



Village of Northbrook

DEVELOPMENT & PLANNING SERVICES

Zoning Code Interpretation

Purpose:	Clarification of Average Setback Rule – Replacement Home
Northbrook Zoning Code Section(s):	3-110-H-11
Date:	June 14, 2018

Reason for Interpretation

A question arose as to how to apply the so-called “average setback rule” (Section 3-110-H-11) when an existing home is demolished and a new home proposed.

Interpretation:

When a house is being demolished and replaced with a new single family residence and the average setback rule applies, the new house may be built at the setback of the previous house without averaging the setbacks of the neighboring structures.

Notwithstanding the above, the new home must meet the district minimum front setback regardless of the location of the previous structure. A new home cannot be built in violation of the zoning setback rules without receiving a zoning variation.

The 30% front yard coverage rules are also fully applicable for the new home.

Reviewed and Affirmed:

Thomas R Poupard, AICP
Director of Development & Planning Services