

R1 – R3

SINGLE & TWO-FAMILY RESIDENTIAL

(Zoning Ordinance §6-8-2; 6-8-3; 6-8-4) updated 1-27-09



PURPOSE

R1 Single-family Residential District

The R1 single-family residential district is intended to provide for single-family development at the lowest density within the city, and to preserve the present physical character of that area while allowing for infill development.

R2 Single-family Residential District

The R2 single-family residential district is intended to provide for small lot single-family development at a relatively low density and to preserve the present physical character of that area while providing for infill development.

R3 Two-family Residential District

The R3 two-family residential district is intended to provide for infill development of single-and two-family residences in moderate density neighborhoods and to preserve the present physical character of such neighborhoods.

LOT SIZE

The minimum lot sizes in districts R1-R3 are as follows: ¹

R1	R2	R3
All uses: 7,200 sq ft	All uses: 5,000 sq ft	Single-family: 5,000 sq ft Two-family: 3,500 sq ft/ dwelling unit Nonresidential: 7,200 sq ft

LOT WIDTH – 35 feet

The minimum lot width in districts R1-R3 is 35 feet.

BUILDING HEIGHT – 35 feet or 2.5 stories

The maximum mean building height in districts R1-R3 is thirty five feet (35') or two and one-half (2½) stories,² whichever is less, except as modified for qualified zoning lots with substandard area by the table below:

Lot Size (% of minimum required lot area)	Max. Building Height
80% to <100%	29.75 feet
60% to 80%	28.00 feet
50% to 60%	26.25 feet

PERMITTED AND SPECIAL USES

	R1	R2	R3
Dwelling – Single-family detached	P	P	P
Dwelling - Two-family	P³		P
Bed and breakfast establishments ⁴	<i>S</i>	<i>S</i>	<i>S</i>
Cemetery	<i>S</i>	<i>S</i>	<i>S</i>
Child residential care home	<i>S</i>	<i>S</i>	<i>S</i>
Cultural facility	<i>S</i>	<i>S</i>	<i>S</i>
Daycare home – adult ⁵	P	P	P
Daycare home – child ⁶	P	P	P
Daycare center – adult ⁵	<i>S</i>	<i>S</i>	<i>S</i>
Daycare center – child ⁶	<i>S</i>	<i>S</i>	<i>S</i>
Education institution - private	<i>S</i>	<i>S</i>	<i>S</i>
Educational institution - public	P	P	P
Home occupation ⁷	P	P	P
Park	P	P	P
Planned development ⁸	<i>S</i>	<i>S</i>	<i>S</i>
Playground	P	P	P
Public utility	<i>S</i>	<i>S</i>	<i>S</i>
Religious institution	<i>S</i>	<i>S</i>	<i>S</i>
Residential care home – Category I ⁹	P	P	P
Residential care home – Category II ¹⁰	<i>S</i>	<i>S</i>	<i>S</i>
Transitional treatment facility - Category I ¹¹	<i>S</i>	<i>S</i>	<i>S</i>

P=Permitted Use; **S**=Special Use; **_**=Not Permitted

YARD REQUIREMENTS

The minimum yard requirements for districts R1-R3 are as follows:

Residential Structures	
Front	27 feet (parking prohibited)
Street Side	15 feet (parking prohibited)
Interior Side	5 feet
Rear	30 feet

Nonresidential Structures	
Front	27 feet (parking prohibited)
Street Side	15 feet (parking prohibited)
Interior Side	15 feet (parking prohibited)
Rear	30 feet (5 feet for parking)

Accessory Uses and Structures	
Front	27 feet (garages only)
Street Side	15 feet (garages only)
Interior Side	5 feet
Rear	3 feet ¹²

IMPERVIOUS SURFACE COVERAGE

A. The maximum impervious surface coverage ratios for districts R1-R3 are as follows:

	R1	R2	R3
Maximum Impervious Coverage	45%	55%	60%

B. The impervious surface ratio is calculated by dividing the total defined net impervious surfaces on the zoning lot by the area of the zoning lot.

C. The total defined net impervious surfaces on the zoning lot are all areas included in building lot coverage plus any hard surfaced area that does not readily absorb water, including, but not limited to, any paved, asphalt, graveled or concrete areas, parking/driveway areas, swimming pools and sidewalks.

****Please see section 6-8 of the zoning ordinance for further information regarding residential regulations.**

BUILDING LOT COVERAGE

The maximum lot coverages in Districts R1-R3 are as follows:

	R1	R2	R3
Maximum Lot Coverage	30%	40%	45%

Building lot coverage shall include 200 square feet for each required parking space when the parking space is provided other than within a building.¹³

PORCH EXEMPTION

Excluded from the calculation of maximum building lot coverage and maximum impervious surface for all residential districts are fifty percent (50%) of the surface area of porches with the following characteristics:

- Facing a street, open to the air, not all weather;
- Roofed or not roofed; screened or not screened;
- Not a rear or back porch or portion of porch between the rear wall of the house and the rear lot line; not separated from the street by a fence exceeding 60% opacity and a height exceeding 48 inches.

****Please see section 6-8 of the zoning ordinance for further information regarding residential regulations.**

¹ Except as expressly allowed in subsection 6-4-1-7(B) of this title

² Half-story: The top story of a building under a sloping roof, provided the sum of all areas of the top story where the vertical clearance is 7.5 feet or more does not exceed 60% of the area of the story immediately below it (as measured within the outer face of all exterior walls)

³ When located in a historic district designated by the Evanston Preservation Commission and constructed prior to the effective date of this Ordinance

⁴ Subject to the requirements of section 6-4-7, "Bed And Breakfast Establishments", of this title

⁵ Subject to the requirements of section 6-4-3, "Adult Daycare Homes"

⁶ Subject to the requirements of section 6-4-2, "Child Daycare Homes"

⁷ Subject to the requirements of Chapter 5, "Home Occupations"

⁸ Subject to the requirements of sections 6-8-1-10 and 6-3-6, "Planned Developments", of this title

⁹ Subject to the requirements of section 6-4-4, "Residential Care Homes", of this title

¹⁰ Subject to the requirements of section 6-4-4, "Residential Care Homes And Child Residential Care Homes", of this title

¹¹ Subject to the requirements of section 6-4-5, "Transitional Treatment Facilities", of this title

¹² Detached garages must maintain a minimum setback of 3 feet from all property lines when located in the rear yard.

¹³ A lot having legally nonconforming building lot coverage shall be allowed to continue the legal nonconforming building lot coverage when a land user seeks to replace an existing detached garage with a garage having identical ground floor area as the existing garage