

MU – MUE – MXE

TRANSITIONAL MANUFACTURING DISTRICTS

(Zoning Ordinance §6-13-2; 6-13-3; 6-14-4) updated 1-28-09



PURPOSE

MU Transitional Manufacturing District

The MU transitional manufacturing district is intended to address those distinctive areas in Evanston where manufacturing and industrial uses have coexisted with residential uses in a manner in which neither have been affected adversely. The MU district will incorporate uses currently located in the area while also permitting those uses normally associated with manufacturing and industrial operations.

The MU district will also permit residential uses and shall provide for their continuance through the requirement of adequate, districtwide site controls designed to preserve the distinctive coexistence.

MUE Transitional Manufacturing-Employment District

The MUE Transitional Manufacturing - Employment District is intended to address those distinctive areas in Evanston where manufacturing uses have coexisted in a compatible manner with residential uses. The MUE District recognizes the fact that these areas, while primarily manufacturing in nature, contain thriving residential neighborhoods that are desired to be preserved. Therefore, the MUE District is oriented towards manufacturing uses while also allowing, through the special use procedure, residential uses. The MUE District shall provide for the continuance of the District's distinctive character through the requirement of adequate site controls and the site plan review process.

MXE Mixed Use Employment District

The MXE mixed use employment district is intended to address those distinctive areas in Evanston where manufacturing and industrial uses have coexisted with residential uses in a manner in which neither have been affected adversely. The MXE district will incorporate uses currently located in the area while also permitting those uses normally associated with manufacturing and industrial operations.

The MXE district will also permit residential uses and shall provide for their continuance through the requirement of adequate, districtwide site controls designed to preserve the distinctive coexistence.

LOT SIZE

The minimum lot sizes in transitional manufacturing districts are as follows:

	MU	MUE	MXE
Nonresidential	6,000	No requirement	6,000
Single-family detached	4,000 square feet		
Two-family and single-family attached	2,000 square feet per dwelling unit		
Multi-family	1,500 square feet per dwelling unit		

LOT WIDTH

The minimum lot widths in the transitional manufacturing districts are as follows:

	MU	MUE	MXE
Nonresidential	35 ft	N/R	35 ft
Single-family detached	35 feet		
Single-family attached (3 or more)	60 feet (each dwelling unit requires street frontage)		
Two-family	50 feet		35 ft
Multi-family	50 feet		

BUILDING HEIGHT

The maximum mean building height in the transitional manufacturing districts is:

	MU	MUE	MXE
Feet	41	40	41
Stories	3		

Note: If multiple standards are specified, all standards must be met.

FLOOR AREA RATIO

The maximum floor area ratio permitted in the transitional manufacturing districts is as follows:

	MU	MUE	MXE
Maximum FAR	0.45		1.5

PERMITTED AND SPECIAL USES

	MU	MUE	MXE
Artist studio			P
Automobile repair service establishment	S	S	S
Automobile service station	S	S	S
Building materials establishment		P	P
Car wash		S	S
Caterer			P
Commercial indoor recreation	S	S	S
Commercial outdoor recreation		S	S
Commercial parking garage	S	P	S
Commercial parking lot	S	P	S
Community center	P	S	S
Cultural facility	P	S	S
Dwellings (single-family attached or detached, two-family, multi-family)	P	S	P
Education institution - private	P	P	S
Education institution - public	P	P	P
Funeral services excluding on-site cremation	S	S	S
Government institutions	P		P
Industrial service establishment	S	P	P
Light manufacturing	P	P	P
Media broadcasting towers		S	S
Office	P	P	P
Planned development ¹	S	S	S
Public transportation center	S	P	P
Public utility	P	P	P
Recreation center	P	S	S
Religious institution	P	S	S
Residential care home - Category I & II ²	P	S	P
Retail goods or services establishment			P
Trade contractor	S	P	P
Transitional shelter ³	S	S	S
Transitional treatment facility - Category I & II ⁴	S	S	S
Vehicle storage establishment		P	P
Warehouse establishment	S	P	P
Wholesale goods establishment	P	P	P

P=Permitted Use; S=Special Use; __=Not Permitted

YARD REQUIREMENTS

The minimum yard requirements for districts I1-I3 are as follows:

Principal Structures		MU	MUE	MXE
Front, abutting	Residential	10% transition yard, or 20 ft, greater ⁵		10 ft
	Nonresidential	15 ft	20 ft	
Street Side, abutting	Residential	10% transition yard, or 20 ft, greater ⁵		10 ft
	Nonresidential	15 ft	20 ft	
Interior Side, abutting	Residential	10% transition yard, or 20 ft, greater ⁵		5 ft
	Nonresidential	15 feet		
Rear, abutting	Residential	10% transition yard, or 20 ft, greater ⁵		15 ft
	Nonresidential	25 feet		

Parking Setbacks		MU	MUE	MXE
Front	All	Open, unenclosed parking prohibited (incl. aisles & ramps)		
Street Side	All	Open, unenclosed parking prohibited (incl. aisles & ramps)		
Interior Side	All	no requirement		
Rear	All	5 feet		

OUTDOOR STORAGE

Outdoor storage shall be permitted as an accessory use in all the transitional manufacturing districts in the rear and interior side yards abutting nonresidential uses.

MU: the area devoted to the storage shall not exceed 15% of the lot area.

MUE: the area devoted to the storage shall not exceed 25% of the lot area.

All outdoor storage areas whether accessory or principal shall be enclosed on all sides by an 8-foot tall solid fence and shall be subject to site plan review.

¹ Subject to the requirements of sections 6-14-1-10 and 6-3-6 of the ordinance.

² Subject to the requirements of section 6-4-4 of the ordinance.

³ Subject to the requirements of section 6-3-5-11 of the ordinance.

⁴ Subject to the requirements of section 6-4-5 of the ordinance.

⁵ Nonresidential uses immediately adjoining a residential use or district shall be required to provide a minimum transitional yard equal to ten percent (10%) of the average width of the lot (up to a maximum of 25 feet). Such transitional buffer yards shall extend the entire length of the abutting residential use or district. Transitional buffer yard widths may be reduced as provided for in chapter 17, "Landscaping And Screening", of this title.