



# Village of Northbrook

## DEVELOPMENT & PLANNING SERVICES

### Zoning Code Interpretation

<b>Purpose:</b>	<b>Categorizing Pergolas – Accessory Structure</b>
<b>Northbrook Zoning Code Section(s):</b>	<b>3-110-H-10 Encroachments in Yards – Single Family Districts</b>
<b>Date:</b>	<b>May 11, 2016</b>

#### **Reason for Interpretation**

Pergolas are increasingly popular accessory structures; however, they are not specifically addressed in the Zoning Code. Pergola is not a defined term in the Zoning Code. They are similar in nature to arbors, but are larger. This interpretation is intended to establish reasonable guidelines for when pergolas are allowed in required yards.

#### **Interpretation:**

- 1) To be classified as a pergola, the structure may have the following characteristics:
  - a. May not have walls;
  - b. May only have columns, cross-beams and open rafters (Roof, knee wall and/or screens raises it to the level of an accessory structure)
  - c. May be attached to either a primary structure, accessory structure or both.
- 2) Pergolas are open, so they do not count toward FAR.
- 3) A pergola does count toward total lot coverage if there is a base other than grass (concrete, deck, etc., in which case the base material s would count towards lot coverage.)
- 4) Pergolas may not be located in a required front or corner side yard setback.
- 5) If located in full or in part of the rear 20% of the lot, may be located up to 5 feet from the side and rear lot lines. If not located in full or in part of the rear 20% of the lot, required district setbacks apply.
- 6) If located in a required yard, it cannot exceed 15' in height. Anywhere else, it cannot exceed the maximum height of the zoning district in which it is located.
- 7) The area of the pergola cannot exceed the maximum 30% side/rear yard lot coverage restriction for accessory structures.

#### **Reviewed and Affirmed:**

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