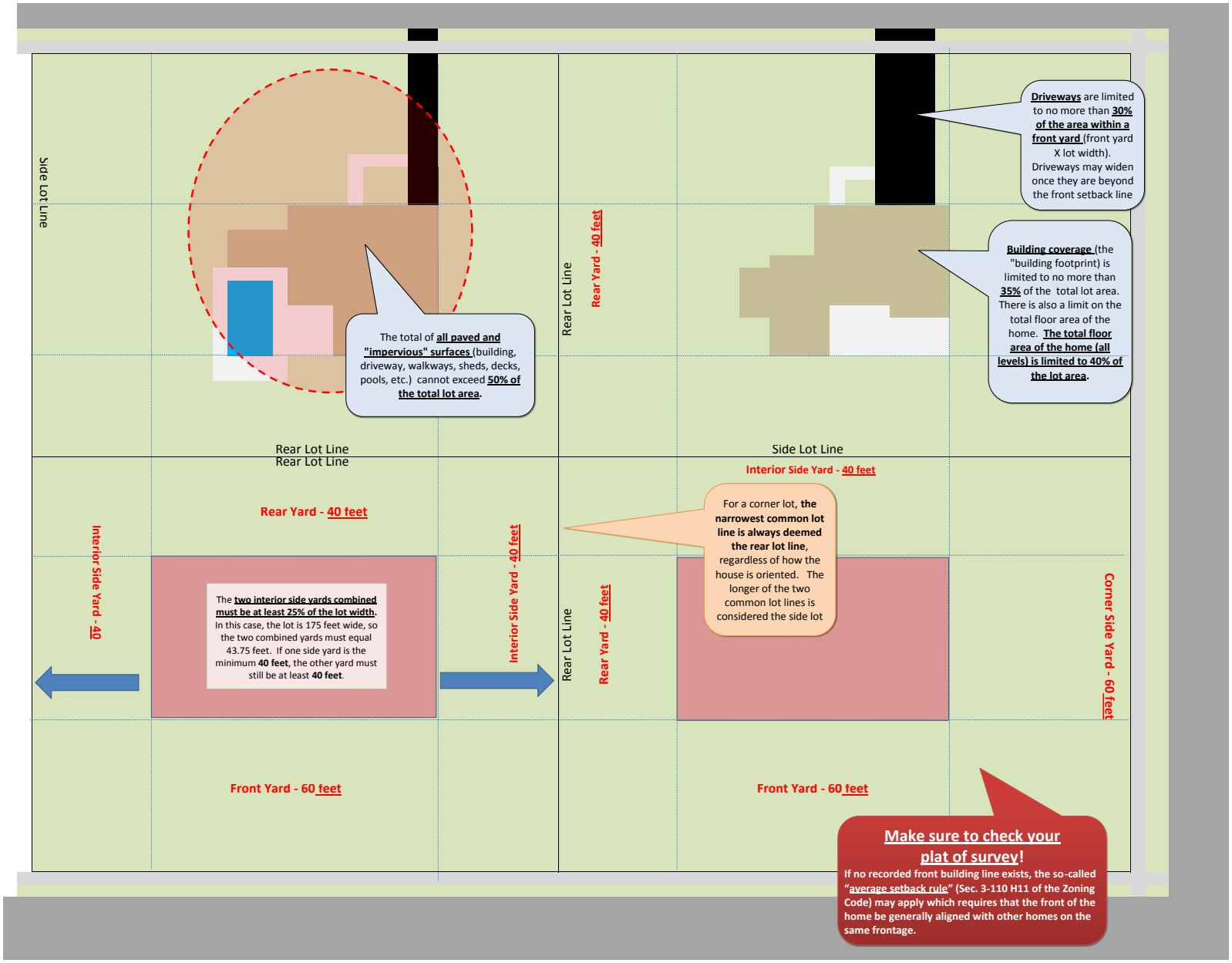
R-1 ZONING DISTRICT
GENERAL SETBACK AND LOT COVERAGE LIMITATIONS
Village of Northbrook Department of Development & Planning Services



YARD REQUIREMENTS FOR SINGLE FAMILY HOMES	R-1 DISTRICT
Minimum Setbacks	
Front and Corner Side Yard (feet)	60
Interior side yard (feet)	40
Minimum total of two side yards COMBINED	25 % of lot width
Rear Yard (feet)	40

Max. Height of Home	The lesser of 40 feet or 3 stories
Max. Total Lot Coverage	50% of lot
Max. Building Coverage	35% of Lot
Max. Floor Area of Structures	40% of Lot (.40 FAR)