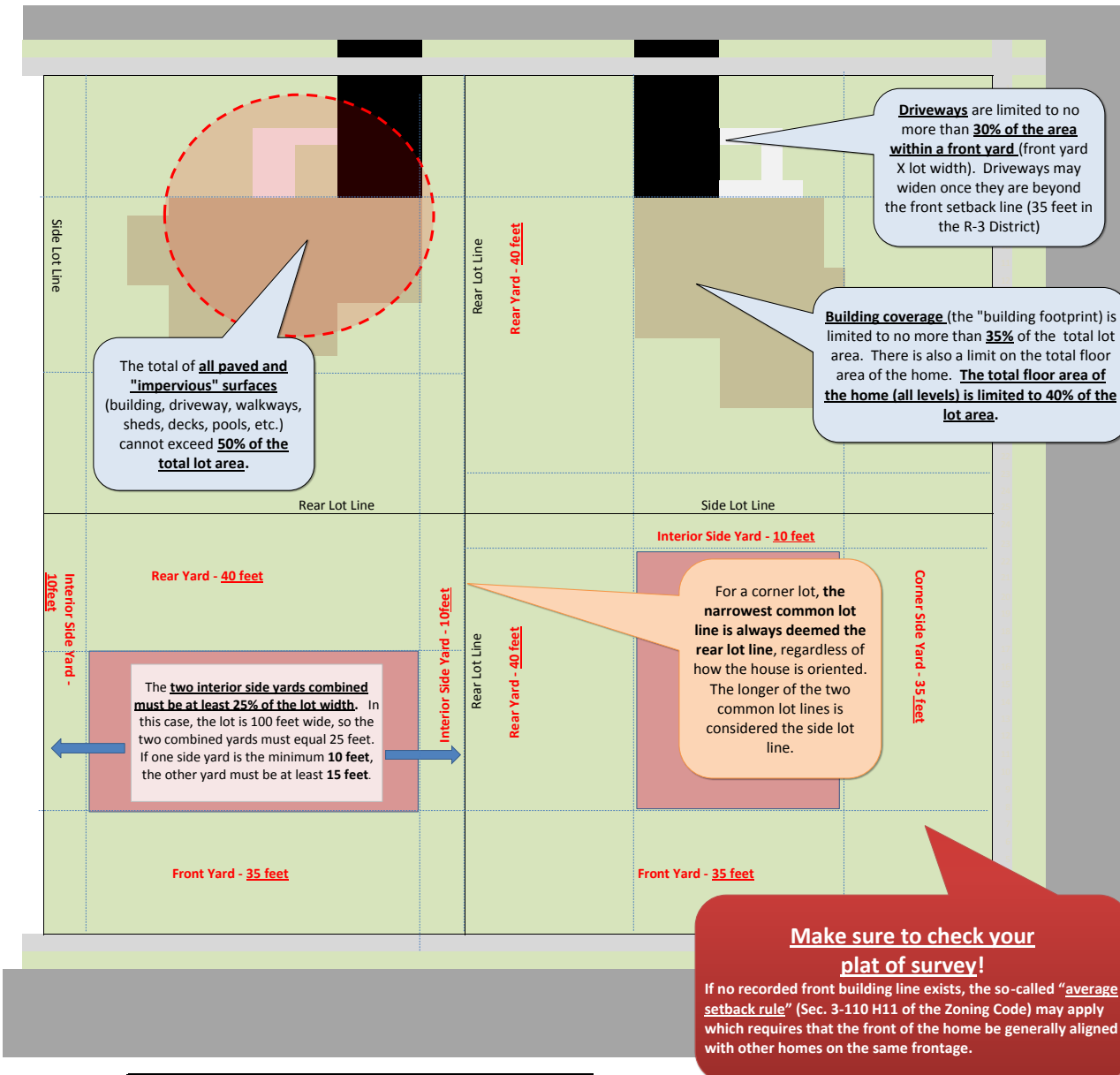


R-3 ZONING DISTRICT GENERAL SETBACK AND LOT COVERAGE LIMITATIONS

Village of Northbrook Department of Development & Planning Services



Make sure to check your plat of survey!

If no recorded front building line exists, the so-called "average setback rule" (Sec. 3-110 H11 of the Zoning Code) may apply which requires that the front of the home be generally aligned with other homes on the same frontage.

YARD REQUIREMENTS FOR SINGLE FAMILY HOMES	R-3 DISTRICT
Minimum Setbacks	
Front and Corner Side Yard (feet)	35
Interior side yard (feet)	10
Minimum total of two side yards COMBINED	25 % of lot width
Rear Yard (feet)	40

Max. Height of Home	The lesser of 35 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)