



Village of Northbrook

DEVELOPMENT & PLANNING SERVICES

TO: ZONING CODE INTERPRETATION FILE
FROM: JENNIFER N. MAISCH, ZONING ADMINISTRATOR
DATE: JANUARY 11, 2010
SUBJECT: ZONING CODE INTERPRETATION
DETACHED ACCESSORY STRUCTURES

Accessory structures do not have to be located entirely within the rear 20% of the lot in order to take advantage of the reduced 5-foot side yard setback.
The Code reads as follows:

13. Side and Rear Yard Regulations for Accessory Structures. Notwithstanding the otherwise applicable side and rear yard regulations established for principal structures and uses by the district regulations of this Code, detached accessory structures and uses located **in whole or in part** within the rear twenty percent (20%) of the lot shall not be required to maintain an interior side or rear yard in excess of five (5) feet; provided, however, that this special regulation shall not apply to residential recreational facilities and provided, further, that no accessory structure or use, or combination of such structures or uses, located in whole or in part within an otherwise required side or rear yard pursuant to this Paragraph shall occupy more than thirty percent (30%) of such required yard.

The “in part” is interpreted to mean a majority of the structure must be located in the rear 20% of the lot. In other words you cannot have just 1 foot of a detached garage located in the rear 20% and still place it 5’ from the side lot line.