** A blank space in the table indicates that a use is prohibited.
- Uses Not Listed.** A use not specifically listed is prohibited unless, through the Interpretation process established in Section 2-107, it is determined that the use is a part of a general use type as described in Section 3-104-C.
- Additional Regulation.** If a use has supplemental standards, they are referenced in the Additional Regulation column. Supplemental standards shall apply to the use, regardless of whether it is a Permitted or Special Use.

Table 3-107-A: Accessory Uses by Single-Family Residential District

Use	Additional Regulation	R-1	R-2	R-3	R-4	R-5
Accessory Dwelling Unit (ADU), Attached	3-107-B-1	P	P	P	P	P
Accessory Dwelling Unit (ADU), Detached						
Accessory Structure	3-107-B-2	P	P	P	P	P
ATM						
Day Care Nursery						
Drive-Through Facility						
Electric Vehicle Charging Station – Commercial						
Garden		P	P	P	P	P
Home Based Daycare		S	S	S	S	S
Home Occupation	3-107-B-3	P	P	P	P	P
Outdoor Display - Permanent						
Sale of Merchandise – Permanent						
Outdoor Seating for Eating and Drinking Uses						
Outdoor Storage / Open Lot						
Pool, Spa, and Hot Tub	3-107-B-2(c)	P	P	P	P	P

Table 3-107-A: Accessory Uses by Single-Family Residential District

Use	Additional Regulation	R-1	R-2	R-3	R-4	R-5
Solar Energy Collection System, Canopy Mounted	3-107-B-4	P	P	P	P	P
Solar Energy Collection System, Ground Mounted	3-107-B-5	P	P	P	P	P
Solar Energy Collection System, Roof Mounted	3-107-B-6	P	P	P	P	P

B. Accessory Use Supplemental Standards.**1. Attached Accessory Dwelling Units (AADU).**

- a. An AADU must be located on the same lot and remain under the same ownership as the principal single family detached dwelling to which the AADU is accessory.
- b. An AADU must be attached to, and architecturally integrated into, the principal single family detached dwelling structure to which the AADU is accessory.
- c. An AADU shall comply with all dimensional standards for the District as specified in Section 3-103.
- d. An AADU must be subordinate in area to the principal single family detached dwelling structure to which the AADU is accessory and may not exceed 600 square feet in floor area, or 25 percent of the total floor area of the principal structure, whichever is less.
- e. The principal single family detached dwelling structure must be occupied by the owner of the lot on which the AADU is located and used as the owner's principal place of residence for no less than six months during each calendar year.
- f. In the event that ownership of the lot on which the AADU is located is sold, transferred, or conveyed, the new record owner must, as soon as practicable after taking title to the property, file an affidavit indicating compliance with the requirements of this Section of the Zoning Code, and must do so on an annual basis thereafter.
- g. No more than one AADU may be constructed or maintained on any lot.
- h. The principal single family detached dwelling structure must maintain the appearance of a single-family residence with a single front entrance in terms of roof pitch and façade design and features.
- i. A secondary entrance providing access to an AADU, if any, may only be located on the rear or side of the principal residential structure, unless the Village specifically allows otherwise as part of the Special Permit approval process.
- j. An AADU may not be used as a short-term rental.

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Accessory Uses

- k. All overnight parking for an AADU must be provided on the same lot as the AADU and must be located on an improved hard surface. Overnight street parking may not be used by persons residing in an AADU.
 - l. An AADU must incorporate and contain all fire protection equipment and systems required pursuant to Chapter 6 of the Village Code and all such equipment must be maintained in an operable manner.
 - m. All garbage and refuse generated by an AADU or its occupants must be stored in compliance with the requirements of the Village Code.
2. **Accessory Structure.**
 - a. **Number.**
 - i. **All Accessory Structures.** The number of all accessory structures on a lot shall not exceed the maximum allowed lot coverage per district as established in Section 3-103.
 - ii. **Total Number of Accessory Structures.** The total number of all accessory structures shall not exceed one per 3,000 square feet of lot area.
 - b. **Compatibility.** The exterior of an accessory structure shall be compatible with the principal building in terms of color, exterior building cladding materials, and roof style and materials, and shall be compatible with the residential nature of the surrounding area.
 - c. **Standards For Specific Accessory Structures.**
 - i. **Pool, Spa, and Hot Tub.** No pool, spa, and hot tub or any equipment appurtenant thereto, shall be located:
 - a) In any required front yard;
 - b) In any required corner side yard; or
 - c) Less than six (6) feet from any property line if located in any required rear yard or required interior side yard. See also Chapter 6 of the Northbrook Village Code for pool fence requirements.
 - ii. **Accessory Parking Lots in Single Family Residential Districts.** Except when approved as part of a Special Permit, parking lots shall not be permitted as an accessory use in any single-family residential district.
 - iii. **Campers, Recreational Vehicles, Etc. Prohibited For Use:** Campers, travel trailers and recreational vehicles shall not be permitted for use as accessory structures in single-family residential districts. These vehicles shall not be connected to utilities, occupied, or located in front of a principal structure within these districts.

3 | Single-Family Residential District Standards

Accessory Uses

d. **Dimensional Standards.** Accessory structures shall meet the dimensional standards established in Table 3-107-B-2(d).

Table 3-107-B-2(d). Accessory Building/Structure Dimensional Standards	
<i>Yard Setbacks</i>	
Front, Minimum	Five feet behind front elevation of principal building or shall adhere to the front setback of the district, whichever is greater
Corner Side, Minimum	Five feet behind corner side elevation of principal building or shall adhere to the corner side setback of the district, whichever is greater
Interior Side, Minimum	5 feet
Rear, Minimum	5 feet
<i>Building Standards</i>	
Height, Maximum	15 feet
Building Area, Maximum	1,000 square feet or 20 percent of gross lot area, whichever is greater, however in no instance shall an accessory structure exceed the area of the principal building

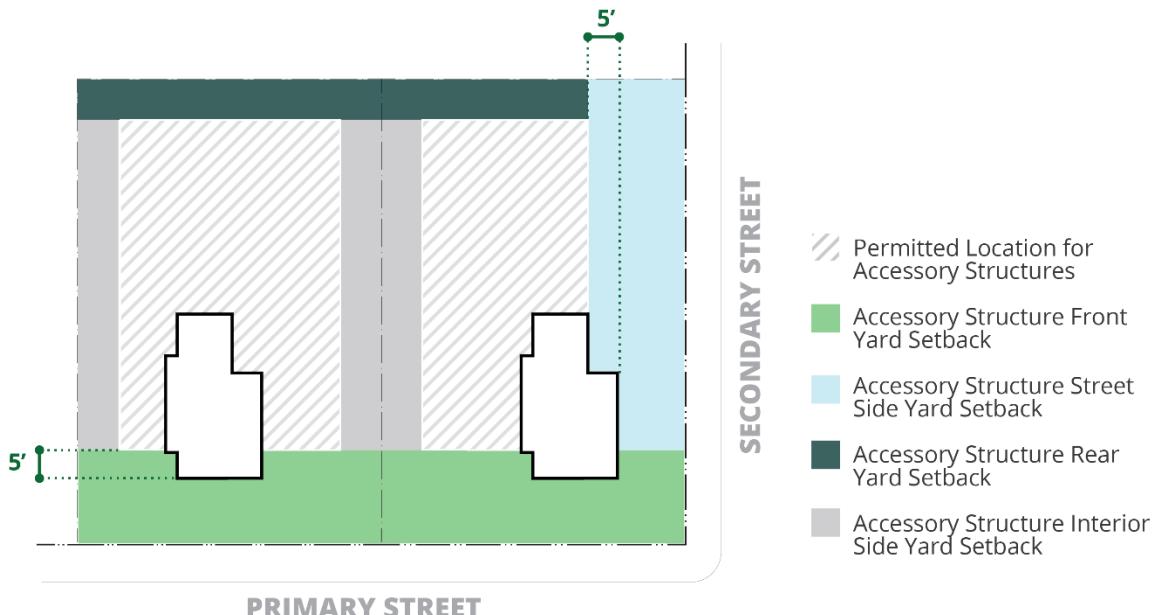


Figure 6 Accessory Structure

3. Home Occupation.

- Use Accessory To.** Home occupations shall be allowed accessory to any Single-Family Detached use.
- Location.** A home occupation shall be located interior to the principal dwelling.
- Employees.** At least one resident of the residential unit of the property shall be employed by a home occupation.

- d. **Outside Entrance.** A home occupation shall not have a separate entrance.
- e. **On-Site Customers/Clients/Employees.** A home occupation may have no more than three employees, customers or clients on site at any one time.
- f. **Signs.** No advertising sign, other than a name plate not exceeding one square foot in total area, shall be displayed in connection with a home occupation.
- g. **Prohibited Home Occupations.** The following uses shall be prohibited as home occupations:
 - i. All public and institutional uses,
 - ii. All commercial uses with the exception of personal services and professional services,
 - iii. All industrial and automotive uses,
 - iv. All utilities and infrastructure uses, and
 - v. All agriculture and animal related uses.
 - vi. All firearms dealers.

4. **Solar Energy Collection System, Canopy Mounted.**

- a. Canopy solar energy collection systems are permitted over any principal or accessory parking lot.
- b. The height of canopy solar energy collection systems shall not exceed the height of the principal building that the parking area serves or 20 feet, whichever is greater.
- c. The minimum height of solar energy collection systems shall allow clearance for emergency and service vehicles.

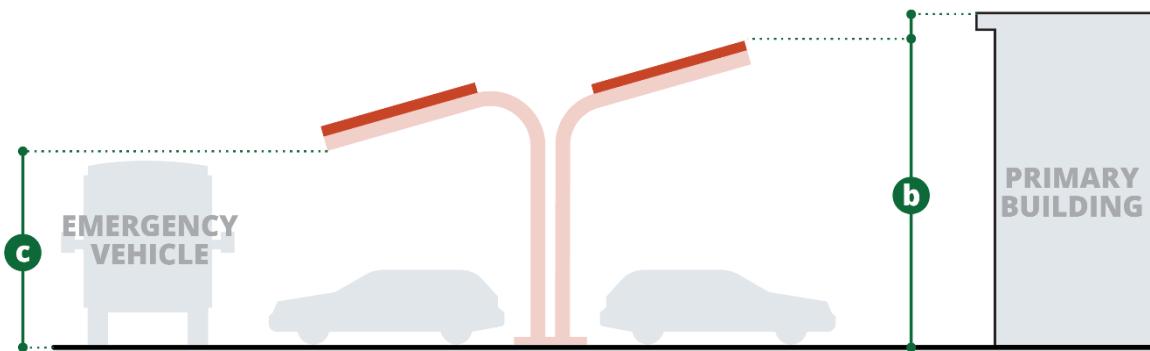


Figure 7 Solar Energy Collection System, Canopy Mounted

5. Solar Energy Collection System, Ground Mounted.

- a. Ground-mounted solar energy collection systems shall be permitted in accordance with the principal structure setbacks on the front, street sides, and any applicable accessory structure setbacks.
- b. The maximum height of ground-mounted solar energy collection systems shall be five feet, measured from the grade at the base of the pole to the highest edge of the system.
- c. The minimum clearance between the lowest point of the system and the surface on which the system is mounted shall be 12 inches.
- d. Ground-mounted solar energy collection systems shall be exempt from the impervious surface limits if the ground directly under the solar panel is planted with native plantings and groundcover other than turf grass.
- e. All parts of the freestanding system shall be set back five feet from the side and rear lot lines and shall not be located in an easement.

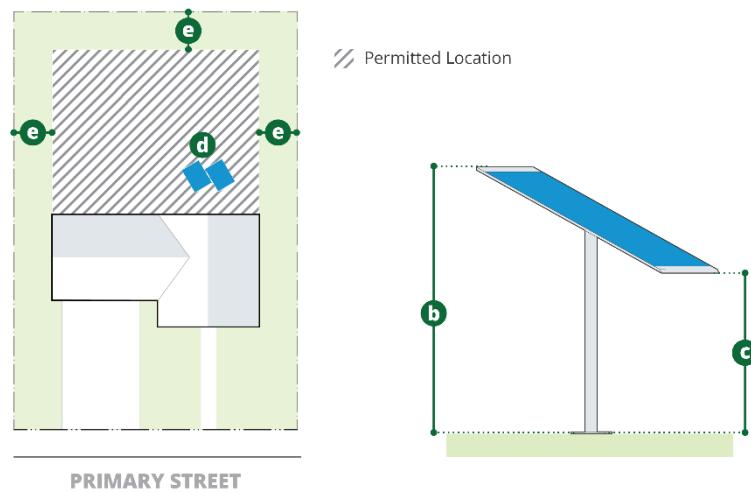


Figure 8 Solar Energy Collection System, Ground Mounted

6. Solar Energy Collection System, Roof Mounted.

- a. Roof-mounted solar energy collection systems may be located on any roof face of principal or accessory buildings. Systems should be flush mounted when possible.
- b. Systems on structures 35 feet or less in height shall not extend beyond 12 inches parallel to the roof surface.
- c. Systems on structures greater than 35 feet in height shall not extend beyond 36 inches parallel to the roof surface.
- d. Systems on all structures shall not extend above the highest peak of a pitched roof.
- e. All materials used for racking, mounts, mounting clamps, and flashings shall be of a color consistent with the color of the roof surface to minimize visibility, or black.

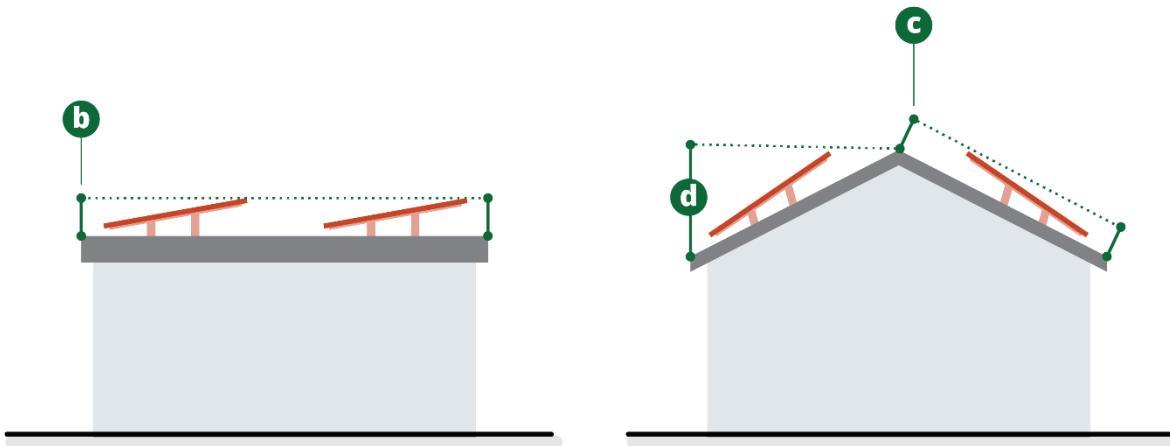


Figure 9 Solar Energy Collection System, Roof Mounted

3-108. Temporary Uses

A. Temporary Uses Table.

- Permitted Uses (P).** Uses which are marked as "P" in the table shall be allowed temporary uses subject to all applicable regulations of this Zoning Code.
- Temporary Uses (T).** Uses which are marked as "T" in the table shall be allowed temporary uses after the approval of a Temporary Use Permit, as detailed in Section 2-110
- Special Uses (S).** Uses which are marked as "S" in the table shall require approval as a Special Use as detailed in Section 2-113 prior to establishment.
- Prohibited Uses.** A blank space in the table indicates that a use is prohibited.
- Uses Not Listed.** A use not specifically listed is prohibited unless, through the Interpretation process established in Section 2-107, it is determined that the use is a part of a general use type as described in Section 3-104-C.
- Additional Regulation.** If a use has supplemental standards, they are referenced in the Additional Regulation column. Supplemental standards shall apply to the use, regardless of whether it is a permitted or special use.

Table 3-108-A: Temporary Uses by Single-Family Residential District

Use	Additional Regulation	R-1	R-2	R-3	R-4	R-5
Civic Uses of Public Property						
Contractor Trailer / Temporary Real Estate Sales	3-108-B-1	T	T	T	T	T
Farmers Market						
Garage Sales	3-108-B-2	P	P	P	P	P
Parking of Trailers, Boats, and Other Vehicles	3-108-B-3	P	P	P	P	P
Portable Outdoor Storage Device	3-108-B-4	T	T	T	T	T
Seasonal Sales						
Special Event Tents	3-108-B-5	T	T	T	T	T

B. Temporary Use Supplemental Standards.

1. Contractor Trailer / Temporary Real Estate Sales.

- a. Contractors' trailers and temporary real estate sales model units are allowed when accessory to a construction project or a new development.
- b. Contractors' trailers and temporary real estate sales model units shall be limited to a period not to exceed the duration of the active construction phase of such project or the active selling and leasing of space in such development.
- c. Contractors' trailers and temporary real estate sales model units shall not contain any sleeping or cooking accommodations, except if located in a model unit.
- d. No such trailer, unit, or office shall be used as the general office or headquarters of any firm.
- e. Contractors' trailers and temporary real estate sales model units shall be located within the buildable setback of the lot where it is located.

2. Garage Sales.

- a. **Certificate of Zoning Compliance.** No Certificate of Zoning Compliance shall be required for garage sales authorized pursuant to this Paragraph 1.
- b. **Frequency.** Garage sales shall be limited to a period not to exceed three consecutive days. No more than four garage sales shall be conducted from the same dwelling unit in any calendar year, and no more than one such sale shall occur in any 30-day period.
- c. **Hours of Operation.** No garage sales shall operate before 7 am or after 9 pm.
- d. **Sign Limitations.** Notwithstanding the provisions of Section 9-106 of this Code, only off-site directional signs not to exceed four square feet in area shall be permitted for the purpose of advertising garage sales. Such signs shall not be erected in excess of 24 hours prior to the commencement of the garage sale and shall be removed within two (2) hours after the termination of the sale.
- e. **Location of Sale.** No portion of any garage sale shall take place on any public or private landscaped area, on any public sidewalk, or on any public right-of-way.

3. Parking of Trailers, Boats, and Other Vehicles. Trailers, boats, and other vehicles shall not be parked in the front yard or corner side yard.

4. Portable Outdoor Storage Device.

- a. Only one portable outdoor storage device may be located on a lot at a time.
- b. No portable outdoor storage devices shall block any public sidewalk or public/private street right of way or interfere with their use.
- c. The portable outdoor storage device shall not exceed:
 - i. Eight feet in width,
 - ii. 12 feet in length, and
 - iii. Eight feet in height.
- d. The portable outdoor storage device must be located on a hard paved surface approved by the Village Manager.
- e. Every portable outdoor storage device must be locked and secured when not being loaded or unloaded.

5. Tents.

- a. No tent shall be allowed to remain for a period of more than four days longer than the period during which the principal or accessory use with which it is associated with is allowed to remain or, in the absence of any such period, 10 days.
- b. Unless waived in writing by the Village Manager, every tent shall comply with bulk, yard and space requirements applicable to accessory structures pursuant to Section 3-107-B.