TITLE 6 - ZONING

FOOTNOTE(S):
--- () ---

EDITOR'S NOTE/ORDINANCE CITATIONS: All material contained in these zoning regulations is compiled from Ordinance 43-0-93 of the City of Evanston, unless there appears, immediately following a paragraph or section, another number, set out in parentheses, which number will indicate the amending ordinance or ordinances to said Ordinance 43-0-93.

CHAPTER 1 - TITLE, PURPOSE AND INTENT

SECTION:

6-1-1. - TITLE.

This Ordinance shall be known and cited as the ZONING ORDINANCE OF THE CITY OF EVANSTON, the EVANSTON ZONING ORDINANCE, or ZONING ORDINANCE.

(Ord. 43-0-93)

6-1-2. - PURPOSE AND INTENT.

This Ordinance is adopted, by the City of Evanston as a home rule unit of local government, for the purposes of:

(A) Promoting the public health, safety, comfort, morals, convenience, general welfare, and the objectives and policies of the comprehensive general plan, as adopted and amended, from time to time, by the City Council;
(B) Securing adequate light, pure air, and safety from fire and other dangers;
(C) Conserving and enhancing the taxable value of land and buildings throughout the City;
(D) Dividing the entire City into districts and restricting and regulating therein the location, construction, reconstruction, alteration, and use of buildings, structures, and land, whether for residential, university, business, industrial, or other specified uses;
(E) Minimizing or lessening congestion in the public streets;
(F) Preventing the overcrowding of land by regulating and limiting the height and bulk of buildings hereafter erected, as said buildings relate to land area;
(G) Establishing, regulating, and limiting the building or setback lines on or along streets, alleys, and property lines;
(Ord. 43-0-93)

(H) Regulating and limiting the intensity of the use of lot areas, and regulating and determining the area of open spaces between and among the surrounding buildings;
(Ord. 47-0-09)

(I) Establishing standards to which buildings or structures shall conform;
(J) Prohibiting uses, buildings, or structures that are incompatible with the character of established zoning districts; and
(K) Encouraging the preservation and enhancement of natural resources, historic resources, natural features, and aesthetic amenities in the City.
(Ord. 43-0-93)

CHAPTER 2 - RULES OF INTERPRETATION AND LEGAL EFFECT

SECTION:

6-2-1. - RULES OF INTERPRETATION.

The provisions of this Ordinance shall be construed to achieve the purposes for which they are adopted. In interpreting and applying the provisions of this Ordinance, these provisions shall be held to be the minimum requirements for the promotion of public health, safety, comfort, morals, convenience, and general welfare. It is not intended by this Ordinance to interfere with or abrogate or annul any easements, covenants, building restrictions, or other agreements between parties; provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or premises or upon the height of buildings, or requires larger open spaces than are imposed or required by other laws, rules, regulations, or permits, or by easements, covenants, building restrictions, or agreements, the provisions of this Ordinance shall govern. For the purposes of this Ordinance, the following additional rules of interpretation shall apply:

(A) In the event of a conflict between the text of these provisions and any caption, figure, illustration, table, or map, the text of these provisions shall control.
(B) The words "shall," "must," and "will," as used in these provisions, are mandatory and indicate an obligation to comply with the particular provisions to which they apply.
(C) The word "may" as used in these provisions is permissive.
(D) Words used or defined in one tense or form shall include other tenses and derivative forms.
(E) Words used in the singular shall include the plural, and words used in the plural shall include the singular, unless the context of the particular usage clearly indicates otherwise.
(F) The masculine gender shall include the feminine, and the feminine gender shall include the masculine.
(G) The following regulations establish the purpose and the procedures for rounding certain measurements:

1. Purpose: Rounding is intended to streamline the development review process.
2. Applicability: The Zoning Ordinance requires the application of three (3) types of measurements: linear (i.e., feet and inches), area (i.e., square feet), and itemized (such as number of parking spaces and number of loading berths).
   a. Linear measurements (i.e., feet and inches) may be rounded, except those linear measurements relating to the horizontal or vertical dimensions of any parking or loading aisles, drives, driveways, modules, spaces, or stalls.
   b. Area measurements (i.e., square feet) may be rounded. However, no linear measurement (i.e., feet and inches) used to determine an area measurement shall be rounded.
   c. Itemized measurements (such as number of parking spaces and number of loading berths) shall not be rounded, except as permitted for off-street parking spaces within Section 6-16-2-12 of this Ordinance.
   d. Footnote(s):
Where a percentage of any measurement is required (such as to determine maximum permitted lot coverage, to determine the maximum permitted encroachment for a yard obstruction, or to determine whether an application for variation is major or minor), the percentage shall be applied after the rounding has occurred. Numbers resulting from applying a percentage to a linear, area, or itemized measurement shall not be rounded.

e. In accordance with the provisions of this Subsection (G), the Zoning Administrator shall round a measurement if rounding that measurement obviates the need for an application for zoning relief; further, the Zoning Administrator shall not round a measurement if rounding that measurement creates a need for an application for zoning relief.

3. Rules: Where rounding is permitted, it shall be accomplished in the following manner:

a. Where linear measurements (i.e., feet and inches) are conducted to determine conformance with a standard less than or equal to five (5) feet:
   (1) Numbers ending in fractions less than one-fourth (1/4) shall be rounded down to the nearest whole foot;
   (2) Numbers ending in fractions greater than or equal to one-fourth (1/4) but less than three-fourths (3/4) shall be rounded to the nearest one-half (1/2) foot; and
   (3) Numbers ending in fractions greater than or equal to three-fourths (3/4) shall be rounded up to the nearest whole foot.
   (4) Examples of rounding where linear measurements are conducted to determine conformance with a standard less than or equal to five (5) feet include:
      a. One and one-eighths (1 1/8) feet is rounded down to one (1) foot;
      b. Three and three-eighths (3 3/8) feet is rounded up to three and one half (3 1/2) feet;
      c. Four and five-eighths (4 5/8) feet is rounded down to four and one-half (4 1/2) feet; and
      d. Two and three-fourths (2 3/4) feet is rounded up to three (3) feet.

b. Where linear measurements (i.e., feet and inches) are conducted to determine conformance with a standard greater than five (5) feet:
   (1) Numbers ending in fractions less than one-half (1/2) shall be rounded down to the nearest whole foot; and
   (2) Numbers ending in fractions greater than or equal to one-half (1/2) shall be rounded up to the nearest whole foot.
   (3) Examples of rounding where linear measurements are conducted to determine conformance with a standard greater than five (5) feet include:
      a. Nine and one-fourth (9 1/4) feet is rounded down to nine (9) feet;
      b. Seven and one-half (7 1/2) feet is rounded up to eight (8) feet; and
      c. Eighteen and three-fourths (18 3/4) feet is rounded up to nineteen (19) feet.

c. Where area measurements (i.e., square feet) are conducted:
   (1) Resulting fractions shall be dropped; and
   (2) Numbers ending in a whole number less than five (5) square feet shall be rounded down to the nearest ten (10) square feet; or
   (3) Numbers ending in a whole number greater than or equal to five (5) square feet shall be rounded up to the nearest ten (10) square feet.
   (4) Examples of rounding area measurements include:
      a. Fourteen and one-half (14 1/2) square feet is rounded down to ten (10) square feet;
      b. Forty-three (43) square feet is rounded down to forty (40) square feet;
      c. Six thousand eight hundred seventy-four (6,874) square feet is rounded down to Six thousand eight hundred seventy (6,870) square feet;
      d. Eighty-eight and one-fourth (88 1/4) square feet is rounded up to ninety (90) square feet;
      e. Seventy-five (75) square feet is rounded up to Eighty (80) square feet; and
      f. Four thousand two hundred ninety-eight (4,298) square feet is rounded up to Four thousand three hundred (4,300) square feet.

(Ord. 57-0-98)

6-2-2. - LEGAL EFFECT.

The provisions of this Ordinance shall be interpreted so as not to be in conflict with the laws of the State of Illinois or any other limitations imposed by law. In the event, however, that any section, provision, sentence or clause of this Ordinance is declared unconstitutional by a court of competent jurisdiction, that determination will not affect the other remaining chapters, sections, and provisions of this Ordinance.

This Ordinance, enacted on April 26, 1993, shall be in full force and effect from and after the earliest period allowed by law and shall supersede the regulations and maps of the Zoning Ordinance adopted on December 4, 1978, and as subsequently amended.

CHAPTER 3 - IMPLEMENTATION AND ADMINISTRATION

SECTION:

FOOTNOTE(S):

--- (2) ---

See also Title 4, Chapter 17 of this Code.

6-3-1. - SUMMARY OF AUTHORITY.

The City offices and bodies listed in Section 6-3-1-1 of this Chapter, without limitation upon such authority as each may possess by law, have responsibility for implementing and administering this Ordinance in the manner described in Sections 6-3-1-2 through 6-3-1-6 of this Chapter.

6-3-1-1. - AUTHORITY.

The following City offices and bodies have responsibility for implementing and administering this Ordinance:

(A) Zoning Administrator.
(B) Site Plan and Appearance Review Committee.
(C) Plan Commission.
(D) Zoning Board of Appeals.
(E) City Council.

6-3-1-2. - ZONING ADMINISTRATOR.

The responsibilities of the Zoning Administrator are to:

(A)
Administer the zoning ordinance, including the maintenance of all records, home occupation permits, fence permits, certificates of approval of a dwelling unit occupied by a type (D) family, and the issuance of certificates of zoning compliance.

(B) Forward any application for appeal from any order or final decision of an office, department, board or bureau of the City to the appropriate hearing body.

(C) Forward any application for major variation and any combined application for major and minor variation to the Zoning Board of Appeals.

(D) Review and forward with his recommendation an application for a family necessity variation to the Zoning Board of Appeals pursuant to Section 6-3-8.

(E) Receive and process any application for amendment, planned development and unique use, and forward it to the Plan Commission for its recommendation to the City Council.

(F) Receive and process any application for special use and forward it, except in the case of a planned development application, to the Zoning Board of Appeals for its recommendation to the City Council.

(G) Grant or deny administratively any application for a minor variation and any application for a fence variation pursuant to Section 6-3-8.

(H) Render interpretations of the provisions of this Ordinance, including use interpretations, pursuant to Section 6-3-9.

(I) Enforce the Zoning Ordinance.

6-3-1-3. - SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPARC).

The Site Plan and Appearance Review Committee is responsible for all site plan reviews authorized pursuant to the provisions of the separate Site Plan and Appearance Review Ordinance, Ordinance No. 31-0-93, as amended. (A copy of Ordinance No. 31-0-93 is included in Appendix E of this Ordinance.) Aspects which the SPARC addresses in site plan review in specified zoning districts include, but are not limited to:

(A) Building and structure location.

(B) Building design and appearance.

(C) Landscaping.

(D) Graphics and signage.

(E) Circulation.

(F) Parking areas and lots.

(G) Open space.

(H) Site illumination.

(I) Preservation.

(J) Completeness.

(K) Compliance with all other applicable codes.

SPARC decisions may be appealed to the Planning and Development Committee of the City Council.

6-3-1-4. - ZONING BOARD OF APPEALS.

The responsibilities of the Zoning Board of Appeals are to:

(A) Approve, approve with conditions, or disapprove any application for major variation and any combined application for a major and minor variation pursuant to Section 6-3-8, except when such application pertains to off-street parking and loading.

(B) Approve, approve with conditions, or disapprove any application for a family necessity variation.

(C) Hear and make recommendations to the City Council regarding any application for a major variation pertaining to off-street parking and loading pursuant to Section 6-3-8.

(D) Hear and make recommendations to the City Council regarding any application for a special use (except a planned development) pursuant to Section 6-3-5.

(E) Hear and decide any appeal from Zoning Administrator decisions regarding any application for a minor variation and fence variation pursuant to Section 6-3-8.

(F) Hear and decide any appeal from any order or final decision made by the Zoning Administrator in the administration or enforcement of the Zoning Ordinance pursuant to Section 6-3-11, except for an appeal of a decision based on the review and recommendation of the Site Plan and Appearance Review Committee.

(G) Hear and decide or make recommendations on any other matters referred to it by the City Council.

6-3-1-5. - PLAN COMMISSION.

The responsibilities of the Plan Commission are to:

(A) Review, hold hearings and offer recommendations to the City Council on any zoning matters that involve planning considerations, including but not limited to, an amendment, planned development and unique use.

(B) Review, hold hearings and prepare recommendations on any proposed change to the City's Comprehensive General Plan and other planning policy documents referenced by the Zoning Ordinance, and to the Zoning Ordinance itself.

(C) Review, hold hearings and offer recommendations to the City Council on any application for planned development proposed in those districts deemed appropriate for planned development treatment.

(D) Review the Zoning Ordinance from time to time and make recommendations to the City Council for such changes to the Ordinance as the Commission may determine are appropriate.

6-3-1-6. - CITY COUNCIL.

The City Council:

(A) Approves or disapproves any application for an amendment to the Zoning Ordinance, major variation pertaining to off-street parking and loading, special use (including a planned development), and unique use.

(B) Approves or disapproves any combined application for a special use and variation(s) and any application for a major variation and a major variation pertaining to off-street parking and loading.

(C) Hears and decides, through its Planning and Development Committee, any appeal from a decision of the Zoning Administrator regarding an application for a substitution for an existing special use and an application for a temporary use.

(D) Hears and decides, through its Planning and Development Committee, any appeal from a decision of the Site Plan and Appearance Review Committee.

(E) Take such other actions not delegated to other bodies that may be desirable and necessary to implement the provisions of this Ordinance.

6-3-2. - CERTIFICATE OF ZONING COMPLIANCE REQUIRED.

After the effective date of this Ordinance and except as expressly limited in Section 6-3-2-1 below, no land shall be proposed to be occupied or used and no building or structure shall be proposed to be located, constructed, reconstructed, enlarged or structurally altered, nor work commenced upon the same, nor occupied or used in whole or part for any purpose whatsoever until the Zoning Administrator has issued a certificate of zoning compliance stating that the building
and use comply with the provisions of this Ordinance governing the proposed use. No change of use shall be made in any building or part thereof, now or hereafter located, constructed, reconstructed, enlarged or structurally altered, without a certificate of zoning compliance issued by the Zoning Administrator indicating such change to be in conformance with the provisions of this Ordinance.

6-3-2-1. - RESIDENTIAL DISTRICT LIMITATION.
The provisions of this Section 6-3-2 shall apply to residential districts only with respect to a proposed change of use or a proposed structural alteration.

6-3-2-2. - APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE.
Application for a certificate of zoning compliance for a new or expanded structure or use, or a change in use shall be made to the Zoning Administrator on a form provided by the Zoning Administrator that requires the submittal of such information as the Zoning Administrator shall determine is necessary for the proper consideration of the application.

6-3-2-3. - RECORDS OF CERTIFICATES OF ZONING COMPLIANCE.
A record of all applications for a certificate of zoning compliance shall be kept on file in the office of the Zoning Administrator. At least one (1) time a year, the Zoning Administrator shall make public a listing of his decisions, by address, regarding applications for certificates of zoning compliance.

6-3-3. - GENERAL APPLICATION PROCEDURES.
6-3-3-1. - DETERMINATION OF COMPLETENESS OF APPLICATION.
Within ten (10) working days after receipt of an application for an approval described in this Chapter 3, the Zoning Administrator shall determine whether the application is complete. If the Zoning Administrator determines that the application is complete, he shall notify the applicant in writing that the application has been accepted for filing. If the Administrator determines that the application is not complete, he shall notify the applicant in writing, specifying the deficiencies of the application, including any additional information which must be supplied, that no further action need be taken by the City on the application until the deficiencies are corrected.

6-3-3-2. - REMEDY OF DEFICIENCIES.
If the applicant fails to correct the specified deficiencies within one hundred eighty (180) days of the notification of deficiency, the City may deem the application withdrawn.

6-3-3-3. - EFFECT OF DETERMINATION.
Any time limits for completion of a review of an application and the rendering of a final decision, where provided for in this Chapter 3 governing approvals of zoning amendments, special uses, including planned developments, unique uses and variations, shall commence as of the date that the Zoning Administrator determines that the application is complete.

6-3-3-4. - SPECIAL PROCEDURES IN CONNECTION WITH COMBINED APPLICATIONS.
Whenever an application for a special use, unique use or an amendment will, in addition, require a variation, the applicant shall indicate that fact on the application where indicated and shall, at the time of filing the application for a special use, unique use, or amendment, as the case may be, file an application for a variation pursuant to Section 6-3-8-4. All required notices for the application for approval of the special use, unique use or amendment, as the case may be, shall include reference to the application for a variation. The variation application shall only be decided after a final decision has been reached with respect to the special use, unique use or amendment.

6-3-4. - AMENDMENTS.
6-3-4-1. - PURPOSE.
The purpose of this Section 6-3-4 is to provide standards and procedures for making amendments to the text of this Ordinance and the Zoning Map that are of general significance or application. This amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy.

6-3-4-2. - AUTHORITY.
The text of this Ordinance and the Zoning Map may be amended from time to time by the passage of an ordinance duly adopted by the City Council in accordance with the procedures set forth in Section 6-3-4-7.

6-3-4-3. - PARTIES ENTITLED TO INITIATE AMENDMENTS.
An amendment to the text of the Zoning Ordinance or to the Zoning Map may be initiated by written petition of any person, firm, corporation, or organization in accordance with the requirements of Section 6-3-4-4. Amendments proposed by any governmental agency of the City may be made in such manner and pursuant to such procedure as the City Council deems appropriate.

6-3-4-4. - REQUIREMENTS FOR AMENDMENT PETITIONS.
Petitions for amendment to the Zoning Ordinance, shall be in such form and accompanied by such information as shall be prescribed, from time to time, by the Plan Commission and as listed in Section 1 of Appendix D, “Submission Requirements for Amendment Petitions.”

6-3-4-5. - STANDARD FOR AMENDMENTS.
The wisdom of amending the text of the Zoning Ordinance or the Zoning Map is a matter committed to the sound legislative discretion of the City Council and is not controlled by any one standard. In making their determination, however, the City Council should, in determining whether to adopt or deny, or to adopt some modification of the Plan Commission’s recommendation consider, among other factors, the following:

(A) Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive General Plan, as adopted and amended from time to time by the City Council.
(B) Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property.
(C) Whether the proposed amendment will have an adverse effect on the value of adjacent properties.
(D) The adequacy of public facilities and services.

6-3-4-6. - PROCEDURE FOR REVIEW AND DECISION OF PROPOSED AMENDMENTS.
A petition to amend the text of the Zoning Ordinance or the Zoning Map shall be processed in accordance with the following procedures:

(A) Public Hearing: After the filing of a petition for amendment in proper form, the Zoning Administrator shall set a date for a public hearing.
General Notice of Public Hearing: Notice of the public hearing required by Subsection 6-3-4-6(A) shall be given by the Plan Commission by one (1) publication in one (1) or more newspapers of general circulation. Notice shall be published a minimum of fifteen (15) days prior to the hearing date and a maximum of thirty (30) days prior to the hearing date.

(C) Mailed Notices Required for Redistricting or Rezoning: Notice shall also be given by first class mail to all owners of property within a five hundred (500) foot radius of the subject property, inclusive of public roads, streets, alleys and other public ways from the area proposed to be rezoned or redistricted whose addresses appear on the current tax assessment list as provided by the applicant. The failure of delivery of such notice, however, shall not invalidate any such amendment. In addition, a sign shall be posted on the property for a minimum of ten (10) working days prior to the public hearing indicating the place, time and date of the hearing.

(Ord. 102-0-94)

(D) Content of Published and Mailed Notices: Published and mailed notices shall contain the time, date, and place of the public hearing and, in addition, shall include all of the information listed in Section 2 of Appendix D, of this Ordinance, "Submission Requirements for Published and Mailed Notices for Proposed Amendments."

(E) Plan Commission Action: Upon receipt of the petition with the copy of the proposed text and map changes, the Plan Commission shall hold a public hearing scheduled pursuant to Subsection 6-3-4-6(A). Within thirty (30) days after the hearing is closed, the Commission shall recommend the approval or denial of the proposed amendment, or the approval of the amendment with modifications, and shall then submit its written petition with text and/or map change, to the City Council.

(F) City Council Action: The City Council shall either adopt or reject the recommendation of the Plan Commission or adopt some modification of the recommendation of the Plan Commission. Except as provided in Section 6-3-4-7, no amendment to the Zoning Ordinance shall be adopted except by a vote of the majority of the Council.

6-3-4-7. - OPPOSITION TO AMENDMENT.

If prior to the close of a Plan Commission hearing held pursuant to Subsection 6-3-4-6(E), a written protest against any proposed map amendment, signed and acknowledged by thirty percent (30%) of the owners of property whose lot lines are located within five hundred (500) feet of the boundary of the area to be amended, inclusive of public rights of way, is filed with the City Clerk, passage of the amendment shall require a favorable vote of three-fourths (3/4) of all the Aldermen elected to the City Council.

(Ord. 102-0-94)

6-3-4-8. - COORDINATED REVIEW AND APPROVAL OF AN AMENDMENT AND SPECIAL USE AND/OR VARIATION.

Whenever, in conjunction with a petition for an amendment to the Zoning Ordinance, an applicant files an application(s) for a special use and/or a variation, such applications may be combined and reviewed simultaneously. A joint meeting of the Plan Commission and the Zoning Board of Appeals shall be held to hear the combined applications. At conclusion of the joint public hearing each reviewing body shall forward its recommendation to the City Council within a maximum of thirty (30) calendar days. The City Council may also combine the applications and review them simultaneously. Before any action is taken on the special use or a variation, as the case may be, the City Council shall first act to approve, approve with modifications or disapprove the petition for amendment of the Zoning Ordinance.

6-3-4-9. - FEES.

An applicant, for an amendment to the Zoning Ordinance, shall pay fees in connection with the submittal of the application in accordance with fee schedules adopted, from time to time, by the City Council upon recommendation of the Zoning Administrator.

6-3-5. - SPECIAL USES.

6-3-5-1. - PURPOSE.

Special uses are those uses that, because of their potential adverse impact upon the immediate neighborhood and the City, as a whole, require a greater degree of scrutiny and review of site characteristics and impacts to determine their suitability in a given location. As such, the determination of special uses as appropriate shall be contingent upon their meeting a set of specific standards and the weighing, in each case, of the public need and benefit against the local impact, giving effect to the proposals of the applicant for ameliorating adverse impacts through special site planning and development techniques and contributions to the provisions of public improvements, sites, right of way and services.

6-3-5-2. - CATEGORIES OF SPECIAL USES.

Special uses shall consist of the following categories of uses:

(A) Buildings and uses entirely private in character but of such a nature that their construction and operation may give rise to particular problems with respect to their impact upon neighboring property or public facilities.

(B) Uses traditionally associated with or operated by a publicly regulated utility.

(C) Planned developments.

(D) Hospital uses.

(E) Public buildings, to the extent permissible by law, that may give rise to particular problems with respect to their impact upon neighboring property or public facilities.

6-3-5-3. - AUTHORITY.

The City Council may, in accordance with the procedures and standards set forth in this Section 6-3-5, and other regulations Applicable to the district in which the subject property is located, approve by ordinance uses listed as special uses within each zoning district.

6-3-5-4. - INITIATION.

An application for a special use permit may be filed with the Zoning Administrator by the owner or lessee of the subject property or other person having a legal or equitable interest in the subject property.

6-3-5-5. - SUBMISSION REQUIREMENTS.

An applicant for a special use shall file an application in accordance with the following requirements:

(A) Formal Application: The application for special use approval shall be filed with the Zoning Administrator in order to obtain the review and written comments from the appropriate departments, boards, commissions and committees, including the Site Plan and Appearance Review Committee.

(B) Content of Application: Each application shall contain at least the information listed in Section 3 of Appendix D, of this Ordinance, "Special Use Application Submission Requirements" and such additional information as the Zoning Administrator shall determine is necessary.

6-3-5-6. - FEES.
An applicant for a special use permit shall pay fees in connection with the submittal of the application in accordance with fee schedules adopted, from time to time, by the City Council upon recommendation of the Zoning Administrator.

6-3-5-7. - REVIEW PROCEDURE; RECOMMENDATION.
(A) Review Procedure: After determining that the special use application is complete pursuant to Section 6-3-3-1, the Zoning Administrator shall prepare and forward his written recommendation accompanied by the Site Plan and Appearance Review Committee's written report to the Plan Commission, in the case of planned developments, and to the Zoning Board of Appeals for all other categories of special uses. At the same time, the Zoning Administrator shall, in the case of a planned development, cause notice of a public hearing before the Plan Commission to be published pursuant to Section 6-3-6-8. In the case of all other special uses, the Zoning Administrator shall cause notice of a public hearing before the Zoning Board of Appeals to be published not more than thirty (30) days nor less than fifteen (15) days before the date of the hearing. In addition, a sign shall be posted on the property for a minimum of ten (10) working days prior to the public hearing indicating the place, time and date of the hearing.
(B) Mailed Notices Required: Notice shall also be given by first class mail to all owners of property within a five hundred (500) foot radius of the subject property, inclusive of public roads, streets, alleys and other public ways whose addresses appear on the current tax assessment list as provided by the applicant. The failure of delivery of such notice, however, shall not invalidate any such amendment.

6-3-5-8. - COUNCIL DECISION.
Upon receipt of the recommendation of the Plan Commission or the Zoning Board of Appeals, as the case may be, the City Council shall either approve the special use, approve the special use subject to conditions, or deny the special use.

6-3-5-9. - COORDINATED REVIEW AND APPROVAL OF A SPECIAL USE AND VARIATION.
Whenever in conjunction with an application for a special use an applicant files an application for a variation pursuant to Section 6-3-8 of this Chapter, the Zoning Board of Appeals shall combine the applications and review them simultaneously. The City Council may also combine the applications and review them simultaneously. Before any action is taken on the special use however, the City Council shall first act to approve, approve with conditions or disapprove the application for the special use.

6-3-5-10. - STANDARDS FOR SPECIAL USES.
The Zoning Board of Appeals or the Plan Commission, as the case may be, shall only recommend approval, approval with conditions, or disapproval of a special use based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for specific uses set forth in the provisions of a specific zoning district:
(A) It is one of the special uses specifically listed in the zoning ordinance;
(B) It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time;
(C) It will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole;
(D) It does not interfere with or diminish the value of property in the neighborhood;
(E) It can be adequately served by public facilities and services;
(F) It does not cause undue traffic congestion;
(G) It preserves significant historical and architectural resources;
(H) It preserves significant natural and environmental features; and
(I) It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation.

6-3-5-11. - ADDITIONAL STANDARDS FOR A SPECIAL USE FOR TRANSITIONAL SHELTERS:
(A) Based on evidence presented by the applicant, and any other evidence, the Zoning Board of Appeals may find that: 1) there exists a public need in Evanston for a transitional shelter at a given location; and 2) the property line for the proposed transitional shelter is not within one thousand (1,000) feet of the property line of an existing transitional shelter. The Zoning Board of Appeals shall determine the minimum number of beds which the applicant is to provide as a preference for those with a relationship to Evanston and shall be required to obtain a license for the operation of a transitional shelter from the health and human services department of the City. The license shall be granted for a period of one (1) year commencing on the date of issuance. Thereafter, the license may be renewed for a one (1) year period subject to a review and determination by the health and human services department.

6-3-5-12. - CONDITIONS ON SPECIAL USES.
The City Council, upon recommendation of the Zoning Board of Appeals or the Plan Commission, in the case of planned developments, may impose such conditions and limitations concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this Ordinance upon the premises benefited by a special use as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject property or upon public facilities and services. However, such conditions shall not be used as a device to
authorize as a special use that which is intended to be temporary in nature. Such conditions shall be expressly set forth in the ordinance granting the special use permit. Violation of any such condition or limitation shall be a violation of this Ordinance and shall constitute grounds for revocation of the special use permit pursuant to Section 6-3-10-6 of this Chapter.

(Ord. 43-0-93)

6-3-5-13. - NO PRESUMPTION OF APPROVAL.

The listing of a special use within each zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each proposed special use shall be evaluated on an individual basis, in relation to its compliance with the standards and conditions set forth in this Section 6-3-5-5 and with the standards for the district in which it is located, in order to determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed.

(Ord. 43-0-93)

6-3-5-14. - EFFECT OF APPROVAL OF SPECIAL USE.

The approval of a proposed special use by the City Council shall not authorize the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for such permits or approvals as may be required by the regulations of the City, including, but not limited to, a building permit and a certificate of occupancy.

(Ord. 43-0-93)

6-3-5-15. - LIMITATIONS ON SPECIAL USES:

(A) Subject to an extension of time granted by the City Council, no special use permit shall be valid for a period longer than one (1) year unless a building permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion, or unless a certificate of occupancy is issued and a use commenced within that period or unless a longer time is requested and granted by the City Council.

(B) The approval of a proposed special use by the City Council shall be deemed to authorize only that particular use at that particular location for which the special use was issued.

(C) Except when otherwise provided in the ordinance for approving a special use, a special use shall be deemed to relate to, and be for the benefit of, the use and lot in question, rather than the owner or operator of such use or lot.

(Ord. 43-0-93)

(D) Subject to an exception granted by the City Council, any special use shall automatically terminate and be rendered void, without further action by the City, if, for a continuous period of two (2) years, the land, structure, or portion thereof for which the City Council has granted said special use either becomes vacant and remains unoccupied, or is occupied for a use other than said special use. Subsequent to such termination, any use or occupancy of said land, structure, or portion thereof, shall comply with the then current use regulations of the zoning district wherein it is located.

(Ord. 89-0-09)

6-3-5-16. - SUBSTITUTION FOR AN EXISTING SPECIAL USE.

The Zoning Administrator, pursuant to his authority to render interpretations prescribed by Section 6-3-9 of this Chapter and subject to the procedures, standards and limitations contained herein, shall have the authority to review and grant applications for the substitution of a special use for an existing special use. Before rendering a decision on an application the Zoning Administrator shall undertake the following procedure:

(A) Notice And Opportunity To Comment: After receipt of a completed application for the substitution of a special use for an existing special use, the Zoning Administrator shall cause a written notice of the application to be delivered to all owners of the property located within a five hundred (500) foot radius of the subject property inclusive of public roads, streets, alleys and other public ways. In addition, a sign shall be posted on the property subject to the application and shall remain on the property for a minimum of ten (10) working days prior to the Zoning Administrator's decision. The notice shall indicate that the application shall be available for review and submittal of written comments thereon for ten (10) working days prior to the Zoning Administrator's decision.

(Ord. 102-0-94)

(B) Zoning Administrator Decision: Within twenty (20) working days of receipt of a completed application for the substitution of a special use, the Zoning Administrator shall, by written order, render his interpretation that the special use proposed to be substituted is either: 1) similar in nature and intensity to the existing special use and presents no differing or additional impact; or 2) substantially different in nature, intensity and impact from the existing special use. If the Zoning Administrator determines the special use proposed to be substituted is similar in nature and intensity to the existing special use and presents no differing or additional impact, he shall grant the application for a substitution of a special use. If the Zoning Administrator determines the special use proposed to be substituted is substantially different in nature, intensity and impact from the existing special use he shall deny the application for a substitution of a special use.

(C) Conformance With The General Standards: Any special use proposed to be substituted for an existing special use pursuant to this Section shall be required to meet the general standards for special uses as set forth in Section 6-3-5-10 of this Chapter.

(D) Notification Of Decision: The Zoning Administrator shall send his decision within five (5) working days to the applicant and all other persons previously notified pursuant to Subsection (A) of this Section.

(E) Appeal: An appeal of the decision of the Zoning Administrator may be taken to the City Council, through its planning and development committee within ten (10) working days of the Zoning Administrator's decision.

(F) Conditions: The Zoning Administrator, in granting an application for the substitution of a special use, may, pursuant to Section 6-3-5-13 of this Chapter, require the transfer of conditions imposed on the existing substitution special use to the proposed substitution for an existing special use. The Zoning Administrator, in granting an application for substitution for an existing special use, shall also have the authority to modify any conditions imposed on the existing special use, provided the modification does not alter the nature, intensity or impact of the special use being substituted in such a manner that it no longer can be considered similar.

(G) Limitations: The approval of an application for the substitution of a special use shall be deemed to authorize only that particular special use at the particular location for which the substitution is authorized. Except when otherwise provided in the ordinance for approving a special use, a special use shall be deemed related to, and be for the benefit of, the use and lot in question, rather than the owner or operator of such use or lot.

(H) Records: A record of all applications for a substitution of a special use shall be kept on file in the office of the Zoning Administrator. At least once a year, the Zoning Administrator shall make public a listing of his decisions, by address, regarding applications for the substitution of a special use.

(I) Fees: Fees for the substitution of a special use shall be as set forth in Section 6-3-5-6 of this Chapter.

(Ord. 43-0-93)

6-3-5-17. - RIGHTS OF APPLICANTS AND AFFECTED PROPERTY OWNERS AT HEARINGS ON SPECIAL USES.
Applicants for a special use (exclusive of planned developments) and owners of property within a five hundred (500) foot radius of the subject property, inclusive of public roads, streets, alleys and other public ways, shall have the following rights, in addition to any others they may possess by law, at any special use hearing before the Zoning Board of Appeals:

1. To inspect all documents and material submitted as part of the application for the special use prior to the hearing.
2. To reasonably examine all witnesses testifying.
3. To present witnesses on their behalf.

(Ord. 102-0-94)

Eligible property owners, as set forth above, who wish to object shall, upon written request, be granted one (1) continuance for the purpose of presenting evidence to rebut testimony given by the applicant. The date of such continued hearing shall be at the discretion of the board.

(Ord. 43-0-93)

6-3-5-18. - PLANNED DEVELOPMENTS.

See Section 6-3-6 of this Chapter for planned developments.

(Ord. 43-0-93)

6-3-6. - PLANNED DEVELOPMENTS.
6-3-6-1. - PURPOSE STATEMENT.

Planned developments are a type of special use that is intended to encourage the efficient use of land and resources, to promote greater efficiency in public and utility services and to encourage innovation in the planning and building of all types of development. A planned development may be approved by the City Council following review and recommendation by the Plan Commission.

(Ord. 43-0-93)

6-3-6-2. - AUTHORITY.

The City Council may, in accordance with the procedures and standards set forth in Section 6-3-5 of this Chapter and this Section 6-3-6, and other standards and regulations applicable to the district in which the subject property is located, approve by ordinance, planned developments for uses as listed within each zoning district.

(Ord. 43-0-93)

6-3-6-3. - PUBLIC BENEFITS.

The public benefits to the surrounding neighborhood and the City as a whole that are intended to be derived from the approval of planned developments, include, but are not limited to:

(A) Preservation and enhancement of desirable site characteristics and open space.
(B) A pattern of development which preserves natural vegetation, topographic and geologic features.
(C) Preservation and enhancement of historic and natural resources that significantly contribute to the character of the City.
(D) Use of design, landscape, or architectural features to create a pleasing environment or other special development features.
(E) Provision of a variety of housing types in accordance with the City's housing goals.
(F) Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.
(G) Business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base.
(H) The efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds, buildings, and other facilities.
(I) The substantial incorporation of generally recognized sustainable design practices and/or building materials to promote energy conservation and improve environmental quality, such as level silver or higher LEED (leadership in energy and environmental design) certification.

(Ord. 96-0-06)

6-3-6-4. - GENERAL PROVISIONS.

(A) A planned development, where permitted as a special use, may be established for any parcel or tract of land under single ownership or control, to be planned and developed or redeveloped as a unit in a manner consistent with the intent and purpose for which a planned development is permitted.

Subject to the specific planned development standards and limitations applicable to each zoning district, a planned development, pursuant to the provisions for site development allowances in Section 6-3-6-5 of this Chapter, may vary from the minimum lot area, height, lot width, yard, and other standards established in this Ordinance in order to achieve particular design objectives, make provision for open spaces, common areas, utilities, public improvements and uses, provided that such development complies with the development plan review procedures and standards set forth in this Section 6-3-6.

(C) Development within a planned development shall be limited solely to that set forth on the development plan and related regulations approved as part of the ordinance granting a planned development. Each planned development should be presented and will be judged on its own merits.

(Ord. 43-0-93)

(D) Subject to an extension of time granted by the City Council, no planned development, as a form of special use, shall be valid for a period longer than one (1) year unless: A building permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion; or unless a longer time is requested and granted by the City Council.

(Ord. 69-0-09)

6-3-6-5. - SITE DEVELOPMENT ALLOWANCES.

Subject to the specific standards and limitations established for planned developments in each zoning district, the Plan Commission may recommend approval of, and the City Council may grant, site development allowances for a planned development relative to the following features affecting bulk and density:

(A) Floor Area Ratio: The overall floor area ratio of a planned development may exceed the maximum floor area ratio otherwise permitted in the zoning district.
(B) Height: The maximum height permitted in the zoning districts may be increased in connection with a planned development.
(C) Location And Placement Of Buildings: The location and placement of buildings may vary from the requirements of the underlying regulations, provided, however, that such allowances are in harmony with surrounding development.
(D) Off Street Parking And Loading: The number and location of off street parking and loading may vary from the requirements of this Ordinance.
(E) Number Of Dwelling Units: Increases may be granted in the number of dwelling units per lot area over that otherwise permitted in the underlying zoning district as an incentive for providing the benefits of a planned development.
Building Lot Coverage: Increase may be granted in the maximum building lot coverage over that otherwise permitted in the underlying zoning district as an incentive for providing the benefits of a planned development.

(G) Impervious Surface Coverage: Increase may be granted in the maximum allowed impervious surface coverage over that otherwise permitted in the underlying zoning district as an incentive for providing the benefits of a planned development.

(Ord. 115-0-94)

6-3-6-6. - AUTHORITY TO EXCEED SITE DEVELOPMENT ALLOWANCES.

To inspect all documents and material submitted as part of the application for the planned development application. The Zoning Administrator shall, pursuant to Section 6-3-3-1, notify the developer of any deficiencies and or modifications necessary to perfect the planned development application. A copy of the ordinance approving a planned development and the action of the City Council in order to ensure that an approved planned development satisfies the specific standards established in the zoning district in which the planned development is located.

6-3-6-7. - APPLICATION PROCEDURE.

(A) Pre-Application Conference: Prior to submitting a planned development application for approval, an applicant shall meet with the Zoning Administrator, the chairman of the Plan Commission and the Alderman of the ward in which the proposed planned development is located, or their designees in conjunction with the Site Plan and Appearance Review Committee (SPARC). Where applicable, a representative of the Preservation Commission shall be present. The purpose of the conference is to enable the applicant to present the concept of the proposed planned development and to discuss the procedures and standards for planned development approval. The pre-application conference is intended to facilitate the filing and consideration of a complete application and no representation made by the Zoning Administrator, the SPARC or the representative of the Preservation Commission or Plan Commission during such conference or at any other time shall be binding upon the City with respect to the application subsequently submitted. The Zoning Administrator shall schedule the pre-application conference with the Site Plan and Appearance Review Committee within fifteen (15) calendar days after receiving the applicant's request.

(B) Information Needed for Pre-Application Conference: The applicant shall include the following information at the time of request for the meeting:
1. Conceptual site plan.
2. Plat of survey (including the location of utilities).
3. Proposed elevations.
5. Description of adjacent land uses and neighborhood characteristics.
6. Description of critical historical structures, details or characteristics (if applicable).

(C) Results of Pre-Application Conference: Following the pre-application conference, the Zoning Administrator and the Site Plan and Appearance Review Committee shall be available to suggest modifications to the site plan as discussed during the pre-application conference. Within seven (7) calendar days, minutes of the pre-application conference shall be sent to the applicant and the Plan Commission and shall be made available upon request to interested parties by the Zoning Administrator.

(D) Application Submission Requirements: An applicant for a planned development shall file an application with the Plan Commission on a form provided by the Zoning Administrator, accompanied by such number of copies of documents as the Zoning Administrator may require for processing of the application. The application shall include at least the information listed in Section D.4 of Appendix D of this Ordinance, "Planned Development Application Submission Requirements."

6-3-6-8. - REVIEW PROCEDURE; DECISION.

(A) Review Procedure: All applications for planned developments will be given priority review by the Zoning Administrator. Upon the review of an application for a planned development, the Zoning Administrator shall, pursuant to Section 6-3-3-1, notify the developer of any deficiencies and or modifications necessary to perfect the planned development application.

(B) Public Hearing: After determining that the application is complete pursuant to Section 6-3-3-1, the Zoning Administrator shall at the same time schedule and cause notice to be published of a public hearing to be held by the Plan Commission at which time a formal presentation of the planned development application will be presented. The public hearing shall be held not less than fifteen (15) calendar days and no more than thirty (30) calendar days from the date of receipt of the complete application. In addition, a sign shall be posted on the property for a minimum of ten (10) working days prior to the public hearing indicating the place, time and date of the hearing.

(C) Mailed Notices Required: Notice shall also be given by first class mail to all owners of property within a one thousand (1,000) foot radius of the subject property, inclusive of public roads, streets, avenues and other public ways from the subject property whose addresses appear on the current tax assessment list as provided by the applicant. The failure of delivery of such notice, however, shall not invalidate any such hearing.

(Ord. 102-0-94)

(D) Recommendation: The Plan Commission shall conduct a public hearing to review the application for the proposed planned development. The Plan Commission shall make a recommendation within sixty (60) calendar days of the close of the public hearing to the City Council for its decision in accordance with the procedures for special uses set forth in Section 6-3-5-8. The Plan Commission may, upon agreement with the applicant, extend the sixty (60) calendar day review period. The maximum length of any extension, however, shall be limited to ninety (90) calendar days.

6-3-6-9. - STANDARDS.

As a special use, planned development involves such special considerations of the public interest that it shall be required to adhere to the specific planned development standards established in the zoning district in which it is located. Compliance with the standards shall govern the recommendations of the Plan Commission applicable to a planned development and the action of the City Council in order to ensure that an approved planned development is in harmony with the general purposes and intent of the Zoning Ordinance. The Plan Commission shall not recommend approval of, nor shall the City Council approve, a planned development unless each shall determine, based on written findings of fact, that the planned development satisfies the specific standards established in the zoning district in which the planned development is located.

6-3-6-10. - ADDITIONAL REQUIREMENTS.

The ordinance approving a planned development shall further contain a legal description of the property subject to such planned development, and said ordinance, along with the development plan, shall be recorded by the applicant in the office of the Cook County Recorder before any permits may be obtained. A copy of the ordinance approving a planned development along with the development plan shall also be filed with the Planning and Zoning Department.

6-3-6-11. - RIGHTS OF APPLICANTS AND AFFECTED PROPERTY OWNERS AT HEARINGS ON PLANNED DEVELOPMENTS.

(A) Applicants for a planned development and owners of property within one thousand (1,000) feet inclusive of public roads, streets, avenues and other public ways, shall have the following rights, in addition to any others they may possess by law, at any hearing before the Plan Commission:

1. To inspect all documents and material submitted as part of the application for the special use prior to the hearing.
2. To present witnesses on their behalf.

(Ord. 102-0-94)

(B) Eligible property owners, as set forth above, who wish to object shall, upon written request, be granted one (1) continuance for the purpose of presenting evidence to rebut testimony given by the applicant. The date of such continued hearing shall be at the discretion of the Commission.

6-3-6-12. - ADJUSTMENTS TO DEVELOPMENT PLAN.

(A) New Application Required for Amendments: Except for minor and major adjustments authorized pursuant to Subsections 6-3-6-12(B) and 6-3-6-12(C) no amendment shall be made in the construction, development or use of a planned development without a new application under the provisions of this Ordinance. The date of completion of a planned development, for which an amendment has been proposed, may be extended by the City Council for good cause.

(B) Minor Adjustments: During build-out of the planned development, the Zoning Administrator may authorize, following review and recommendation of the Site Plan and Appearance Review Committee, minor adjustments to the approved development plan, when such adjustments appear necessary in light of technical or engineering considerations. Such minor adjustments shall be limited to the following:
1. Altering the location of any one (1) structure or group of structures by not more than one-fourth (1/4) of the distance shown on the approved development plan between such structure or structures, and any other structure or any vehicular circulation element or any boundary of the site, whichever is less.
2. Altering the location of any circulation element by not more than one-fourth (1/4) of the distance shown on the approved development plan between such circulation element and any structure, whichever is less.
3. Altering the siting of any open space by not more than twenty percent (20%).
4. Altering any final grade by not more than twenty percent (20%) of the originally planned grade.
5. Altering the location or type of landscaping elements by not more than twenty percent (20%).
6. Altering the location or type of utility equipment.

Such minor adjustments shall be consistent with the intent and purpose of the Ordinance and the development plan as approved pursuant to this Section 6-3-6-5, and shall be the minimum necessary to overcome the particular difficulty and shall not be approved if such adjustments would result in a violation of any standard or requirement of this Ordinance.

For properties located in a designated historic district or incorporating identified historic structures, no such adjustment shall be granted for any critical structure, feature or element identified in the approved development plan as historically contributing without the prior consent of the preservation commission.

(C) Major Adjustments: Any adjustment to the approved development plan not authorized by Subsection (B) of this Section, shall be considered to be a major adjustment. The Plan Commission following notice to all property owners whose properties are located within a one thousand (1,000) foot radius of the property boundary of the planned development, may approve an application for a major adjustment to the development plan not requiring a modification of written conditions of approval or recorded easements upon finding that any changes in the plan as approved will be in substantial conformity with such development plan. If the commission determines that a major adjustment is not in substantial conformity with the final development plan as approved, then the commission shall review the request in accordance with the procedures set forth in Section 6-3-6-8 of this Chapter.

(Ord. 102-0-94)

6-3-6-13. - EFFECT OF APPROVAL OF PLANNED DEVELOPMENT USE.

The approval of a proposed planned development use by the City Council shall not authorize the construction, reconstruction, alteration or moving of any building or structure, but shall authorize the preparation, filing and processing of applications for such permits or approvals as may be required by the regulations of the City, including, but not limited to, a building permit and a certificate of occupancy.

6-3-6-14. - FEES.

Fees for adjustments to a development plan shall be as set forth in Section 6-3-6-12 of this Chapter.

6-3-7. - UNIQUE USES.

6-3-7-1. - PURPOSE.

(A) Unique Use: The purpose of a unique use permit is to allow a use which is determined by the City Council, to be an unusual one-of-a-kind use that is not listed as an authorized special or permitted use within a particular zoning district, but would be of substantial land use or economic benefit to the City, and whose authorization would not be appropriate through a zoning amendment.

(B) R1 Residential Preservation Unique Use Exception: The purpose of the R1 residential preservation unique use permit is to allow for a residential use not listed as an authorized special or permitted use in an R1 zoning district to be developed in that district within a structure or structures which have been designated an Evanston landmark in a designated historic district. Such use may include multi-family use of a structure originally designed as a single-family structure, or subdivision of a portion of such land for single-family dwellings as a means to preserve and assure the continued existence of a designated landmark structure.

(Ord. 49-0-04)

6-3-7-2. - AUTHORITY.

The City Council may, in accordance with the procedures and standards set forth in this Section 6-3-7 and other regulations applicable to the district in which the subject property is located, approve unique uses by ordinance.

(Ord. 49-0-04)

6-3-7-3. - INITIATION.

An application for a unique use permit may be filed with the Zoning Administrator by the owner or lessee of the subject property or other person having a legal or equitable interest in the subject property.

(Ord. 49-0-04)

6-3-7-4. - SUBMISSION REQUIREMENTS.

An applicant for a unique use shall file an application in accordance with the following requirements:

(A) Formal Application: Application for unique use approval shall be filed with the Zoning Administrator in order to obtain the review and written comments from the appropriate departments, boards, and commissions, including, but not limited to, the Site Plan and Appearance Review Committee.

(B) Content Of Application: Each application shall contain at least the information listed in section D.5, "Submission Requirements For Unique Uses," Appendix D of this Title. Each unique use application shall contain or address the information listed in Section D.4, "Planned Development Application Submission Requirements," Appendix D of this Title.

(Ord. 49-0-04)
6-3-7-5. - PROCEDURE FOR REVIEW AND DECISION OF PROPOSED USE.

An application for a unique use shall be processed in accordance with the following procedures:

(A) Public Hearing: After the filing of a perfected application for a unique use, the Zoning Administrator shall transmit the application to the Plan Commission and schedule a date for public hearing.

(B) Staff Review Procedure: The Zoning Administrator shall schedule and conduct a staff review conference to review the comments received from the various departments and boards pursuant to Subsection 6-3-7-4(A) of this Chapter. Following the staff review conference, the Zoning Administrator shall forward staff's written report to the Plan Commission.

(C) General Notice Of Public Hearing: Notice of the public hearing required in Subsection (A) of this Section shall be given by the Plan Commission by one (1) publication in one (1) or more newspapers of general circulation. Notice shall be published within a minimum of fifteen (15) days prior to the hearing date and a maximum of thirty (30) days prior to the hearing date.

(D) Mailed Notices Required: Notice shall also be given by first class mail to all owners of property within one thousand (1,000) feet in each direction of the subject property, inclusive of public roads, streets, alleys and other public ways from the subject site whose addresses appear on the current tax assessment list as provided by the applicant. The failure of delivery of such notice, however, shall not invalidate any such hearing. In addition, a sign shall be posted on the property for a minimum of ten (10) working days prior to the public hearing indicating the place, time and date of the hearing.

(E) Content Of Published And Mailed Notices: Published and mailed notice shall contain the time, date and place of the public hearing.

(F) Application Process: Each unique use application shall be processed in conformance with the procedures of Sections 6-3-6-7, "Application Procedure," and 6-3-6-8, "Review Procedure; Decisions," of this Chapter.

(G) Applicant Rights: Applicants for a unique use and owners of property within one thousand (1,000) feet inclusive of public roads, streets, alleys and other public ways, shall have the following rights, in addition to any others they may possess by law, at any hearing before the Plan Commission:

1. To inspect all documents and material submitted as part of the application for the unique use prior to the hearing.

2. To present witnesses on their behalf.

(H) Objection Of Property Owners: Eligible property owners, as set forth above, who wish to object shall, upon written request, be granted one (1) continuance for the purpose of presenting evidence to rebut testimony given by the applicant. The date of such continued hearing shall be at the discretion of the commission.

(Ord. 49-0-04)

6-3-7-6. - OPPOSITION TO UNIQUE USE.

If prior to the close of a Plan Commission hearing pursuant to Subsection 6-3-4-6(E) of this Chapter a written protest against any proposed unique use, signed and acknowledged by thirty percent (30%) of the owners of property whose lot lines are located within a one thousand (1,000) foot radius of the boundary of the area of the unique use, inclusive of public rights of way, is filed with the City clerk, approval of the unique use shall require a favorable vote of three-fourths (3/4) of the aldermen elected to the City Council.

(Ord. 49-0-04)

6-3-7-7. - COMMISSION ACTION.

After receipt of the staff's written report with respect to the proposed unique use, the Plan Commission shall hold a public hearing in accordance with the adopted rules and procedures of the commission. The staff's written report shall be considered at the public hearing. After the public hearing, the commission shall recommend to the City Council based on written findings of fact, that the council: a) approve the unique use; b) approve the unique use subject to specific conditions in applicable zoning requirements; or c) deny the unique use.

(Ord. 49-0-04)

6-3-7-8. - COUNCIL DECISION.

Upon receipt of the recommendation of the Plan Commission, the City Council shall either approve the unique use, approve the unique use subject to conditions, or deny the unique use.

(Ord. 49-0-04)

6-3-7-9. - NOTIFICATION OF DECISION.

Following the decision of the City Council, the Zoning Administrator shall notify the applicant in writing of the City Council's decision.

(Ord. 49-0-04)

6-3-7-10. - STANDARDS FOR UNIQUE USES.

The Plan Commission may only recommend approval, approval with conditions, or disapproval of a unique use permit based upon written findings of fact with regard to each of the following standards:

(A) Evidence of special and extraordinary need for the unique use which shall include evidence of unique characteristics of the subject property, proposed use, and/or the neighborhood surrounding the subject property.

(B) Evidence that the unique use will be of some affirmative benefit, from a land use or economic standpoint, to the City and its residents.

(C) Evidence that authorization of the use would not be appropriate through a zoning amendment.

(D) Evidence that the project is designed to be reasonably compatible with surrounding properties and neighborhood.

(E) Evidence that the proposed use and the development are consistent with and implement the planning goals and objectives of the City, as contained in the adopted comprehensive general plan and other pertinent policy resolutions, particularly in terms of:

1. Land use intensity.
2. Housing goals.
3. Preservation goals and policies.
5. Traffic impact and parking.
6. Environmental goals and policies.

(F) Each unique use application shall address the planned development standards of Section 6-3-6-9 of this Chapter, the public benefit standards of Section 6-3-6-10 of this Chapter, and the standards for special uses of Section 6-3-5-10 of this Chapter.

(G) For each R1 residential preservation unique use exception application evidence that these requirements are met:

1. It is in an R1 residential district;
2. It is in a designated Evanston preservation district;
3. It is in a structure designated by ordinance as an Evanston landmark;
4. The parcel for which application for the use is made is a minimum of two (2) acres;
5. The parcel for which application for the use is made is improved with a structure with a minimum of fourteen thousand five hundred (14,500) square feet as defined in Subsection (H) of this Section;
6. Any multi-family structure for which the use is approved must contain no more than four (4) dwelling units. A development plan for an R1 residential preservation unique use exception may provide for more than one (1) principal use on a single zoning lot; and
7. All resultant dwelling units created shall have a minimum floor area, as defined in Section 6-18-3, “Definitions,” of this Title, of two thousand (2,000) square feet. (Ord. 49-0-04)

(H) For purposes of this Subsection, gross floor area is the product of the footprint of the building times the number of floors plus any otherwise uncounted roofed areas, or other areas above the first floor that extend past the perimeter of the first floor.

6-3-7-11. - CONDITIONS ON UNIQUE USES.

The Plan Commission may recommend, and the City Council may impose, such conditions and limitations concerning use, construction, character, location, landscaping, screening and other matters relating to the purposes and objectives of this Section 6-3-7 upon the premises benefited by a unique use as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject property or upon public facilities and services. However, such conditions shall not be used as a device to authorize as a unique use that which is intended to be temporary in nature. Such conditions shall be expressly set forth in the ordinance granting the unique use permit. Violation of any such condition or limitation shall be a violation of this Section 6-3-7 and shall constitute grounds for revocation of the unique use permit. (Ord. 49-0-04)

6-3-7-12. - EFFECT OF APPROVAL OF UNIQUE USE.

The approval of a proposed unique use by the City Council shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for any permits or approvals that may be required by the regulations of the City, including, but not limited to, a unique use permit, a building permit, a certificate of occupancy and subdivision approval. Development of an approved R1 residential preservation unique use will not require a recommendation from the Plan Commission or City Council approval provided that it is in conformance with the R1 district regulations. (Ord. 49-0-04)

6-3-7-13. - LIMITATIONS ON UNIQUE USE.

(A) Subject to an extension of time granted by the City Council, no unique use permit shall be valid for a period longer than one (1) year unless a building permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion or unless a certificate of occupancy is issued and a use commenced within that period.

(B) The approval of a proposed unique use by the City Council shall be deemed to authorize only that particular use for which it was issued.

(C) Except when otherwise provided in the ordinance for approving a unique use, a unique use shall be deemed to relate to, and be for the benefit of, the use and lot in question rather than the owner or operator of such use or lot. (Ord. 49-0-04)

6-3-7-14. - COORDINATED REVIEW AND APPROVAL OF A UNIQUE USE AND PLANNED DEVELOPMENT.

Whenever in conjunction with an application for a unique use an applicant files an application for a planned development, the Plan Commission shall and the City Council may combine the applications and review them simultaneously. At conclusion of the public hearing the Plan Commission shall forward its recommendation to the City Council within a maximum of thirty (30) calendar days. Before any action is taken on the planned development, the City Council shall first act to approve, approve with conditions or deny the application for a unique use. (Ord. 49-0-04)

6-3-7-15. - COORDINATED REVIEW AND APPROVAL OF A UNIQUE USE AND VARIATION.

Whenever in conjunction with applications for a unique use an applicant files an application for a variation, the Plan Commission and the Zoning Board of Appeals shall combine and review the applications simultaneously. A joint meeting of the Plan Commission and the Zoning Board of Appeals shall be held to hear the combined application. At conclusion of the public hearing each reviewing body shall forward its recommendation to the City Council within a maximum of thirty (30) calendar days. The City Council may combine the applications and review them simultaneously; however, before any action is taken on the variation, the City Council shall first act to approve, approve with conditions or disapprove the application for the unique use. (Ord. 49-0-04)

6-3-7-16. - FEES.

An applicant for a unique use shall pay fees in connection with the submittal of the application in accordance with fee schedules adopted, from time to time, by the City Council upon recommendation of the Zoning Administrator. (Ord. 49-0-04)

6-3-7-17. - RECORDING REQUIREMENTS.

The ordinance approving a unique use shall contain a legal description of the property subject to such unique use, and said ordinance, with the development plan, shall be recorded by the applicant in the office of the Cook County recorder before any permits may issue. A copy of the recorded ordinance approving a unique use shall be filed with the Zoning Administrator. (Ord. 49-0-04)

6-3-8. - VARIATIONS.

6-3-8-1. - PURPOSE.

The purpose of a variation is to relieve a particular hardship or practical difficulty that the regulations of the zoning ordinance may impose upon a landowner because of the special or peculiar characteristics of the property that make compliance with the zoning ordinance difficult or impossible. (Ord. 43-0-93)

6-3-8-2. - AUTHORITY.
The Zoning Administrator, the Zoning Board of Appeals, and the City Council, as the case may be, are authorized to approve, approve with conditions, or deny requested variations in accordance with the provisions of this Section 6-3-8 as follows:

(A) The Zoning Administrator is delegated the authority to grant “minor variations” and “fence variations” as defined in Section 6-3-8-3 of this Chapter;

(B) Zoning Board of Appeals is delegated the authority to hear appeals from decisions of the Zoning Administrator regarding minor variations and fence variations, to grant family necessity variations, and to grant “major variations,” as defined in Section 6-3-8-3 of this Chapter, except as limited below, and combined applications for major and minor variations; and

(C) The City Council shall retain the authority to grant major variations pertaining to off street parking, off street loading, height beyond fifty (50) feet, including within that measurement any height otherwise excluded because the story provides required parking, and townhouse orientation.

6-3-8-3. - AUTHORIZED VARIATIONS.

The following variations from this Ordinance are authorized:

(A) Minor Variations: Minor variations consisting of the following types shall be for single-family and two-family uses only and may be granted up to a maximum of thirty-five percent (35%) unless specified differently below:

1. Front, side, and rear yards and setbacks, including those interior side yard and setback variations necessary for second floor additions to principal structures that are legally nonconforming with respect to required interior side yards and that have existing interior side yards no less than three (3) feet deep.
2. Height.
3. Minimum setbacks between principal and accessory structures.
4. Other accessory structure requirements.
5. Lot width.
6. Gross lot coverage including impervious surface.
7. Dormer size and location.
8. Modification of a residence to meet the special needs of the disabled.

(B) Fence Variations: Variations from the requirements for fences, set forth in Section 6-4-6-7, “Special Regulations Applicable To Fences,” of this Title may be granted subject to the standards and conditions of Subsection 6-3-8-12(B) and Section 6-3-8-14 of this Chapter.

(C) Family Necessity Variations: The types of minor variations listed in Subsection (A) of this Section may be granted in excess of the maximum of twenty percent (20%) for single-family and two-family uses and residential care homes only, subject to the procedures and standards set forth in Section 6-3-8-7 and Subsection 6-3-8-12(D) of this Chapter respectively in order to:

1. Modify a residence to meet the special living needs of the disabled.
2. Modify a residence to provide space for an elderly parent to live with the family of his or her child.
3. Modify a residence to accommodate a growing family or to alleviate an inconvenience.

(D) Major Variations: “Major variations” shall be defined as all variations other than minor variations and fence variations, and shall be limited to the following:

1. Yards and setbacks.
2. Height.
3. Lot size, width and depth (including flag lots).
4. Lot coverage including impervious surface and/or floor area ratio.
5. Off-street parking and loading.
6. Home occupations.
7. Townhouse orientation.
8. Expansion, alteration, and/or enlargement of legal, nonconforming residential uses that contain no more than four (4) dwelling units and zero (0) lodging rooms/rooming units, and/or construction of accessory uses to such legal, nonconforming residential uses.

6-3-8-4. - INITIATION.

An application for a minor variation, fence variation, family necessity variation and/or a major variation may be filed with the Zoning Administrator by the owner or lessee of the subject property or by any person having a legal or equitable interest in the subject property.

6-3-8-5. - REQUIREMENTS FOR APPLICATIONS.

An application for a variation shall be filed with the Zoning Administrator and shall include the items and information listed in Appendix D, Section D.6, “Submission Requirements. For Variation Applications,” of this Title.

6-3-8-6. - PROCEDURE FOR MINOR VARIATIONS AND FENCE VARIATIONS.

Applications for minor variations and fence variations shall be reviewed and decided in accordance with the following procedure:

(A) Notice And Opportunity To Comment: Upon receipt of a completed application for a minor variation or a fence variation, the Zoning Administrator shall cause a written notice of the application to be delivered to all owners of property located within a two hundred fifty (250) foot radius of the subject property, inclusive of public streets, alleys and other public ways. The notice shall indicate that the application shall be available for review and submittal of written comments thereon ten (10) working days prior to the Zoning Administrator's determination.
6-3-8-7. - PROCEDURE FOR FAMILY NECESSITY VARIATION.

Applications for family necessity variations shall be reviewed and decided in accordance with the following procedure:

(A) Notice And Opportunity To Comment: Upon receipt of a completed application for a family necessity variation, the Zoning Administrator shall cause a written notice of the application to be delivered to all owners of property located within a two hundred fifty (250) foot radius of the subject property, inclusive of public roads, streets, alleys and other public ways. In addition, a sign shall be posted on the property subject to the application and shall remain on the property for a minimum of ten (10) working days prior to the recommendation of the Zoning Administrator. The notice shall indicate that the application shall be available for review and submittal of written comments thereon ten (10) working days prior to the Zoning Administrator's recommendation.

(B) Zoning Administrator's Recommendation: Within twenty (20) working days of receipt of a completed application for a family necessity variation, the Zoning Administrator shall prepare and submit, in writing, a recommendation of approval, approval with conditions, or denial to the Zoning Board of Appeals.

(C) Zoning Board Of Appeals Decision: Upon receipt of the Zoning Administrator's recommendation, the Zoning Board of Appeals shall first determine if any owner of property located within two hundred fifty (250) feet in each direction of the subject property has commented in opposition to the proposed variation. If no comment in opposition has been received by the Zoning Administrator as of the date of submittal of his recommendation to the board, the board may approve the requested variation, without holding a public hearing. Following the procedure of Subsection 6-3-8-12(D) of this Chapter, and the standards set forth in Section 6-3-8-12(D) of this Chapter. If comments in opposition have been received as of the date of the Zoning Administrator's recommendation, the board shall hold a public hearing and render its decision in accordance with the procedures of Sections 6-3-8-10 and 6-3-8-11 of this Chapter.

6-3-8-8. - PROCEDURE FOR APPEALS FROM DECISIONS OF THE ZONING ADMINISTRATOR REGARDING MINOR AND FENCE VARIATIONS.

An appeal of any decision of the Zoning Administrator regarding an application for a minor variation or a fence variation shall be made to the Zoning Board of Appeals and processed in accordance with the provisions of Section 6-3-11 of this Chapter.

6-3-8-9. - SPECIAL PROCEDURES IN CONNECTION WITH COMBINED VARIATION APPLICATIONS.

Whenever an application for a minor variation, fence variation or a family necessity variation would, in addition, require a major variation, the applicant shall indicate that fact on the application where indicated and shall, at the time of filing the application for minor variation, fence variation or family necessity variation file an application for major variation pursuant to this Section 6-3-8. The combined application shall be reviewed and decided in accordance with the procedures set forth in Section 6-3-8-10 of this Chapter.

6-3-8-10. - PROCEDURE FOR DECISIONS ON MAJOR VARIATIONS.

Applications for major variations shall be reviewed and decided in accordance with the following procedure:

(A) Public Hearing: Upon receipt of a completed application for a major variation, or a combined variation application, the Zoning Board of Appeals shall hold a public hearing in accordance with its adopted rules and procedures.

1. General Notice Of Public Hearing: Notice of the public hearing shall be given by the Zoning Board of Appeals by one (1) publication in one (1) or more newspapers of general circulation. Notice shall be published within a minimum of fifteen (15) days prior to the hearing date and a maximum of thirty (30) days prior to the hearing date.

(B) Mailed Notices Required: Notice shall also be given by first class mail to all owners of property within a five hundred (500) foot radius of the subject property, inclusive of public roads, streets, alleys and other public ways from the subject site whose addresses appear on the current tax assessment list as provided by the applicant. The failure of delivery of such notice, however, shall not invalidate any such hearing. In addition, a sign shall be posted on the property for a minimum of ten (10) working days prior to the public hearing indicating the place, time and date of the hearing.

(C) Zoning Board Of Appeals Decision: Following the close of the public hearing, the Zoning Board of Appeals shall either approve, approve with conditions, or deny the application for major variation or the combined variation application, except when the application for major variation pertains to off street parking, off street loading, height beyond fifty (50) feet, including within that measurement any height otherwise excluded because the story provides required parking, or townhouse orientation, or when the application for major variation pertaining to off street parking, off street loading, height beyond fifty (50) feet, including within that measurement any height otherwise excluded because the story provides required parking, or townhouse orientation, or a combined application for major variation pertaining to off street parking, off street loading, height beyond fifty (50) feet, including within that measurement any height otherwise excluded because the story provides required parking, or townhouse orientation, and any other variation application; for such exceptions, the Zoning Board of Appeals shall make a recommendation of approval, approval with conditions, or denial to the City Council for their consideration.

(D) City Council Decision: Upon receipt of the recommendation of the Zoning Board of Appeals regarding an application for a major variation for off street parking, off street loading, height beyond fifty (50) feet, including within that measurement any height otherwise excluded because the story provides required parking, or townhouse orientation, or a combined application for major variation pertaining to off street parking, off street loading, height beyond fifty (50) feet, including within that measurement any height otherwise excluded because the story provides required parking, or townhouse orientation, and any other variation, the City Council shall either approve, approve with conditions, or deny the application.

(E) Appeal: Any person adversely affected by decision of the Zoning Board of Appeals or the City Council may appeal the decision to the circuit court.

6-3-8-11. - RIGHTS OF APPLICANTS AND AFFECTED PROPERTY OWNERS AT HEARINGS ON MAJOR VARIATIONS.
Applicants for major variations and owners of property within a five hundred (500) foot radius of the subject property, inclusive of public roads, streets, alleys and other public ways, shall have the following rights, in addition to any others they may possess by law, at any hearing before the Zoning Board of Appeals:

(A) To inspect all documents and material submitted as part of the application for major variation prior to the hearing.
(B) To reasonably examine all witnesses testifying.
(C) To present witnesses on their behalf.
(D) Eligible property owners, as set forth above, who wish to object shall, upon written request, be granted one (1) continuance for the purpose of presenting evidence to rebut testimony given by the applicant. The date of such continued hearings shall be at the discretion of the board.

Ord. 102-9-94

6-3-8-12. - STANDARDS FOR VARIATIONS.

In considering an application for a minor variation, fence variation, family necessity variation, or a major variation, or a combination thereof, the Zoning Administrator, the Zoning Board of Appeals, or the City Council, as the case may be, may approve such variation only upon finding that the application complies with the separate standards for each type of variation set forth below:

Ord. 14-0-98

(A) Minor Variations: Minor variations may be authorized by the Zoning Administrator upon making written findings that the proposed variation satisfies the following standards:
1. The practical difficulty is not self-created.
2. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.
3. The requested variation is in keeping with the comprehensive general plan and the zoning ordinance.
4. The requested variation is consistent with the preservation policies set forth in the comprehensive general plan.
5. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Zoning Administrator issues his/her decision regarding said variation.

Ord. 93-0-09

(B) Variations From Fence Regulations: Variations from the requirements for fences set forth in Section 6-4-6-7 of this Title may be authorized by the Zoning Administrator upon making written findings that the proposed variation satisfies the following standards:
1. The requested variation will not be materially detrimental to the public welfare or injurious to the use, enjoyment or property values of adjoining neighbors.
2. The additional screening, additional height, or requested location achieved through the variation will assist in reducing noise, screening incompatible adjacent uses, or increase safety to the owners of the subject property or abutting properties.
3. In no event shall a variation be granted that would permit a fence taller than thirty (30) inches to be located within twenty (20) feet of the corner curb line of an intersection.

Ord. 43-0-93

(C) Variations From Fence Standards For Landmark Structures And Structures Located In Historic Districts: (Rep. by Ord. 15-0-99)

(D) Family Necessity Variations: Family necessity variations may be authorized by the Zoning Board of Appeals upon making written findings that the proposed variation satisfies the following standards:
1. The requested variation will not have a substantial adverse impact on the use, enjoyment, or property values of the adjoining properties.
2. The requested variation is in keeping with the intent of the zoning ordinance.
3. The character of the residence for which the variation is requested will as a result be as or more consistent with the character of the residences of the surrounding neighborhood.
4. The purpose of the variation is not based exclusively upon a desire to extract additional income from the property.
5. The requested variation requires the least deviation from the relevant regulation among the feasible options identified before the Zoning Administrator issues his/her recommendation to the Zoning Board of Appeals regarding said variation.

Ord. 93-0-09

(E) Major Variations: Major variations may be authorized by the Zoning Board of Appeals, or by the City Council in the case of an application for a major variation to off street parking, off street loading, height beyond fifty (50) feet, including within that measurement any height otherwise excluded because the story provides required parking, or townhouse orientation, or a combined application for a major variation pertaining to off street parking, off street loading, height beyond fifty (50) feet, including within that measurement any height otherwise excluded because the story provides required parking, or townhouse orientation, and any other variation, upon making written findings that the proposed variation satisfies the following standards:

Ord. 95-0-09

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.
2. The requested variation is in keeping with the intent of the zoning ordinance.
3. The alleged hardship or practical difficulty is peculiar to the property.
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.
5. (a) The purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or
(b) While the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Zoning Board of Appeals or the City Council, depending on final jurisdiction under Section 6-3-8-2 of this Chapter, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to, any of the standards of Section 6-3-8-2 of this Chapter.
6. The alleged difficulty or hardship has not been created by any person having an interest in the property.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Zoning Board of Appeals issues its decision or recommendation to the City Council regarding said variation.

Ord. 93-0-09

6-3-8-13. - SPECIAL PROCEDURES IN CONNECTION WITH COMBINED MAJOR VARIATION APPLICATIONS.

Whenever an application for a major variation would, in addition, require a major variation for off street parking, off street loading, height beyond fifty (50) feet, including within that measurement any height otherwise excluded because the story provides required parking, or townhouse orientation, the applicant shall indicate that fact on the application where indicated and shall, at the time of filing the application for major variation, file an application for a major variation...
pertaining to off street parking, off street loading, height beyond fifty (50) feet, including within that measurement any height otherwise excluded because the story provides required parking, or townhouse orientation. The Zoning Board of Appeals shall and the City Council may combine the applications and review and decide both simultaneously in accordance with the procedures set forth in Section 6-3-8-10 of this Chapter.

(Ord. 95-0-09)

6-3-8-14. - CONDITIONS ON VARIATIONS.

The Zoning Administrator, in the case of applications for minor variations and fence variations, the Zoning Board of Appeals, in the case of applications for family necessity variations, major variations, and combined major and minor variations, and the City Council, in the case of applications for major variations pertaining to off street parking, off street loading, height beyond fifty (50) feet, including within that measurement any height otherwise excluded because the story provides required parking, or townhouse orientation, or a combined application for a major variation pertaining to off street parking, off street loading, height beyond fifty (50) feet, including within that measurement any height otherwise excluded because the story provides required parking, or townhouse orientation, and any other variation, may impose specific conditions and limitations upon the granting of a variation as are necessary to achieve the purposes and objectives of this Ordinance. Such conditions and limitations may include, but are not limited to, those concerning use, construction, character location, landscaping, screening and other matters relating to the purposes and objectives of this Ordinance and shall be expressly set forth in the decision granting the variation. Violation of any such condition or limitation shall be a violation of this Ordinance and shall constitute grounds for revocation of the variation by the Zoning Administrator pursuant to Section 6-3-10-6 of this Chapter.

(Ord. 95-0-09)

6-3-8-15. - OCCUPANCY CERTIFICATES.

Any structure, for which a variation has been granted, shall comply with any conditions imposed on the grant of the variation before an occupancy certificate for such structure may be issued.

(Ord. 43-0-93)

6-3-8-16. - FEES.

An applicant for a variation shall pay fees in connection with the submittal of the application in accordance with fee schedules adopted, from time to time, by the City Council upon recommendation of the Zoning Administrator.

(Ord. 43-0-93)

6-3-9. - ADMINISTRATIVE INTERPRETATIONS.

6-3-9-1. - AUTHORITY.

The Zoning Administrator, subject to the procedures, standards, and limitations of this Section 6-3-9, may, by written order, render interpretations, including use interpretations, of the provisions of this Ordinance and of any rule or regulation issued pursuant to it.

(Ord. 43-0-93)

6-3-9-2. - PURPOSE.

The interpretation authority established by this Section 6-3-9 is intended to recognize that the provisions of this Ordinance, though detailed and extensive, cannot, as a practical matter, address every specific situation to which they may have to be applied. Many such situations can be readily addressed by an interpretation of the specific provisions of this Ordinance in light of the general and specific purposes for which those provisions have been enacted. Because the interpretation authority established is an administrative rather than a legislative authority, it is not intended to add to or change the essential content of this Ordinance but is intended only to allow authoritative application of that content to specific cases.

(Ord. 43-0-93)

6-3-9-3. - PARTIES ENTITLED TO SEEK INTERPRETATIONS.

Applications for interpretations may be filed by any person having a legal or equitable interest in property that gives rise to the need for an interpretation, provided that the interpretations shall not be sought by any person based solely on hypothetical circumstances or where the interpretation would have no effect other than as an advisory opinion.

(Ord. 43-0-93)

6-3-9-4. - PROCEDURE.

(A) Application: Applications for interpretations of this Ordinance shall be filed on a form provided by the Zoning Administrator and shall contain at least the information listed in Appendix D, Section D.7, “Submission Requirements For An Application For Interpretations Of This Zoning Ordinance,” of this Title.

(B) Action On Application: Within fifteen (15) working days following the receipt of a properly completed application for interpretation, the Zoning Administrator shall inform the applicant in writing of his interpretation, stating the specific precedent, reasons, and analysis upon which the determination is based. The failure of the Zoning Administrator to act within fifteen (15) working days, or such further time to which the applicant may agree, shall be deemed to be a decision denying the application rendered on the day following such fifteen (15) day period.

(C) Records: A record of all applications for interpretations shall be kept on file in the office of the Zoning Administrator. At least once a year, the Zoning Administrator shall make public a listing of his decisions, by address, regarding the applications for interpretations.

(D) Appeal: Appeals from interpretations rendered by the Zoning Administrator may be taken to the Zoning Board of Appeals pursuant to Section 6-3-9-8 of this Chapter.

(Ord. 43-0-93)

6-3-9-5. - STANDARDS FOR USE INTERPRETATIONS.

The following standards shall govern the Zoning Administrator, and the Zoning Board of Appeals on appeals from the Zoning Administrator, in issuing use interpretations:

(A) Any use defined in Chapter 18 of this Title shall be interpreted as therein defined.

(B) No use interpretation shall permit any use in any district unless evidence shall be presented that demonstrates that it will comply with the general district regulations established for that particular district.

(C) No use interpretation shall permit any use in a particular district unless such use is substantially similar to other uses permitted in such district and is more similar to such other uses than to uses permitted or specially permitted in a more restrictive district.

(D) If the proposed use is most similar to a use permitted only as a special use in the district in which it is proposed to be located, then any use interpretation permitting such use shall be conditioned on the issuance of a special use permit for such use pursuant to Section 6-3-5.
(E) No use interpretation shall permit the establishment of any use that would be inconsistent with the statement of purpose of the district in question.

6-3-9-6. - EFFECT OF FAVORABLE USE INTERPRETATIONS.

No use interpretation finding a particular use to be permitted or specially permitted in a particular district shall authorize the establishment of such use nor the development, construction, reconstruction, alteration, or moving of any building or structure, but shall merely authorize the preparation, filing, and processing of applications for any permits and approvals that may be required by the codes and ordinances of the City including, but not limited to, a building permit, a certificate of occupancy, subdivision approval, and site plan approval.

6-3-9-7. - LIMITATIONS ON FAVORABLE USE INTERPRETATIONS.

Subject to an extension of time granted by the Zoning Administrator, no use interpretation finding a use to be permitted or specially permitted in a particular district shall be valid for a period longer than six (6) months from the date of issue unless the use is established and a building permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion, or a certificate of occupancy is obtained and a use commenced within that period.

6-3-9-8. - APPEALS FROM ZONING ADMINISTRATOR DECISIONS.

The Zoning Board of Appeals shall, pursuant to Section 6-3-11, hear and decide appeals from any order or final decision of the Zoning Administrator acting pursuant to his authority and duties under this Ordinance except with regard to orders or decisions based upon the review and recommendations of the Site Plan and Appearance Review Committee, which shall be appealable to the City Council through its Planning and Development Committee. Except as expressly provided otherwise, an application for appeal to the Zoning Board of Appeals may be filed not later than forty-five (45) calendar days following the action being appealed.

6-3-9-9. - FEES.

An applicant for an administrative interpretation shall pay fees in connection with the submittal of the application in accordance with fee schedules adopted, from time to time, by the City Council upon recommendation by the Zoning Administrator.

6-3-10. - ENFORCEMENT.

6-3-10-1. - AUTHORITY.

The Zoning Administrator and his authorized representatives are hereby designated to enforce this Ordinance.

6-3-10-2. - COMPLAINTS REGARDING VIOLATIONS.

Whenever the Zoning Administrator receives a complaint alleging a violation of this Ordinance, he shall investigate the complaint and shall take whatever action is warranted in accordance with the provisions of this Section 6-3-10.

6-3-10-3. - RIGHT OF ENTRY.

(A) The Zoning Administrator and his authorized representatives pursuant to Section 6-3-10-1, may make inspections of all buildings, structures and premises located within the City to determine their compliance with the provisions of this Section 6-3-10. Such inspections shall be made between the hours of 8:00 a.m. and 8:00 p.m. on any day except Sunday and shall be subject to the following standards and conditions:

1. Such inspection may take place only if a complaint has been received by the Zoning Administrator pursuant to Section 6-3-10-2 of this Chapter, and such complaint, in the opinion of the Zoning Administrator, provides reasonable grounds for the belief that a violation exists, or such inspection is undertaken as part of a regular inspection program whereby certain areas of the City are being inspected in their entirety by direction of the Zoning Administrator or City Manager.

2. Such inspection shall be made by the Zoning Administrator or his authorized representative.

3. Any person making such inspection shall furnish to the owner or occupant of the building, structure or premises sought to be inspected, sufficient identification and information to enable the owner or occupant to determine that the person is a representative of the City and the purpose of the inspection.

(B) The Zoning Administrator or his authorized representative may apply to any court of competent jurisdiction for a search warrant or other legal process for the purpose of securing entry to any premises if the owner shall refuse to grant entry.

6-3-10-4. - PROCEDURES UPON DISCOVERY OF VIOLATIONS.

(A) If the Zoning Administrator finds that any provision of this Ordinance is being violated, he shall send a written notice to the person responsible for such violation indicating the nature of the violation, ordering the action necessary to correct, and specifying a reasonable amount of time for the correction of the violation or the performance of any other act required. Additional written notices may be sent at the administrator's discretion.

(B) The administrator's notice shall be served upon the owner or his agent or the occupant, as the case may require, provided that such notice shall be deemed to be properly served upon such owner or agent, or upon such occupant, if a copy thereof: 1) is served upon him personally, or 2) is sent by certified mail to the last known address, or 3) is posted in a conspicuous place in or about the building, structure or premises affected by the action.

(C) The final written notice (and the initial written notice may be the final notice) shall state what action the Zoning Administrator intends to take if the violation is not corrected and shall advise that the administrator's decision or order may be appealed to the Zoning Board of Appeals pursuant to Section 6-3-11 of this Chapter.

(D) Notwithstanding the foregoing, in cases when delay would seriously threaten the effective enforcement of this Ordinance or pose a danger to the public health, safety, or welfare, the Zoning Administrator may seek enforcement without prior written notice by invoking any of the penalties or remedies authorized in Section 6-3-10-5 of this Chapter.

6-3-10-5. - PENALTIES AND REMEDIES FOR VIOLATIONS.

(A) Violations of the provisions of this Title or failure to comply with any of its requirements, including violations of any conditions and safeguards established in connection with approval of a variation, special use, unique use, zoning certificate, or development plan approval, shall be punishable by a fine of not less than one hundred dollars ($100.00) nor more than one thousand dollars ($1,000.00).

(B) Each day that any violation continues after notification by the Zoning Administrator that such violation exists, shall be considered a separate offense for purposes of the penalties and remedies specified in Subsection (A) of this Section.

(C) This title may also be enforced by an appropriate equitable action.

6-3-10-6. - REVOCATION OF CERTIFICATE OF ZONING COMPLIANCE.
A certificate of zoning compliance may be revoked by the Zoning Administrator, in accordance with the provisions of this Section, if the recipient of the certificate fails to develop or maintain the property in accordance with the plans submitted, the requirements of this Ordinance, or any additional requirements lawfully imposed as a condition of approval of a special use, including a planned development, a unique use, or a variation. Before a certificate of zoning compliance can be revoked, the Zoning Administrator shall undertake the following procedures:

(A) Notice And Opportunity To Comment: The Zoning Administrator shall cause a written notice of intent to revoke the certificate of zoning compliance to be delivered to the recipient of the certificate at least ten (10) working days prior to the date of the proposed revocation. The notice of intent to revoke the certificate shall inform the recipient of the alleged reasons for the revocation and of his right to obtain a hearing on the allegations. The notice shall also inform the certificate holder of the alleged grounds for the revocation.

(B) Hearing: If the certificate holder desires a hearing, the Zoning Administrator shall set a date for a public hearing.

(C) Zoning Administrator's Decision: After the expiration of the ten (10) working day notice and comment period, or within ten (10) working days of the close of the public hearing, the Zoning Administrator shall, by written order, render his decision on the proposed revocation. The written order shall contain a statement of the specific reasons or findings of fact that support his decision.

(D) Notification of Decision: The Zoning Administrator shall send his decision within five (5) working days to the certificate holder and any other person(s) previously requesting notification.

(E) Appeal: An appeal of the decision of the Zoning Administrator may be taken to the Zoning Board of Appeals pursuant to Section 6-3-11 within ten (10) working days of the Zoning Administrator’s date of mailing the decision.

(F) Evidence: The burden of presenting sufficient evidence to the Zoning Administrator to conclude a certificate of zoning compliance should be revoked for any of the reasons set forth in this Section 6-3-10-6 shall be upon the party proposing the revocation.

(G) Result of Revocation: No person may continue to make use of land or buildings in the manner authorized by any certificate of zoning compliance after the certificate has been revoked in accordance with the provisions of this Section 6-3-10-6.

(H) Records: A record of all written notices of the intent to revoke a certificate of zoning compliance shall be kept on file in the office of the Zoning Administrator. At least once a year, the Zoning Administrator shall make public a listing of his decisions, by address, regarding the written notices of the intent to revoke a certificate of zoning compliance.

6-3-11. - APPEALS.

(A) An appeal may be taken to the Zoning Board of Appeals from any order or final decision made by the Zoning Administrator by any person aggrieved or by an officer, department, board or bureau of the City. Such appeal shall be taken by filing with the Zoning Administrator a notice of appeal, specifying the grounds therefor. All of the papers constituting the record upon which the action appealed from was taken shall forthwith be transmitted to the Zoning Board of Appeals. Appeals from an order or final decision based upon the review and recommendations of the Site Plan and Appearance Review Committee (SPARC) shall be taken directly to the City Council through its Planning and Development Committee.

(B) The appeal procedure is provided as a safeguard against arbitrary, ill-considered, or erroneous administrative decisions. It is intended to avoid the need for legal action by establishing local procedures to review and correct administrative errors. It is not, however, intended as a means to subvert the clear purposes, meanings, or intent of this Ordinance or the rightful authority of the Zoning Administrator to enforce the requirements of this Ordinance. To these ends, the reviewing body should give all proper deference to the spirit and intent embodied in the language of this Ordinance and to the reasonable interpretations of that language by those charged with the administration of this Ordinance.

(C) The filing of an appeal shall stay all proceedings in furtherance of the action appealed from, unless the Zoning Administrator certifies to the Zoning Board of Appeals, after the notice of appeal has been filed, that by reason of facts stated in the certificate, a stay would cause, in his opinion, imminent peril to life or property, in which case the proceedings shall not be stayed otherwise than by a restraining order that may be granted by the Zoning Board of Appeals or by a court of record, on application of notice to the Zoning Administrator and on due cause shown.

(D) The Zoning Board of Appeals may reverse or affirm, wholly or partly, or may modify the order or final decision as in its opinion ought to be made in the premises, and to that end has all the powers of the officer from whom the appeal is taken.

6-3-11-1. - PUBLIC HEARING; NOTICE; FINDINGS.

The findings of the Zoning Board of Appeals on appeals from rulings or orders or final decisions of the Zoning Administrator shall be in writing and shall be arrived at in each specific case after a public hearing, noticed and held in accordance with the Board's adopted Rules and Procedures. A report of the Board's findings with the terms of the relief granted specifically set forth in a conclusion or separate statement, shall be transmitted to the appellant or applicant, with copies to the City Council within a reasonable time.

6-3-11-2. - RIGHT TO GRANT VARIATION IN DECIDING APPEALS.

In any case where the application for appeal is accompanied by an application for variation in accordance with Section 6-3-8 of this Ordinance, the Zoning Board of Appeals shall have the authority to grant, as part of the relief, a variation pursuant to the authority granted in Section 6-3-8-2 but only when in strict compliance with each provision of Section 6-3-8 hereof.

6-3-11-3. - CONDITIONS AND LIMITATIONS ON RIGHTS GRANTED BY APPEAL.

In any case where this Ordinance imposes conditions and limitations upon any right, any such right granted by the Zoning Board of Appeals on appeal shall be subject to such conditions and limitations in the same manner and to the same extent as if secured without the necessity of an appeal.

6-3-11-4. - FEES.

An applicant for an appeal shall pay fees in connection with the submittal of the application in accordance with fee schedules adopted, from time to time, by the City Council upon recommendation of the Zoning Administrator.

6-3-11-5. - APPEALS; TIME EXTENSIONS.

(A) An appeal may be taken to the Zoning Board of Appeals from a directive by the Zoning Administrator to correct or discontinue any violation of this Ordinance by a specific date. Said appeal shall be made to the Zoning Board of Appeals only for the purpose of providing an extension of time for correcting or discontinuing an existing violation of this Ordinance. Said appeal shall be in such form as may be prescribed by the Zoning Board of Appeals and shall set forth the circumstances that make unreasonable the time period allowed by the enforcing officer for bringing the subject property into compliance.

(B) An appeal for a time extension shall not be granted unless the following findings are made, based upon the evidence presented to the Zoning Board of Appeals:

1. That allowing a time extension for compliance will not be detrimental to the public welfare, or injurious to or depreciate the value of other property or improvements in the neighborhood in which the property is located; and

2. That there are either circumstances, difficulties or hardships that make unreasonable the time for compliance specified by the Zoning Administrator. For the consideration of time extensions, personal circumstances peculiar to the property owner or occupant may constitute such circumstances within the meaning of this paragraph.
CHAPTER 4 - GENERAL PROVISIONS

SECTION:

FOOTNOTE(S):

--- (3) ---

See Title 4, Chapter 12 of this Code.

6-4-1. - GENERAL REGULATIONS.

6-4-1-1. - ALLOWABLE USES OF LAND AND BUILDINGS.

The following types of uses of land and buildings, and no others, are allowed in the zoning districts established by this Ordinance:

(A) Permitted uses specifically listed in the various districts or specifically permitted in all districts.

(B) Special uses specifically listed in the various districts or specifically provided for in all districts, but only in accordance with the standards and procedures for special uses set forth in Section 6-3-5, "Special Uses," of this Title.

(C) Unique uses as authorized pursuant to the standards and procedures for unique uses set forth in Section 6-3-7, "Unique Uses," of this Title.

(D) Uses lawfully existing on the effective date hereof, subject to all the provisions of Chapter 6, "Nonconforming Uses And Noncomplying Structures," of this Title.

(Ord. 43-0-93)

6-4-1-2. - TRANSITION RULES.

Where an application for a building permit for a building, structure or planned development, accompanied by working drawings, has been submitted prior to the effective date hereof, and a building permit issued within six (6) months of the date of the submittal of such building, structure or planned development, the proposed project may be completed in accordance with the approved plans provided construction is commenced within one hundred eighty (180) days of the issuance of the building permit. In addition, any project which has secured preliminary Site Plan and Appearance Review Committee approval, and any project requiring a variation or approval as a special use, including a planned development, and that receives such approval prior to the effective date hereof, may proceed under the zoning regulations, including applicable time limitations, in effect as of the date of such approval.

(Ord. 43-0-93)

6-4-1-3. - EXISTING PERMITTED AND SPECIAL USES.

Any use classified by this Ordinance as a permitted use or a special use, that was legally established as such a use on or before the effective date hereof shall be deemed to be a legal permitted use or a legal special use under the provisions of this Ordinance.

(Ord. 43-0-93)

6-4-1-4. - INTERPRETATION OF USE TABLE.

The Zoning Administrator may, pursuant to Section 6-3-9, "Administrative Interpretations," of this Title, authorize a land use in certain instances when, though not contained by name in the use table of a zoning district, it is determined to be similar in nature, impact and character to those uses listed for the particular zoning district in which the use is proposed.

(Ord. 43-0-93)

6-4-1-5. - DIVISION OF ZONING LOTS.

(A) The subdivision of a zoning lot shall be required prior to issuance of a building occupancy permit.

(B) No improved zoning lot shall be divided hereafter into two (2) or more zoning lots, and no portion of any improved zoning lot shall be conveyed, unless all zoning lots resulting from each such division or sale shall conform with all applicable lot size, bulk, parking and other applicable zoning district regulations of the zoning district in which the property is located.

(Ord. 43-0-93)

6-4-1-6. - NUMBER OF BUILDINGS OR USES ON A ZONING LOT.

(A) Except when authorized as part of a planned development, approved pursuant to Section 6-3-6, "Planned Developments," of this Title, not more than one principal building shall be located on a zoning lot within the R-1, R-2, R-3, and R-4 single-family zoning districts. For all other districts more than one principal building may be located on a zoning lot provided development of the buildings shall adhere to the requirements of the specific district and this zoning ordinance.

(Ord. 43-0-93)

(B) Except when authorized as part of a planned development, approved pursuant to Section 6-3-6, "Planned Developments," of this Title, and involving an Evanston designated landmark structure, not more than one (1) principal use shall be established on a zoning lot within the R-1, R-2, R-3 and R-4 single-family zoning districts. For all other districts, except where approved as a mixed use development, not more than one (1) principal use shall be established on a zoning lot.

(Ord. 39-0-08)

6-4-1-7. - MINIMUM LOT SIZE.

(A) Every residential building hereafter erected on a lot or parcel of land created subsequent to the effective date hereof shall be erected on a lot or parcel of land that is in accordance with the lot size requirement of the district within which it is located.
In any residential district, on a lot of record, on the effective date hereof, a single-family dwelling may be erected regardless of the size of the lot, provided all other requirements of this Code are in compliance. Where two (2) or more contiguous, substandard, recorded, and undeveloped lots are in common ownership, such lots shall be so joined, developed, and used for the purpose of forming a conforming or more nearly conforming zoning lot.

(C) Such contiguous substandard lots in common ownership shall be considered as being maintained in common ownership after the effective date hereof for zoning purposes. In no case shall a lot created illegally be considered a lot of record.

(Ord. 70-0-07; Ord. No. 72-O-12, § 8, 10-22-2012)

6-4-1-8. - GENERAL LOT AND BULK CONTROLS.

(A) Control Over Lots: Except as hereinafter provided, no lot, building, structure or premises shall hereafter be used or occupied; no building, structure or premises or part thereof shall be erected, razed, moved, reconstructed, extended, or enlarged except in conformity with the regulations and requirements herein specified for the district in which it is located.

1. In the R1 through R6 districts, a lot shown on a plat properly recorded in the office of the Cook County recorder or registrar of Torrens titles prior to December 2, 1960, which does not meet the requirements of this Title as to width or area but has a minimum lot width of thirty-five (35) feet, may be used for the following dwelling purposes, if it substantially conforms to other requirements of this Title: a) R1 and R2: single-family dwelling (subject to the limitations/requirements found in Table 4-B of Section 6-4-1-7 of this Chapter); b) R3 through R6 districts: two-family dwelling unit building/duplex.

However, a recorded nonconforming lot may not be used if it was held in common ownership with one (1) or more adjoining lots at any time subsequent to December 2, 1960. Such lots may be used if such lots so held in common ownership together, when used as a single parcel, meet or more nearly meet the requirements of this Title.

(Ord. 70-0-07)

2. Where two (2) or more adjoining lots shown on a plat properly recorded with the office of the Cook County recorder or registrar of Torrens titles have been held in common ownership at any time subsequent to December 2, 1960, and the use of such adjoining lots as a single parcel would meet or more nearly meet the requirements of this Ordinance, such lots shall not be used in any way to conflict with the regulations of this Ordinance nor shall the ownership of said lots be separated unless such separated lots shall each satisfy a minimum lot width of thirty-five (35) feet except as provided for in Section 6-4-1-7 of this Chapter. Provided that any lot platted prior to the effective date of December 2, 1960, shall be exempt from the minimum lot width requirements of this Ordinance so that previously platted lots may be developed.

3. No building permits shall be issued for the use of any lot or portion of lots sold, transferred, or conveyed in violation of the provisions of this Section.

4. Notwithstanding the other provisions of this Section, so long as the lot or lots and the structure or structures thereon, when viewed or treated as a whole, conform with or would not further conflict with the requirements of this Ordinance, then the ownership of individual attached single-family dwelling units (group, row or town houses), garages and appurtenant land (which need not be contiguous), may be conveyed pursuant to any of the three (3) following alternatives:

(a) As a condominium, a cooperative, or by means of any other arrangement by which the land would remain under single ownership.

(b) For those townhouse units that share no common elements such as plumbing and heating, parking or access, the individual units may be conveyed, provided mutual covenants are recorded prohibiting any expansion of or additions to the building of which the units are a part, and that in the event of demolition, destruction or condemnation of one (1) or more, but less than all, the units, any units constructed may only replace the unit or units that were demolished, destroyed or condemned.

(c) For all other townhouse buildings, separation of ownership and conveyance of individual units may occur if mutual easements and covenants that recite all the restrictions contained herein and that run with the land and govern at least maintenance and repair of the property and the individual dwelling units thereon are duly recorded against the property as a whole. No townhouse building for which the ownership of individual units is separated under this Section may be expanded or enlarged.

In the event of demolition, destruction or condemnation of one (1) or more, but less than all, of the units, any units constructed may only replace the unit or units that were demolished, destroyed, or condemned. In the event of demolition, destruction, or condemnation of all of the units on the property, new construction must conform to the then existing zoning ordinance.

(d) Said covenant(s), referred to in (A)(b) and (c) above, shall be recorded in the office of the Cook County Recorder and a copy of which shall be filed with the Zoning Administrator. Said filings shall not be deemed to constitute approval of the City of such covenant.

(B) Control Over Bulk:

1. All new buildings and structures shall conform to the bulk regulations established herein for the district in which each building or structure is located. No existing building or structure shall be enlarged, reconstructed, structurally altered, converted, or relocated in such a manner as to create a conflict or to further conflict with the bulk regulations of this Ordinance for the district in which such building or structure is located. Any enlargement, reconstruction, alteration or relocation shall not be permitted for buildings occupied in whole or in part by a nonconforming use, nor for the purposes of adding a dwelling unit or to increase the density of a residential use unless the building is brought into conformity with all applicable requirements of this Ordinance.

2. Nothing contained in this Section 6-4-1-8, the district regulations, or Chapter 6, “Nonconforming Uses and Noncomplying Structures,” shall be construed to prevent any existing building or structure that is nonconforming only with respect to required yards, from being enlarged, reconstructed, structurally altered, or relocated in a manner that will not further conflict with the provisions of this Ordinance or increase the nonconforming aspects of said building or structure.

3. In case any of the provisions of this Section 6-4-1-8 are more restrictive than the provisions of Chapter 6, “Nonconforming Uses and Noncomplying Structures,” Chapter 6 shall control.

6-4-1-9. - YARDS.

(A) General Yard Requirements: The following provisions set forth the requirements for required yards and for determining or interpreting unusual yard situations:

1. Calculation of Minimum Required Yard Space: The minimum yard space required for one (1) building shall not be considered as yard space for another adjoining building.

2. Maintenance of Minimum Yard Requirements: No lot shall be reduced in area so that the required yards or other open spaces become less than required by this Ordinance.

3. Setbacks in Residential, Transitional Campus, and University Districts: In residential, transitional campus and university districts, on streets where a setback greater than twenty-seven (27) feet has been maintained for existing buildings on lots having a combined frontage of fifty percent (50%) or more of the total frontage on one side of that portion of the street lying between two (2) intersecting streets, there shall be maintained a front yard setback based on the average setback of those buildings, provided that this regulation shall not be interpreted to require a front yard setback of more than fifty (50) feet nor to permit a setback of less than twenty-seven (27) feet.
Determining of Front Lot Line for Vacant Through Lots, or Corner Lots: On a vacant through lot, or corner lot, any street lot line may be established as its front lot line; except that where two (2) or more through lots are contiguous, and a front lot lien has been duly established on at least one (1) such lot, the same street lot line shall thereafter be deemed to be the front lot line of all such contiguous lots. On a through lot, a front yard shall be provided along both street lot lines.

5. Front Yard Setback Exceptions:
   (a) Where a lot is located between two (2) improved lots, one (1) of which has less than the required front yard setback of the zoning district, the front yard required for the lot shall be determined by averaging the front yard setbacks of the two (2) abutting lots.
   (b) Where a lot is located between an improved lot and a vacant lot or a lot improved or vacant, and a street, the front yard required for the lot shall be determined by averaging the front yard setbacks of every lot within two hundred (200) feet on the same side of the street in the same block.

6. Flag Lots: Flag lot applications shall require site plan review and a major variation approval for a new plat. The required yards shall be designated as part of the platting process.

(B) Permitted Obstructions in Required Yards:

1. General Provisions: Yard obstructions attached to the principal or an accessory structure on a site shall include but are not limited to: permanently roofed terraces or porches, chimneys, bay windows, window-mounted air conditioning units, awnings, canopies, arbors, trellises, balconies, overhanging eaves, unenclosed staircases four (4) feet or more above grade, and enclosed staircases.

A yard obstruction is any of these items extending outside of the allowable building envelope and into a required yard. A yard obstruction may extend into no more than ten percent (10%) of the depth of a required yard, except in cases of overhanging roof eaves and gutters for new additions to existing structures. In such cases eaves and gutters may be constructed so to match or more closely match the existing roof eave and gutter, provided that such projection does not encroach upon an adjacent lot line.

These yard obstructions may be located in the yards indicated in Table 4-A, Section 6-4-11.

Building envelopes are established by front, side and rear yard requirements contained in each zoning district.

2. Obstruction of Sight Lines at Intersection: In no event shall a yard obstruction taller than thirty (30) inches be located within twenty (20) feet of the corner curb line of an intersection.

3. Modified Yard Obstruction Requirements for the Disabled: The limitations on yard obstructions for stairs in Subsection (B)1 above may, upon application, be modified or waived in their application to the property of a disabled individual by the Zoning Administrator pursuant to the procedures for minor variations set forth in Section 6-3-8-6, "Procedure for Minor Variations and Fence Variations," in order to provide accessible ramp or lift at the entrance(s) to the disabled individual's residence. Waiver of the provisions of Subsection (B)1 above shall require the written consent of the property owner or owners adjacent to the yard affected. Such a ramp or lift may be provided only while a disabled individual resides in the residence.

6-4-1-10. - OUTDOOR STORAGE.
Outdoor storage will be prohibited on lots within all zoning districts, unless otherwise specified in this Ordinance.

6-4-1-11. - SIGNS.
Signs shall be allowed in each zoning district only in accordance with the regulations established in the Sign Ordinance of the City.

6-4-1-12. - OFF-STREET PARKING AND LOADING.
Off-street parking and loading facilities, accessory to uses allowed in applicable zoning districts, shall be provided in accordance with the regulations established in Chapter 16, "Off-Street Parking and Loading," of this Ordinance.

6-4-1-13. - LANDSCAPING AND SCREENING.
Landscaping and screening shall be provided in accordance with the regulations established in Chapter 17, "Landscaping and Screening," of this Ordinance.

6-4-1-14. - OCCUPANCY OF DWELLING UNITS.
No dwelling unit shall be occupied by more than one (1) type (A), type (B), or type (C) family, as defined in Chapter 18, "Definitions," of this Ordinance except as hereinafter provided:

(A) Upon written application to the Zoning Administrator, certification of approval shall be issued or occupancy for a dwelling unit by a type (D) family in all districts where dwelling units are allowed, except the R1 and R2 districts, provided that the application establishes that the occupancy conforms with the definition of a type (D) family. The members of a type (D) family household shall not keep or store more than one (1) motor vehicle for each such dwelling unit or for each off-street parking space lawfully existing in connection with such dwelling unit, whichever is greater. Certification would be revoked at any time the occupancy or off-street parking no longer conforms to the definition of a type (D) family, or if a request for current records is not answered so as to establish that the type of ownership complies with the definition of a type (D) family.

(B) No dwelling unit which contains less than one thousand (1,000) square feet of floor area shall be used to provide living quarters for roomers, servants or permanent guests. Where the floor area of a dwelling unit exceeds one thousand (1,000) square feet and the family occupying the dwelling unit is a type (A) or type (B) family then the dwelling unit may also be used for living quarters for not more than two (2) servants, roomers, or permanent guests, provided that the living quarters are located within the dwelling unit as a physically integral part.

(Ord. 43-0-93)

6-4-2. - CHILD DAYCARE HOMES.
6-4-2-1. - DISTRICTS AUTHORIZED.
A child daycare home shall be a permitted use in all residential districts.

(Ord. 43-0-93)

6-4-2-2. - ACCESSORY USE STATUS.
Such child daycare homes shall be accessory uses to dwelling structures, churches, and schools.

(Ord. 43-0-93)

6-4-2-3. - LICENSE APPLICATION.
Applications for a license to operate a child daycare home shall be made to, and permits issued by, the City department of health and human services.

(Ord. 43-0-93)

6-4-2-4. - APPEALS.
The purpose of this Section 6-4-5 is to permit the establishment of “transitional treatment facilities,” as defined in Chapter 18, “Definitions,” of this Title for individuals recovering from addiction to alcohol or narcotic drugs in order to facilitate their transition to independent living.

(Ord. 43-0-93)

6-4-5. - TRANSITIONAL TREATMENT FACILITIES.
6-4-5-1. - PURPOSE.

The purpose of this Section 6-4-5 is to permit the establishment of “transitional treatment facilities,” as defined in Chapter 18, “Definitions,” of this Title for individuals recovering from addiction to alcohol or narcotic drugs in order to facilitate their transition to independent living.

(Ord. 43-0-93)

6-4-5. - TRANSITIONAL TREATMENT FACILITIES.
6-4-5-1. - PURPOSE.

The purpose of this Section 6-4-5 is to permit the establishment of “transitional treatment facilities,” as defined in Chapter 18, “Definitions,” of this Title for individuals recovering from addiction to alcohol or narcotic drugs in order to facilitate their transition to independent living.

(Ord. 43-0-93)

6-4-5. - TRANSITIONAL TREATMENT FACILITIES.
6-4-5-1. - PURPOSE.

The purpose of this Section 6-4-5 is to permit the establishment of “transitional treatment facilities,” as defined in Chapter 18, “Definitions,” of this Title for individuals recovering from addiction to alcohol or narcotic drugs in order to facilitate their transition to independent living.

(Ord. 43-0-93)

6-4-5. - TRANSITIONAL TREATMENT FACILITIES.
6-4-5-1. - PURPOSE.

The purpose of this Section 6-4-5 is to permit the establishment of “transitional treatment facilities,” as defined in Chapter 18, “Definitions,” of this Title for individuals recovering from addiction to alcohol or narcotic drugs in order to facilitate their transition to independent living.

(Ord. 43-0-93)

6-4-5. - TRANSITIONAL TREATMENT FACILITIES.
6-4-5-1. - PURPOSE.

The purpose of this Section 6-4-5 is to permit the establishment of “transitional treatment facilities,” as defined in Chapter 18, “Definitions,” of this Title for individuals recovering from addiction to alcohol or narcotic drugs in order to facilitate their transition to independent living.

(Ord. 43-0-93)

6-4-5. - TRANSITIONAL TREATMENT FACILITIES.
6-4-5-1. - PURPOSE.

The purpose of this Section 6-4-5 is to permit the establishment of “transitional treatment facilities,” as defined in Chapter 18, “Definitions,” of this Title for individuals recovering from addiction to alcohol or narcotic drugs in order to facilitate their transition to independent living.

(Ord. 43-0-93)

6-4-5. - TRANSITIONAL TREATMENT FACILITIES.
6-4-5-1. - PURPOSE.

The purpose of this Section 6-4-5 is to permit the establishment of “transitional treatment facilities,” as defined in Chapter 18, “Definitions,” of this Title for individuals recovering from addiction to alcohol or narcotic drugs in order to facilitate their transition to independent living.

(Ord. 43-0-93)

6-4-5. - TRANSITIONAL TREATMENT FACILITIES.
6-4-5-1. - PURPOSE.

The purpose of this Section 6-4-5 is to permit the establishment of “transitional treatment facilities,” as defined in Chapter 18, “Definitions,” of this Title for individuals recovering from addiction to alcohol or narcotic drugs in order to facilitate their transition to independent living.

(Ord. 43-0-93)

6-4-5. - TRANSITIONAL TREATMENT FACILITIES.
6-4-5-1. - PURPOSE.

The purpose of this Section 6-4-5 is to permit the establishment of “transitional treatment facilities,” as defined in Chapter 18, “Definitions,” of this Title for individuals recovering from addiction to alcohol or narcotic drugs in order to facilitate their transition to independent living.

(Ord. 43-0-93)

6-4-5. - TRANSITIONAL TREATMENT FACILITIES.
6-4-5-1. - PURPOSE.

The purpose of this Section 6-4-5 is to permit the establishment of “transitional treatment facilities,” as defined in Chapter 18, “Definitions,” of this Title for individuals recovering from addiction to alcohol or narcotic drugs in order to facilitate their transition to independent living.

(Ord. 43-0-93)

6-4-5. - TRANSITIONAL TREATMENT FACILITIES.
6-4-5-1. - PURPOSE.

The purpose of this Section 6-4-5 is to permit the establishment of “transitional treatment facilities,” as defined in Chapter 18, “Definitions,” of this Title for individuals recovering from addiction to alcohol or narcotic drugs in order to facilitate their transition to independent living.

(Ord. 43-0-93)

6-4-5. - TRANSITIONAL TREATMENT FACILITIES.
6-4-5-1. - PURPOSE.

The purpose of this Section 6-4-5 is to permit the establishment of “transitional treatment facilities,” as defined in Chapter 18, “Definitions,” of this Title for individuals recovering from addiction to alcohol or narcotic drugs in order to facilitate their transition to independent living.

(Ord. 43-0-93)

6-4-5. - TRANSITIONAL TREATMENT FACILITIES.
6-4-5-1. - PURPOSE.

The purpose of this Section 6-4-5 is to permit the establishment of “transitional treatment facilities,” as defined in Chapter 18, “Definitions,” of this Title for individuals recovering from addiction to alcohol or narcotic drugs in order to facilitate their transition to independent living.

(Ord. 43-0-93)

6-4-5. - TRANSITIONAL TREATMENT FACILITIES.
6-4-5-1. - PURPOSE.

The purpose of this Section 6-4-5 is to permit the establishment of “transitional treatment facilities,” as defined in Chapter 18, “Definitions,” of this Title for individuals recovering from addiction to alcohol or narcotic drugs in order to facilitate their transition to independent living.
6-4-5-2. - LICENSE REQUIRED.

No transitional treatment facility shall be established, operated, or maintained within the City without a valid license issued by the City department of health and human services.

6-4-5-3. - TRANSITIONAL TREATMENT FACILITIES (CATEGORY I - FOUR TO EIGHT RESIDENTS) AUTHORIZED AS SPECIAL USES IN CERTAIN RESIDENTIAL DISTRICTS.

A transitional treatment facility (category I) may be permitted as a special use pursuant to the provisions set forth in Section 6-3-5, “Special Uses,” of this Title and upon issuance of a license pursuant to Section 6-4-5-2 of this Chapter, in the R1, R2, R3, R4, R5, R6, MU, MUE, MXE, T1, and T2 districts; provided, however, that no transitional treatment facility (category I) shall be permitted within nine hundred (900) feet of another transitional treatment facility or a residential care home.

6-4-5-4. - TRANSITIONAL TREATMENT FACILITIES (CATEGORY II - NINE TO FIFTEEN RESIDENTS) AUTHORIZED AS SPECIAL USES IN CERTAIN RESIDENTIAL DISTRICTS.

A transitional treatment facility (category II) may be permitted as a special use pursuant to the provisions set forth in Section 6-3-5, “Special Uses,” of this Title and upon issuance of a license pursuant to Section 6-4-5-2 of this Chapter, in the R4, R5, R6, MU, MUE, MXE, T1, and T2 districts; provided, however, that no transitional treatment facility (category II) shall be permitted within nine hundred (900) feet of another transitional treatment facility or a residential care home.

6-4-5-5. - TRANSITIONAL TREATMENT FACILITIES (CATEGORY III - SIXTEEN OR MORE RESIDENTS) AUTHORIZED AS SPECIAL USES IN CERTAIN RESIDENTIAL DISTRICTS.

A transitional treatment facility (category III) may be permitted as a special use pursuant to the provisions set forth in Section 6-3-5, “Special Uses,” of this Title and upon issuance of a license pursuant to Section 6-4-5-2 of this Chapter, in the B2 and B3 districts; provided, however, that no transitional treatment facility (category III) shall be permitted within nine hundred (900) feet of another transitional treatment facility or a residential care home.

6-4-6. - ACCESSORY USES AND STRUCTURES.

This Section 6-4-6 establishes regulations governing the type, size, character and location of accessory uses and structures.

6-4-6-1. - AUTHORIZATION.

Subject to the limitations of this Section 6-4-6, accessory uses and structures are permitted in any zoning district in connection with any principal use lawfully existing within such district.

6-4-6-2. - GENERAL PROVISIONS FOR ACCESSORY USES AND STRUCTURES.

Accessory uses and structures shall be approved in accordance with the following regulations:

(A) No accessory use or structure shall be approved, established or constructed before the principal use is approved.

(B) Accessory uses shall be compatible with the principal use. Accessory uses shall not include a kennel or an accessory building for the keeping or the propagation of livestock. (However, dog runs and hen coops shall be permitted as accessory uses.)

(C) No accessory building shall be located within ten (10) feet of the nearest wall of the principal building.

(D) No accessory building shall be located within the required front or side yard abutting a street, nor between the front of the principal building and the front lot line.

(E) In residential districts, an accessory building located in a rear yard or interior side yard shall be at least three (3) feet from any property line. In any district other than a residential district, accessory buildings used for required off-street parking purposes shall be located at least five (5) feet from the rear lot line abutting an alley.

(F) No accessory building located in the rear yard of a corner lot shall be nearer to a street lot line than the minimum width required for a side yard abutting a street in the district where the lot is located.

(G) No accessory building shall exceed fourteen and one-half (14 1/2) feet in height for a flat roof or mansard roof, or twenty (20) feet measured from grade to the highest point of said structure for all other roofs, except as otherwise provided for garages in Section 6-4-6-4 of this Chapter.

(H) Child daycare centers shall be considered accessory uses in churches whether or not they are operated by the church in which they are located.

(I) Bed and breakfast shall be considered accessory uses in residential dwellings subject to the provisions of Section 6-4-7 of this Chapter.

(J) Signs shall be considered accessory uses except when an off-premises sign is the only use on a zoning lot.

6-4-6-3. - ALLOWABLE ACCESSORY USES AND STRUCTURES (DETACHED FROM PRINCIPAL STRUCTURE).

(A) Detached accessory buildings, structures and uses: Accessory buildings, structures or uses shall be permitted as provided in Table 4-A of this Section and detached accessory buildings, structures, or uses in a residential district shall:

1. Cover no more than forty (40) percent of a rear yard when located in a rear yard. However, in no case shall the maximum lot coverage requirement for the zoning district be exceeded.

2. Not be located in a side yard abutting a street or interior side yard between the principal structure and the side lot line.

3. Not be located between the building line and the principal structure (except as permitted in front yards).

(B) Table 4-A — Permitted accessory buildings, structures and uses:

Table 4-A includes yard obstructions (see Subsection 6-4-1-9(B) of this Chapter) attached to the principal or a secondary structure as well as freestanding accessory buildings, structures, and uses.

<table>
<thead>
<tr>
<th>KEY:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required Yards:</td>
</tr>
<tr>
<td>Front and side yards</td>
</tr>
<tr>
<td>Yard</td>
</tr>
<tr>
<td>---------------------------------------------------------------------</td>
</tr>
<tr>
<td>abutting a street .....F</td>
</tr>
<tr>
<td>Side yards .....S</td>
</tr>
<tr>
<td>Rear yards .....R</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Yard</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Accessory dwelling units to single-family detached homes</td>
<td>S</td>
</tr>
<tr>
<td></td>
<td>R</td>
</tr>
<tr>
<td></td>
<td>Both</td>
</tr>
<tr>
<td>2. Air conditioning equipment subject to Section 6-4-6-9 of this Chapter</td>
<td>S</td>
</tr>
<tr>
<td></td>
<td>R</td>
</tr>
<tr>
<td></td>
<td>Both</td>
</tr>
<tr>
<td>3. Antennas greater than 1 meter (3 feet 3¼ inches) in diameter, or such other dimensions as may be established by 47 CFR 1.4000, as it may be amended (subject to the conditions of Section 6-4-6-6 of this Chapter)</td>
<td>R</td>
</tr>
<tr>
<td></td>
<td>Rsd</td>
</tr>
<tr>
<td>4. Arbors and trellises</td>
<td>F</td>
</tr>
<tr>
<td></td>
<td>S</td>
</tr>
<tr>
<td></td>
<td>R</td>
</tr>
<tr>
<td></td>
<td>Both</td>
</tr>
<tr>
<td>5. Awnings and canopies (projecting no more than 5 feet from an exterior wall)</td>
<td>F</td>
</tr>
<tr>
<td></td>
<td>R</td>
</tr>
<tr>
<td></td>
<td>Both</td>
</tr>
<tr>
<td>6. Balconies (projecting no more than 3 feet from an exterior wall)</td>
<td>F</td>
</tr>
<tr>
<td></td>
<td>R</td>
</tr>
<tr>
<td></td>
<td>Both</td>
</tr>
<tr>
<td>Item</td>
<td>R</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>---</td>
</tr>
<tr>
<td>7. Basketball backboard hoops, backboards and supporting posts</td>
<td>R</td>
</tr>
<tr>
<td>8. Bay windows (projecting no more than 2 feet from an exterior wall)</td>
<td>F</td>
</tr>
<tr>
<td>9. Compost pile/structures</td>
<td>R</td>
</tr>
<tr>
<td>10. Decks, patios and outdoor facilities</td>
<td>R</td>
</tr>
<tr>
<td>11. Doghouses</td>
<td>R</td>
</tr>
<tr>
<td>12. Driveway pavement (see the manual of design guidelines for</td>
<td>F</td>
</tr>
<tr>
<td>required percentage of front yard in live groundcover)</td>
<td></td>
</tr>
<tr>
<td>13. Fences subject to Section 6-4-6-7 of this Chapter (fence regulations)</td>
<td>F</td>
</tr>
<tr>
<td>14. Fire escapes (open) and fire towers</td>
<td></td>
</tr>
<tr>
<td>15. Flagpoles</td>
<td>F</td>
</tr>
<tr>
<td>16. Garages (detached), coach houses, and carports (subject to</td>
<td></td>
</tr>
<tr>
<td>garage regulations, Section 6-4-6-4 of this Chapter)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>17. Gazebos</td>
<td>R</td>
</tr>
<tr>
<td>18. Open off-street parking (however, in a residential district open off-street parking shall be within 30 feet of the rear lot line or alley)</td>
<td>F</td>
</tr>
<tr>
<td>19. Laundry drying equipment</td>
<td>R</td>
</tr>
<tr>
<td>20. Ornamental light standards</td>
<td>F</td>
</tr>
<tr>
<td>21. Solar collectors (active and passive) subject to Section 6-4-6-8 of this Chapter</td>
<td>F</td>
</tr>
<tr>
<td>22. Permanently anchored lawn furniture (garden furniture and decorations such as benches, sundials, birdbaths, statues, sculpture and artwork)</td>
<td>F</td>
</tr>
<tr>
<td>23. Playground equipment and playhouses (provided they are no closer than 5 feet from any property line)</td>
<td>R</td>
</tr>
<tr>
<td>24. Porte-cochere (projecting no more than 10 feet from an</td>
<td>F</td>
</tr>
<tr>
<td>Rule</td>
<td>Description</td>
</tr>
<tr>
<td>------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>25.</td>
<td>Sheds and storage structures for garden equipment (sheds for propagation or keeping of birds, poultry (except hens), or livestock are prohibited)</td>
</tr>
<tr>
<td>26.</td>
<td>Steps, open (shall not be less than 1 foot from a lot line)</td>
</tr>
<tr>
<td>27.</td>
<td>Storage of any vehicles (provided they are no closer than 10 feet from any property line)</td>
</tr>
<tr>
<td>28.</td>
<td>Storage of boats and recreational vehicles. (In residential, RE, transitional, and university districts, not more than 1 truck with a gross weight of 8,000 pounds or less, or 1 trailer with a gross weight of 5,000 pounds or less, and not more than 1 motorized mobile camping unit, boat, and/or boat trailer may be parked within a building or in</td>
</tr>
</tbody>
</table>
a rear yard, but not in a front or side yard or in any court area that opens toward a public street.)

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

29. Swimming pools (provided they are no closer than 10 feet from any property line) | R | Rsd |

30. Tennis courts (provided they are no closer than 10 feet from any property line) | R | Both |

31. Terraces at grade | F | S | R | Both |

32. Transformers | R | Rsd |

6-4-6-4. - SPECIAL REGULATIONS APPLICABLE TO GARAGES.

Garages for Evanston landmarks and structures in City Council designated historic districts shall be subject to the following requirements:

(A) Height:
   1. For garages with flat and mansard roofs, height requirements for accessory buildings apply, as set forth in Section 6-4-6-2 of this Chapter.
   2. All garages without flat or mansard roofs shall be no taller than three-fourths (3/4) the height of the principal structure, measured to the roof apex, but in no case shall the height exceed twenty-eight (28) feet.

(B) Yards: All garages shall meet the setback requirements for accessory structures, as set forth in Section 6-4-6-2 of this Chapter.

(C) Roofs: The roof of the garage shall be compatible in pitch and shape with the roof of the principal structure.

6-4-6-5. - SPECIAL REGULATIONS APPLICABLE TO RESIDENTIAL RECREATION FACILITIES.

The use of residential recreational facilities such as tennis courts and swimming pools shall be limited to the occupants of the residence and their guests.

6-4-6-6. - SPECIAL REGULATIONS APPLICABLE TO SATELLITE DISH ANTENNAS.

(A) Purpose And Applicability: The purpose of this Section is to ensure that satellite dish antennas, whether accessory to principal uses, or as principal uses, are compatible in character and appearance with the surrounding neighborhood or area of the zoning districts in which they are located. The provisions of this Section apply to every satellite dish antenna greater than one (1) meter (3 feet 3 1/4 inches) in diameter, or such other dimensions as may be established by 47 CFR 1.4000, installed or modified after the effective date hereof.

(B) Satellite Dish Antennas Authorized: Satellite dish antennas, accessory to permitted uses, are permitted in the residential and nonresidential districts. Any satellite dish antenna, however, that is proposed to be installed or modified as an accessory use to an existing or proposed special use, or which as proposed does not comply with the requirements of this Section, shall require special use approval pursuant to the provisions of Section 6-3-5 of this Title, “Special Uses.”

(C) Residential Districts: In all residential districts one (1) ground mounted satellite dish antenna accessory to a permitted use and having a diameter not greater than ten (10) feet shall be permitted per lot, in the rear yard only, up to a maximum height of twelve (12) feet above the adjacent ground level and no closer than ten (10) feet from any lot line shall be permitted. The antenna shall be neutral in color and, to the extent possible, compatible in character and appearance with the surrounding neighborhood.

(D) All Nonresidential Districts; Roof Mounted Antennas: In all nonresidential districts, roof mounted satellite dish antennas accessory to permitted uses, each having a diameter not greater than ten (10) feet, may be erected on the roof of the principal building or, in the university districts only, on a building containing at least fifty thousand (50,000) gross square feet of area, up to a maximum height of thirty-five (35) feet above the maximum height of the building on which it is located, provided:

1. In all nonresidential districts except the university districts such antennas shall not be located between a building and a front lot line;
2. In the university districts only, such antennas shall be located a minimum of two hundred fifty (250) feet from the lot line or in such location that they are not visible from the street; and
3. Such antennas and their support structures shall be neutral in color and, to the extent possible, compatible with the appearance and character of the neighborhood in which they are located.

E) Industrial Districts; Ground Mounted Satellite Dish Antennas: Ground mounted satellite dish antennas, each having a diameter not greater than ten (10) feet, may be erected in the I1 industrial/office district and the I2 general industrial districts up to the maximum building height allowed in each district, provided:
1. Such antennas shall not be located between a building and a front lot line.
2. The visual impact of such antennas shall be reduced by screening approved by the Zoning Administrator.
3. Such antennas shall be neutral in color and, to the extent possible, compatible in appearance and character with the surrounding neighborhood.

F) Nonresidential Ground Mounted Satellite Dish Antennas On Lot Abutting Residential District: Any ground mounted satellite dish antennas in a nonresidential district located on a lot or parcel that abuts a residential district shall be placed a minimum of ten (10) feet from any lot line and effectively screened by a solid fence, wall, or dense screening hedge to a minimum height of six (6) feet. Such fence, wall, or hedge shall be located on or near the lot line abutting the residential district and shall otherwise comply with the applicable zoning requirements of this Section governing its location.

G) All Zoning Districts Except D1, D2, D3, And D4 Downtown Districts: In any zoning district, except D1, D2, D3, and D4 downtown districts, one (1) permanent extendible, retractable, or telescoping ground mounted tower, mast or support, with an accompanying antenna that is accessory to a permitted or special use may be erected to a maximum height of seventy (70) feet above established grade; provided such antennas shall only be located in a side or rear yard a minimum of ten (10) feet from any lot line. Such antenna shall be kept in a lowered position when not in use.

(Ord. 100-0-01)

6-4-6-7. - SPECIAL REGULATIONS APPLICABLE TO FENCES.

The following regulations shall apply to all fences erected, constructed, installed, or replaced after April 1, 1999. The standards regulating the permitted materials, locations, and heights of fences are summarized in Appendix G to this Ordinance, "Summary of Fence Standards as Contained in Section 6-4-6-7 of the City of Evanston Zoning Ordinance."

(A) Certificate Of Zoning Compliance Required: No person shall erect, construct, install, or replace a fence without first receiving a certificate of zoning compliance.

(B) Fence Maintenance: All fences shall be maintained in good, structurally sound condition.

(C) Fence Orientation: All fences shall have their finished face directed toward residential property or streets, where a residential property is adjacent to the subject property. However, the unfinished face may be oriented toward an alley.

(D) Nonconforming Fences: Any fence legally existing on April 1, 1999, which does not conform to the regulations of this Section may remain as a permitted legal nonconforming use pursuant to the provisions of Chapter 6 of this Title. All legal nonconforming fences may be repaired or replaced, provided:
1. Any repair to or replacement of a legal nonconforming fence shall neither increase the degree of nonconformity nor create any new noncompliance that did not exist prior to April 1, 1999, or prior to the effective date of any amendatory ordinance which caused a previously legal existing fence to not conform with the regulations of this Section;
2. Any replacement of a legal nonconforming fence shall neither increase the fence height beyond the maximum permitted fence height nor increase the fence opacity by more than thirty percent (30%);
3. Any replacement of a legal nonconforming fence shall ensure that adequate sight distance at a street or alley intersection is provided in accordance with Subsection (E) of this Section; and
4. Any repair to or replacement of a legal nonconforming fence shall be complete within one (1) year of the start of such action. If the repair or replacement is not completed, the fence shall lose its legal nonconforming status, and all characteristics of the fence must conform to this Code. The Zoning Administrator may grant one (1) one-year extension upon a written request by the property owner and finding that extenuating circumstances, such as, but not limited to, unfavorable weather for construction and acts of God, warrant the extension.

(E) Sight Distance Required: Any person erecting, constructing, installing, or replacing a fence shall ensure that adequate sight distance is provided at the intersection of two (2) streets, two (2) alleys, or a street and an alley. To accomplish said objective, no fence shall exceed a height of thirty (30) inches when said fence is located within twenty (20) feet of a street and street intersection or a street and alley intersection as measured in Figure 6-4-6-7(E) of this Section. Similarly, no fence shall exceed a height of thirty (30) inches when said fence is located within three (3) feet of an alley and alley intersection.

FIGURE 6-4-6-7 (E)
MEASURING SIGHT DISTANCE REQUIREMENTS FOR FENCES AT INTERSECTIONS

(Ord. 15-0-99)

(F) Special Regulations For Fences Accessory To All Uses Within The Residential, Business, Commercial, Transitional Campus, University, Downtown, And MU Transitional Manufacturing Districts And Residential And Mixed Uses Within The MUE Transitional Manufacturing And MXE Mixed Use Employment Districts: The following standards shall regulate the erection, construction, replacement, or installation of a fence accessory to all uses within the R1, R2, R3, R4, R5, R6, B1, B1a, B2, B3, C1, C1a, C2, T1, T2, U1, U2, U3, RP, O1, OS, D1, D2, D3, D4, and MU districts and residential and mixed uses within the MUE and MXE districts:
1. Permitted Fence Materials: The permitted materials for fences accessory to the uses listed in this Subsection (F) are:
   (a) Wood;
   (b) Wood polymer lumber, provided said material consists of at least fifty percent (50%) postconsumer and/or postindustrial wood fiber;
   (c) Wrought iron;
   (d) Masonry or stucco wall;
   (e)
Chainlink, provided said material shall only be permitted within the area between a street lot line and three (3) feet behind any street-facing facade of the principal building where the required front and/or street side yard abuts a type 1 street, and the City Council has specifically listed chainlink as a permitted fence material along the said type 1 street; and

(f) PVC, provided:
   (1) Any post or horizontal component does not have a circular cross section;
   (2) Any post or horizontal component has a wall thickness of at least 0.120 inch;
   (3) All fence material is solid wall extruded, ensuring any coloring is consistent throughout the fence material;
   (4) All fence material is recyclable at the conclusion of its useful life; and
   (5) Said fence material meets the material properties and physical properties standards as established in standard specification F964-94 of the 1996 annual book of ASTM standards ("American Society For Testing And Materials").

2. Permitted Fence Location: The permitted locations for fences accessory to the uses listed in this Subsection (F) are:
(a) Required front yard, provided:
   (1) The required front yard is adjacent to a type 1 street; and
   (2) Wood, wood polymer lumber, wrought iron, or PVC fences shall have a maximum fence opacity of seventy percent (70%);
(b) Required street side yard, provided:
   (1) The required street side yard is adjacent to a type 1 street; and
   (2) Wood, wood polymer lumber, wrought iron, or PVC fences shall have a maximum fence opacity of seventy percent (70%);
(c) Required interior side yard, provided any fence located within a required interior side yard shall be set back from any front-facing facade of the principal building by three (3) feet unless said fence is connected to a portion of fence permissibly located within the required front yard or required street side yard;
(d) Required rear yard; and
(e) Building envelope, provided any fence located within the building envelope shall be set back from any front-facing facade of the principal building by three (3) feet, unless said fence is connected to a portion of fence permissibly located within the required front yard or required street side yard.

3. Permitted Fence Height: Fences accessory to the uses listed in this Subsection (F) shall not exceed six (6) feet in height, except:
(a) Fences shall not exceed four (4) feet in height when located within the area between a front lot line and three (3) feet behind any front-facing facade of the principal building or when located within a required street side yard, unless said fence is located as described in Subsection (F3b) of this Section, permitting the fence to not exceed eight (8) feet in height;
(b) Fences shall not exceed eight (8) feet in height when located within a required interior side yard or required rear yard and when the lot line associated with said required yard or an abutting alley is a boundary between a residential use and a nonresidential use;
(c) Temporary construction fences shall not exceed eight (8) feet in height, provided the applicant conforms with Section 6-4-8-4 of this Chapter; and
(d) Open mesh type fences accessory to parks, recreational areas, and school sites shall have no height restrictions.

(G) Special Regulations For Fences Accessory To Nonresidential Uses Within The MUE Transitional Manufacturing And MXE Mixed Use Employment Districts And All Uses Within The Industrial Districts: The following standards shall regulate the erection, construction, replacement, or installation of a fence accessory to a nonresidential use in the MUE or MXE district and any use within the I1, I2, and I3 districts;
1. Permitted Fence Material: The permitted materials for fences accessory to the uses listed in this Subsection (G) are:
   (a) Wood;
   (b) Wood polymer lumber, provided said material consists of at least fifty percent (50%) postconsumer and/or postindustrial wood fiber;
   (c) Wrought iron;
   (d) Masonry or stucco wall;
   (e) Chainlink, provided said material is located within the required interior side yard or required rear yard;
   (f) PVC, provided:
      (1) Any post or horizontal component does not have a circular cross section;
      (2) Any post or horizontal component has a wall thickness of at least 0.120 inch;
      (3) All fence material is solid wall extruded, ensuring any coloring is consistent throughout the fence material;
      (4) All fence material is recyclable at the conclusion of its useful life; and
      (5) Said fence material meets the material properties and physical properties standards as established in standard specification F964-94 of the 1996 annual book of ASTM standards ("American Society For Testing And Materials");
   (g) Barbed wire, provided:
      (1) Said fence material is located within the required interior side yard or required rear yard;
      (2) Said fence material is located above the height of six (6) feet; and
      (3) Said fence material conforms with Section 7-5-2 of this code; and
   (h) Unfinished concrete or cinder block walls.

2. Permitted Fence Locations: The permitted locations for fences accessory to the uses listed in this Subsection (G) are:
   (a) Required front yard;
   (b) Required street side yard;
   (c) Required interior side yard;
   (d) Required rear yard; and
   (e) Building envelope.

3. Permitted Fence Height: Fences accessory to the uses listed in this Subsection (G) shall not exceed eight (8) feet in height, except open mesh type fences accessory to parks, recreational areas, and school sites shall have no height restrictions.

(Ord. 88-0-09)

(H) Permitting Fences Within Required Front And Required Street Side Yards: The City Council may designate residentially zoned properties along certain streets or portions thereof as appropriate locations for fences within the required front and required street side yards. These certain streets or portions thereof are designated "type 1 streets." Title 4, Chapter 19 of this code (designating type 1 streets) sets forth the process for designating a street or portion thereof as a type 1 street and contains a list of type 1 designated streets.
Historic Fences: No person shall erect, construct, install, or replace a fence accessory to an Evanston landmark or a use located within a designated historic district without first receiving a certificate of appropriateness from the preservation commission.

Ord. 15-0-99)

6-4-6-8. - SPECIAL REGULATIONS APPLICABLE TO SOLAR COLLECTORS.

(A) Purpose and Applicability: The purpose of this Section is to ensure that solar collectors, whether accessory to principal uses, or integrated with principal uses, are compatible in character and appearance with the principal structure and surrounding neighborhood or area of the zoning districts in which they are located.

The provisions of this Section apply to solar collectors installed or modified after the effective date hereof. Solar collectors are permitted as an accessory use to any principal permitted or special use subject to the following development standards.

(B) Appearance and Materials: Solar collectors should be neutral in color and generally matching the roof color of the principal structure. All such devices shall have the following characteristics:

1. Not be plastic or other non-UV stable material;
2. Include frames, where applicable, of anodized aluminum or painted steel; and
3. Where devices are encased with glass, the glass shall be nonreflective tempered glass.

(C) Yards: Solar collectors shall be subject to the following yard requirements:

1. Solar collectors are an allowed encroachment in front, side, and rear yards so long as they do not project more than five (5) feet from an exterior wall.
2. Solar collectors may be located flush with the exterior wall of the principal and street facing facades.
3. In side wall installations, solar collectors must be set back a minimum of three (3) feet from the property line.
4. In rear wall installations, solar collectors must be set back a minimum of three (3) feet from the rear property line.

(D) Height: Solar collectors shall be subject to the following height requirements:

1. Solar collectors may not exceed the maximum building height requirements for the district in which they are located;
2. Solar collectors located on sloped roof buildings may extend up to five (5) feet above the roof ridge; and
3. Solar collectors located on flat roofed buildings may extend up to ten (10) feet above the roof height.

(E) Bulk Requirements: Solar collectors integrated into the structure or building cladding shall be subject to the bulk requirements of the zoning district in which they are located.

(F) Ground Mounted Separate or Adjacent to the Principal Structure: Solar collectors mounted on the ground shall not:

1. Be more than ten (10) feet high;
2. Have a footprint (as determined by a horizontal plane at the ground generated by extending all parts of the structure vertically down) greater than twenty five percent (25%) of the principal building footprint; or
3. Be located in front- or street-facing yards.

(G) Accessory Structures: Solar collectors mounted to accessory structures:

1. Shall comply with all yard requirements for accessory structures; and
2. May extend up to four (4) feet above the roof ridge for sloped roof structures and up to five (5) feet above the roof height for flat roofed structures.

(H) Lot Coverage or Impervious Surface Area: Solar collectors which meet the minimum standards and maximum size limits as determined by this Section shall not be counted in lot coverage or impervious surface area.

Ord. 35-0-08)

6-4-6-9. - SPECIAL REGULATIONS APPLICABLE TO AIR CONDITIONING EQUIPMENT.

Air conditioning equipment requirements are as follows:

Required Yard
Front yard: Prohibited.

Intermediate side yard: Eight-foot setback required; or six-foot setback required when located within two (2) feet of the principal structure and obscured from view by screening methods such as landscaping.

Intermediate side yard abutting an alley of at least eight (8) feet in width: Eight-foot setback required; or four-foot setback required when located within two (2) feet of the principal structure and obscured from view by screening methods such as landscaping.

Street side yard: Four-foot setback required when located within two (2) feet of the principal structure and obscured from view by screening methods such as landscaping.

Rear yard (nearest thirty (30) feet of yard): Three-foot setback from all property lines (the same as other accessory structures in the required rear yard).

(Ord. 66-0-09; Ord. No. 15-0-14, § 2, 2-10-2014)

6-4-7. - BED AND BREAKFAST ESTABLISHMENTS.

A bed and breakfast establishment is an owner occupied single-family or two-family dwelling where short term lodging and morning meals are provided for compensation. The following general requirements shall apply to bed and breakfast establishments:

(A) Location: The bed and breakfast establishments shall be located within and accessory to an owner occupied single-family or two-family residential structure.

(B) Maximum Bedrooms Allowed: Subject to the special use provisions in each zoning district, up to a maximum of five (5) bedrooms may be provided for registered guests. No additional bedrooms as living quarters for roomers, permanent guests, or other boarders shall be permitted in conjunction with the operation of a bed and breakfast establishment.

(C) Maximum Stay: The maximum stay by any one (1) guest shall be four (4) consecutive weeks.

(D) Cooking Limitations: Morning meals shall be the only meals provided for registered guests only. No cooking facilities shall be permitted in guestrooms.

(E) Room Locations: Rooms used for guests shall be part of the primary residential structure and shall not have been specifically constructed for rental purposes.

(F) Guest Parking: Guest parking may be provided either on site, in the rear off a public alley or along the curb abutting the lot but at no time shall guest parking be permitted in any front or side yard.

(G) Licensing: The resident owner shall obtain a license for the operation of a bed and breakfast from the City of Evanston department of health and human services. The license shall be granted for a period of one (1) year commencing on the date of issuance. Thereafter, the license may be renewed for a one (1) year period subject to a review by the City Council, through its health and human services committee.
(H) Revenue Collection: The resident owner shall comply with all the revenue collection ordinances of the City.
(I) Signage And Lighting: All signage and special lighting shall comply with the sign ordinance of the City.

(Ord. 43-0-93)

6-4-8. - TEMPORARY USES.
6-4-8-1. - AUTHORIZATION.

Subject to the limitations of this Section 6-4-8, temporary uses shall be permitted in the zoning districts as hereinafter specified. No temporary use, however, shall be established unless a certificate of zoning compliance has been issued.

(Ord. 43-0-93)

6-4-8-2. - CERTIFICATE OF ZONING COMPLIANCE.

An application for a certificate of zoning compliance shall be made to the Zoning Administrator in conjunction with any application for approval of a temporary use. A decision by the Zoning Administrator not to issue a certificate of zoning compliance may be appealed to the planning and development committee of the City Council.

(A) Certificate Of Denial: In the event that an application for certificate of zoning compliance is denied, the Zoning Administrator shall state the specific reasons therefor and shall cite the specific provisions of this Ordinance upon which such denial is based.

(B) Conditions On Certificate: The certificate may be conditioned upon such special requirements as the Zoning Administrator may determine are necessary to achieve the purposes of this Ordinance and to protect the public health, safety, and welfare.

(C) Revocation Of Certificate: The certificate may be revoked by the Zoning Administrator pursuant to Section 6-3-10-6, "Revocation Of Certificate Of Zoning Compliance," of this Title if any of the standards and conditions imposed by this Section 6-4-8 are violated.

(Ord. 43-0-93)

6-4-8-3. - PERMITTED TEMPORARY USE REGULATIONS.

Subject to the specific regulations and time limits indicated for each temporary use, and to the other applicable regulations of the zoning district in which the use is permitted, the following temporary uses, and no others, are permitted in the following zoning districts:

(A) Residential Districts:

1. House, Apartment, Garage And Yard Sales: House, apartment, garage and yard sales shall be limited to no more than three (3) sales within any twelve (12) month period.
2. In-Home Seminars Or Parties: In-home seminars or parties held for the sale of goods or services shall be allowed provided no more than three (3) such events shall be held within any twelve (12) month period.
3. Tents: Tents shall be allowed for a three (3) day period.
4. Contractor's Offices/Trailers And Equipment Sheds: Contractor's offices/trailers and equipment sheds shall be limited to the duration of construction.
5. Real Estate Offices/Trailers: Real estate offices/trailers shall be limited to the period of active selling or leasing of units. No sleeping or cooking accommodations shall be allowed in such facilities except in a model dwelling unit used for marketing purposes.

(Ord. 43-0-93)

6. Portable Outdoor Moving Containers: Portable outdoor moving containers shall be allowed for no more than twenty-one (21) days.

(Ord. 68-0-09)

(B) Nonresidential Districts:

1. Indoor And Outdoor Festivals, Sidewalk Sales, Art, Craft And Plant Shows, Exhibits And Sales: Indoor and outdoor festivals, sidewalk sales, art, craft and plant shows, exhibits and sales shall be limited to three (3) consecutive days in length, and limited to six (6) special sales per year. Displays shall not encroach into required parking yards.
2. Christmas Tree, Pumpkin And Garden Material Sales: Christmas trees, pumpkin and garden material sales shall be limited to nonresidential districts and shall be limited to a duration of forty-five (45) days.
3. Contractor's Offices/Trailers And Equipment Sheds: Contractor's offices/trailers and equipment sheds shall be limited to the duration of construction.
4. Real Estate Offices/Trailers: Real estate offices/trailers shall be limited to the period of active selling or leasing of units. No sleeping or cooking accommodations are allowed.
5. Carnivals And Circuses: These activities shall be open to the general public. Such activities are not to exceed a ten (10) consecutive day period. The applicant must submit a site layout showing adequate provisions for emergency vehicles, fire extinguishers, refuse containers, parking, and general access.
6. Tents: Tents shall be allowed for no more than ten (10) consecutive days and must comply with the bulk and yard standards of this Ordinance.

(Ord. 43-0-93)

6-4-8-4. - TEMPORARY EXCEPTIONS TO ZONING ORDINANCE REQUIREMENTS.

During construction, temporary exceptions to the zoning regulations for parking, fences, yards, and other items may be permitted during construction subject to the following conditions:

(A) Upon written application stating the nature of the prospective noncompliance and its expected duration, the City Manager or his designee may grant to the owner of a property within the City a temporary exemption from selected provisions of this Ordinance.

(B) Exemptions shall be subject to such conditions as may be determined to be reasonable, when such exemption, based upon facts submitted by the applicant, is necessary to permit the construction, alteration, or demolition of improvements upon the property. Each temporary exemption so granted shall be in writing and a copy thereof, together with the application and supporting documentation, if any, shall be transmitted to the Zoning Administrator to be maintained among his/her records.

(Ord. 43-0-93)

CHAPTER 5 - HOME OCCUPATIONS
SECTION:

6-5-1. - PURPOSE AND INTENT.

The purpose of this Chapter 5, "Home Occupations," is to permit the establishment of home occupations that are compatible with the residential districts in which they are located.
6-5-2. - DEFINITION.

A home occupation is an accessory use of a dwelling unit that is:

(A) Used for gainful employment that involves the provision, assembly, processing or sale of goods and/or services; and
(B) Incidental and secondary to the residential use of the structure and does not change the essential residential character of the dwelling unit; but
(C) Excludes uses that provide shelter or lodging to persons who are not members of the family residing in the dwelling unit as defined in Chapter 18, “Definitions,” of this Ordinance.

6-5-3. - CLASSIFICATION OF HOME OCCUPATIONS.

A home occupation established, pursuant to this Chapter, shall be classified as either a minor home occupation or a major home occupation in accordance with Sections 6-5-4 and 6-5-5, by the Zoning Administrator pursuant to Section 6-3-9, “Administrative Interpretations.” Home occupations shall be subject to the requirements set forth in Sections 6-5-4 and 6-5-5 of this Ordinance. No person shall establish a major home occupation without first obtaining from the Zoning Administrator a major home occupation permit pursuant to Section 6-5-8.

6-5-4. - GENERAL REQUIREMENTS AND PERFORMANCE CRITERIA.

All home occupations shall comply with the following standards:

(A) The operator of every home occupation shall reside in the dwelling unit in which the home occupation operates. (For the purposes of this Section 6-5-4, a coach house shall be considered part of a principal dwelling unit.)
(B) The home occupation shall be conducted entirely within a completely enclosed structure.
(C) The home occupation shall not interfere with the delivery of utilities or other services to the area.
(D) The home occupation shall not generate any noise, vibrations, smoke, dust, odor, heat, glare or electrical interference with radio or television transmission in the area that would exceed that which is normally produced by a dwelling unit in a zoning district used solely for residential purposes.
(E) No toxic, explosive, flammable, radioactive or other restricted or hazardous material shall be used, sold or stored on the site.
(F) There shall be no alteration of the residential appearance of the premises, including the creation of a separate or exclusive business entrance(s) or use of signage or other advertising or display to identify the business.
(G) No clients/pupils shall be permitted between the hours of 9:00 p.m. and 7:00 a.m.
(H) No outdoor display or storage of materials, goods, supplies or equipment shall be allowed on the premises, except for lawfully parked vehicles.
(I) The home occupation shall, at all times, comply with all other applicable laws and ordinances.
(J) The home occupation shall not cause a significant increase in the amount of traffic or parking on the particular residential street.
(K) No more than fifty percent (50%) of any garage, whether attached or detached, may be used for home occupation.
(Ord. No. 39-O-12, §§ 2, 3, 6-11-2012)

6-5-5. - MINOR HOME OCCUPATIONS.

A use shall be classified as a minor home occupation and allowed without a home occupation permit provided, in addition to the general conditions set forth in Section 6-5-4, the following specific conditions are met:

(A) The total area used for the home occupation shall not exceed fifteen percent (15%) or four hundred (400) square feet (whichever is less) of the habitable floor area of the dwelling unit.
(B) The direct sale of products off display shelves or racks shall be prohibited.
(C) No one (1) other than a resident of the dwelling unit shall be employed on the premises in connection with the operation of the home occupation.
(D) No more than three (3) clients shall, at one (1) time, avail themselves to a product and/or service provided by a home occupation nor shall more than six (6) clients avail themselves to a product and/or service during a twenty-four (24) hour period.
(E) Deliveries of bulk material other than by mail, local courier, or inter-city courier pertaining to the home occupation shall not occur more than once a week and shall be limited to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday. Further, traffic circulation shall not be restricted or disturbed as a result of a delivery to a home occupation.
(F) Permitted minor home occupations shall include but shall not be limited to the following:
   1. Attorney, CPA, salesman, architect/landscape architect, interior designer, graphic artist, word processor and consultant.
   2. Artist studios, provided no retail business is conducted on the premises.
   3. Word processing and typing services.
   4. Therapists, social workers, human service professionals.
   5. Mail order businesses, for receipt of mail order only.
   6. Telephone sales.
   7. Teaching, instructing, tutoring, or counseling.
   8. Other uses similar to those listed in this Section 6-5-5 as determined by the Zoning Administrator pursuant to the provisions of Section 6-3-9, “Administrative Interpretations.”

6-5-6. - MAJOR HOME OCCUPATIONS.

A use shall be classified as a major home occupation, and allowed by permit pursuant to Section 6-5-8, in addition to the general conditions set forth in Section 6-5-4, the following specific conditions are met:

(A) The total area needed for the home occupation shall not exceed twenty-five percent (25%) of the habitable floor area of the dwelling.
(B) The number of persons who are employed on the premises in connection with the home occupation, but who are nonresidents of the dwelling, shall not exceed two (2).
(C) No more than six (6) clients shall, at one (1) time, avail themselves to a product and/or service provided by a home occupation nor shall more than twelve (12) clients avail themselves to a product and/or service during a twenty-four (24) hour period.
(D) Deliveries of bulk material other than by mail, local courier, or inter-city courier pertaining to the home occupation shall not exceed three (3) per week, and shall be limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. Further, traffic circulation shall not be restricted or disturbed as a result of a delivery to a home occupation.
(E) A home occupation permit issued to one (1) person shall not be transferable to any other person and, the permit shall not be valid at any address other than the one appearing on the permit.
(F) Permitted major home occupations shall include but are not limited to the following:
6-6-1. - STATEMENT OF PURPOSE.

This Chapter 6 regulates the continued existence of:

(A) Uses established prior to the effective date of this Ordinance which do not conform to the use regulations of this Title in the zoning districts in which such uses are located. (Such uses are hereafter referred to as nonconforming uses.)

(B) Structures constructed prior to the effective date of this Ordinance that do not comply with the applicable bulk regulations of this Title in the zoning districts in which such structures are located. (Such structures are hereafter referred to as noncomplying structures.)

6-6-2. - SCOPE OF REGULATIONS; GENERAL PROVISIONS.

(A) These regulations apply to the following categories of nonconformities:

1. Nonconforming uses of land.
2. Nonconforming uses of complying structures.
3. Nonconforming uses of noncomplying structures.
4. Noncomplying structures (as to bulk).

(B) Nothing in this Chapter 6 is intended to prevent the strengthening or restoration to a safe condition of a noncomplying building or structure for purposes of the public health and safety.

The burden of establishing the legality of a nonconformity that is lawfully existing under the provisions of this Ordinance is upon the property owner of the nonconformity and not upon the City.

6-6-3. - NONCONFORMING USES OF LAND AND NONCONFORMING USES IN COMPLYING STRUCTURES.

6-6-3-1. - AUTHORITY TO CONTINUE.
Except as provided in Section 6-6-3-9, any lawfully existing nonconforming use of a premises not involving the use of a structure, or involving only a complying structure that is accessory to a nonconforming use of land, or located in a complying structure, may be continued so long as it remains otherwise lawful, subject to the regulations contained in Sections 6-6-3-2 through 6-6-3-8.

6-6-3-2. - ORDINARY REPAIR AND MAINTENANCE.

Normal maintenance and incidental repair or replacement, and installation or relocation of nonbearing walls, nonbearing partitions, fixtures, wiring or plumbing, may be performed on any complying structure that is accessory to a nonconforming use of land or that is devoted in whole or in part to a nonconforming use; provided, however, that this Section 6-6-3-2 shall not be deemed to authorize any violation of Sections 6-6-3-3 through 6-6-3-9.

6-6-3-3. - STRUCTURAL ALTERATION.

Except when permitted pursuant to a major variation, no complying structure that is accessory to a nonconforming use of land, or that is devoted in whole or in part to a nonconforming use, shall be structurally altered unless the use thereof shall thereafter conform to the use regulations of the zoning district in which it is located. Except when permitted pursuant to a major variation, no such alteration shall create any new parking, loading, bulk, yard or space noncompliance or increase the degree of noncompliance with any existing parking, loading, bulk, yard or space requirement for such structure.

(Ord. No. 4-O-13, § 3, 4-22-2013)

6-6-3-4. - ENLARGEMENT OF STRUCTURE.

Except when permitted pursuant to a major variation, no complying structure that is accessory to a nonconforming use of land or a complying structure that is devoted in whole or in part to a nonconforming use shall be enlarged or added to or in any manner, including the interior addition of floor area, unless the use of such structure shall thereafter conform to the use regulations of the district in which it is located. Except when permitted pursuant to a major variation, no such enlargement shall create any new parking, loading, bulk, yard or space noncompliance or increase the degree of noncompliance with any existing parking, loading, bulk, yard or space requirement for such structure.

(Ord. No. 4-O-13, § 3, 4-22-2013)

6-6-3-5. - EXPANSION OF USE.

Except when permitted pursuant to a major variation, a nonconforming use of land that does not involve a structure, a complying structure that is accessory to a nonconforming use of land, or a nonconforming use in a complying structure, shall not be expanded, extended, enlarged or increased in intensity. Such prohibited activity shall include, without being limited to:

(A) An expansion of such use, including its accessory uses, to any structure or land area other than that occupied by such nonconforming use on the effective date of this Ordinance or any change thereto that causes such use to become nonconforming; and

(B) An expansion of such use, including its accessory uses, within a building or other structure to any portion of the floor area that was not occupied by such nonconforming use on the effective date of this Ordinance or any change thereto that causes such use to become nonconforming.

(Ord. No. 4-O-13, § 4, 4-22-2013)

6-6-3-6. - MOVING.

No complying structure that is accessory to a nonconforming use of land or that is devoted in whole or in part to a nonconforming use shall be moved in whole or in part, for any distance whatsoever, to any other location on the same or any other lot, unless both the structure and the use thereof shall thereafter comply and conform to all regulations of the zoning district in which it is located after being so moved. No nonconforming use of land shall be moved in whole or in part, for any distance whatsoever, to any other location on the same or any other lot, unless such use shall thereafter conform to all regulations of the zoning district in which it is located after being so moved.

6-6-3-7. - CHANGE IN USE.

A nonconforming use of land that does not involve a structure, or involving only a complying structure that is accessory to the nonconforming use of land, or a nonconforming use in a complying structure, shall not be changed to any use other than a use permitted in the zoning district in which the use or structure is located. When such a nonconforming use has been changed to a permitted use, it shall not thereafter be changed back to any nonconforming use.

6-6-3-8. - DAMAGE OR DESTRUCTION.

Any complying structure that is accessory to a nonconforming use of land or that is devoted in whole or in part to a nonconforming use and that is damaged or destroyed, by any means, to the extent of more than forty percent (40%) of the cost of replacement of such structure new, shall not be restored unless its restoration has been authorized, pursuant to the provisions of Section 6-3-9, "Administrative Interpretations," by the Zoning Administrator by the granting of a certificate of zoning compliance. The restored structure as authorized, pursuant to the provisions of Section 6-3-9, "Administrative Interpretations," shall be accomplished without creating any new noncompliance with parking, loading, bulk, yard or space requirements or increasing the degree of noncompliance with any parking, loading, bulk, yard or space requirement existing prior to such damage or destruction.

6-6-3-9. - TERMINATION BY DISCONTINUANCE OR ABANDONMENT.

(A) When a nonconforming use of a site not involving a structure, or involving only a complying structure that is accessory to the nonconforming use of land, or when a nonconforming use of a part or all of a complying structure is discontinued or abandoned for a period of one (1) year, regardless of any intent to resume or not to abandon such use, such use shall not thereafter be re-established or resumed. Any subsequent use or occupancy of such land or structure shall comply with the use regulations of the zoning district in which such land or structure is located.

(B) Any period of such discontinuance caused by government action, strikes, material shortages or acts of God, and without any contributing fault by the nonconforming user, shall not be considered in calculating the length of discontinuance for purposes of this Section 6-6-3.

6-6-4. - NONCONFORMING USES IN NONCOMPLYING STRUCTURES.

6-6-4-1. - AUTHORITY TO CONTINUE.

Except as provided in Section 6-6-4-2, any lawfully existing nonconforming use located in a noncomplying structure may be continued so long as it remains otherwise lawful, subject to the regulations contained in Sections 6-6-4-2 through 6-6-4-8.

6-6-4-2. - ORDINARY REPAIR AND MAINTENANCE.

Normal maintenance and incidental repair or replacement, and installation or relocation of nonbearing walls, nonbearing partitions, fixtures, wiring or plumbing, may be performed on any noncomplying structure devoted in whole or in part to a nonconforming use provided; however, that this Section 6-6-4-2 shall not be deemed to authorize any violation of Sections 6-6-4-3 through 6-6-4-9.

6-6-4-3. - STRUCTURAL ALTERATION.
Except when permitted pursuant to a major variation, a noncomplying structure devoted in whole or in part to a nonconforming use shall not be structurally altered unless the entire structure and the use thereof shall thereafter conform to all regulations of the zoning district in which it is located. Except when permitted pursuant to a major variation, no such alteration shall create any new parking, loading, bulk, yard or space noncompliance or increase the degree of noncompliance with any existing parking, loading, bulk, yard or space requirement in such structure.

(Ord. No. 4-O-13, § 5, 4-22-2013)

6-6-4-4. - ENLARGEMENT OF STRUCTURE.

Except when permitted pursuant to a major variation, a noncomplying structure devoted in whole or in part to a nonconforming use shall not be enlarged or added to in any manner, including the interior addition of floor area, unless the entire structure and the use thereof shall thereafter conform to all the regulations of the district in which it is located. Except when permitted pursuant to a major variation, no such alteration shall create any new parking, loading, bulk, yard or space nonconformity or increase the degree of any existing parking, loading, bulk, yard or space requirement in such structure.

(Ord. No. 4-O-13, § 6, 4-22-2013)

6-6-4-5. - EXPANSION OF USE.

(A) Prohibited Expansions: Except when permitted pursuant to a major variation, a nonconforming use in a noncomplying structure shall not be expanded, extended, enlarged or increased in intensity by an expansion of such use to any structure or land area other than that occupied by such nonconforming use on the effective date of this Ordinance or any amendment thereto that cause such use to become nonconforming.

(B) Permitted Expansions:

1. A nonconforming use in a noncomplying structure may be extended within any part of such structure lawfully existing on the effective date of this Ordinance or any amendment thereto that causes such use to become nonconforming; provided, however, that such expansion shall not be allowed unless off-street parking and loading spaces required for such expansion can be, and are, provided in accordance with Chapter 16, “Off-Street Parking and Loading.”

2. No such expansion shall be deemed to affect the duty to terminate such use pursuant to Section 6-6-4-9.

(Ord. No. 4-O-13, § 7, 4-22-2013)

6-6-4-6. - MOVING.

A noncomplying structure devoted in whole or in part to a nonconforming use shall not be moved in whole or in part, for any distance whatsoever, to any other location on the same or any other lot, unless the entire structure and the use thereof shall thereafter comply and conform to all regulations of the zoning district in which it is located after being moved. No nonconforming use of land shall be moved in whole or in part, for any distance whatsoever, to any other location on the same or any other lot, unless such use shall thereafter conform to all regulations of the zoning district in which it is located after being so moved.

6-6-4-7. - CHANGE IN USE.

A nonconforming use in a noncomplying structure may, upon application to the Zoning Administrator pursuant to Section 6-3-9, “Administrative Interpretations,” be changed to another nonconforming use of the same or similar type or intensity or to another nonconforming use of same or similar type but of less intensity provided; however, that nothing in this Section 6-6-4-7 shall be deemed to authorize any violation of Section 6-6-4. Whenever any nonconforming use is changed to a less intensive nonconforming use, such use shall not thereafter be changed back to a more intensive nonconforming use. Whenever any nonconforming use is changed to a conforming use, such use shall not thereafter be changed to a nonconforming use.

6-6-4-8. - DAMAGE OR DESTRUCTION.

Any noncomplying structure devoted in whole or in part to a nonconforming use that is damaged or destroyed, by any means, to the extent of sixty percent (60%) of the cost of replacement of such structure new, shall not be restored unless such structure and the use thereof shall thereafter conform to all regulations of the zoning district in which it is located and unless its restoration has been authorized pursuant to the provisions of Section 6-3-9, “Administrative Interpretations,” by the Zoning Administrator by the granting of a certificate of zoning compliance. The restored noncomplying structure as authorized pursuant to the provisions of Section 6-3-9, “Administrative Interpretation,” shall be accomplished without creating any new noncompliance with parking, loading, bulk, yard or space requirements or increasing the degree of noncompliance any parking, loading, bulk, yard or space requirements existing prior to such damage or destruction.

6-6-4-9. - TERMINATION BY DISCONTINUANCE OR ABANDONMENT.

(A) When a nonconforming use of a part or all of a noncomplying structure that was not originally constructed or intended for any use permitted in the zoning district in which such land or structure is located is discontinued or abandoned for a period of one (1) year, regardless of any intent to resume or not to abandon such use, such use shall not thereafter be reestablished or resumed. Any subsequent use or occupancy of such land or structure shall comply with the use regulations of the zoning district in which such land or structure is located.

(B) Any period of such discontinuance caused by government action, strikes, material shortages or acts of God, and without any contributing fault by the nonconforming user, shall not be considered in calculating the length of discontinuance for purposes of this Section 6-6-4.

6-6-5. - NONCOMPLYING STRUCTURES (AS TO BULK).

6-6-5-1. - AUTHORITY TO CONTINUE.

Any noncomplying structure that is devoted to a use that is permitted in the zoning district in which it is located may be continued so long as it remains otherwise lawful, subject to the restrictions in Sections 6-6-5-2 through 6-6-5-4.

6-6-5-2. - REPAIR, MAINTENANCE, ALTERATIONS, AND ENLARGEMENT.

Any noncomplying structure may be repaired, maintained, altered or enlarged; provided, however, that any such repair, maintenance, alteration or enlargement whether in the vertical or horizontal dimension, shall comply with all provisions of this Ordinance.

(Ord. 129-0-94)

6-6-5-3. - MOVING.

A noncomplying structure shall not be moved in whole or in part, for any distance whatsoever, to any other location on the same or any other lot unless the entire structure shall thereafter conform to the regulations of the zoning district in which it is located after being moved.

6-6-5-4. - DAMAGE OR DESTRUCTION.

Any noncomplying structure that is damaged or destroyed, by any means not within the control of the owner thereof, to the extent of one hundred percent (100%) of the cost of replacement of such structure new, may be repaired or restored; provided, however, that no repair or restoration shall be made that would create any new noncompliance not existing prior to such damage or destruction, nor shall any repair or restoration except in compliance with the applicable district regulations be made unless it has been authorized, pursuant to the provisions of Section 6-3-9, “Administrative Interpretations,” by the Zoning Administrator by the
granting of a certificate of zoning compliance and restoration is actually begun within one (1) year after the date of such damage or destruction and is diligently pursued to completion. In no event shall any damage or destruction to such a structure by means within the control of the owner be repaired or restored except in accordance with Section 6-6-5-2.

6-6-6. - VARIATIONS PREVIOUSLY GRANTED FOR USES AND STRUCTURES.
Any use that becomes nonconforming or any structure that becomes noncomplying upon the effective date of this Ordinance and for which a variation was previously granted, shall remain subject to any conditions that were imposed pursuant to the grant of such variation.

6-6-7. - SPECIAL USES PREVIOUSLY GRANTED FOR USES AND STRUCTURES.
Any use that becomes nonconforming or any structure that becomes noncomplying upon the effective date of this Ordinance and for which a special use was previously granted, shall remain subject to any conditions that were imposed pursuant to the grant of such special use.

CHAPTER 7 - ZONING DISTRICTS AND MAP
SECTION:

6-7-1. - DISTRICTS.
In order to carry out the purposes of this Title, the City of Evanston is hereby divided into the following zoning districts:

<table>
<thead>
<tr>
<th>(A) Residential districts:</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
</tr>
<tr>
<td>R2</td>
</tr>
<tr>
<td>R3</td>
</tr>
<tr>
<td>R4</td>
</tr>
<tr>
<td>R4a</td>
</tr>
<tr>
<td>R5</td>
</tr>
<tr>
<td>R6</td>
</tr>
</tbody>
</table>

(Ord. 71-0-05)

<table>
<thead>
<tr>
<th>(B) Business districts:</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
</tr>
<tr>
<td>B2</td>
</tr>
<tr>
<td>B3</td>
</tr>
<tr>
<td>B1a</td>
</tr>
</tbody>
</table>

(Ord. 136-0-05)

<table>
<thead>
<tr>
<th>(C) Commercial districts:</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
</tr>
<tr>
<td>C1a</td>
</tr>
<tr>
<td>C2</td>
</tr>
</tbody>
</table>

(Ord. 136-0-05)

<table>
<thead>
<tr>
<th>(D) Downtown districts:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D1</td>
</tr>
<tr>
<td>D2</td>
</tr>
<tr>
<td>D3</td>
</tr>
</tbody>
</table>

(Ord. 136-0-05)
<table>
<thead>
<tr>
<th>Code</th>
<th>District Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>D4</td>
<td>Downtown transition district</td>
</tr>
<tr>
<td>(E)</td>
<td>RP Research park district</td>
</tr>
</tbody>
</table>

(Ord. 43-0-93)

<table>
<thead>
<tr>
<th>Code</th>
<th>District Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>F</td>
<td>Transitional manufacturing districts:</td>
</tr>
<tr>
<td>MU</td>
<td>Transitional manufacturing district</td>
</tr>
<tr>
<td>MUE</td>
<td>Transitional manufacturing - employment district</td>
</tr>
<tr>
<td>MXE</td>
<td>Mixed use employment district</td>
</tr>
</tbody>
</table>

(Ord. 43-0-93; amd. Ord. 27-0-07)

<table>
<thead>
<tr>
<th>Code</th>
<th>District Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>G</td>
<td>Industrial districts:</td>
</tr>
<tr>
<td>I1</td>
<td>Industrial/office district</td>
</tr>
<tr>
<td>I2</td>
<td>General industrial district</td>
</tr>
<tr>
<td>I3</td>
<td>General industrial district</td>
</tr>
</tbody>
</table>

(Ord. 43-0-93)

<table>
<thead>
<tr>
<th>Code</th>
<th>District Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Special purpose and overlay districts:</td>
</tr>
<tr>
<td>O1</td>
<td>Office district</td>
</tr>
<tr>
<td>T1</td>
<td>Transitional campus district</td>
</tr>
<tr>
<td>T2</td>
<td>Transitional campus district</td>
</tr>
<tr>
<td>U1</td>
<td>University housing district</td>
</tr>
<tr>
<td>U1a</td>
<td>University housing and parking district</td>
</tr>
<tr>
<td>U2</td>
<td>University athletic facilities district</td>
</tr>
<tr>
<td>U3</td>
<td>University lakefront campus district</td>
</tr>
<tr>
<td>OS</td>
<td>Open space district</td>
</tr>
<tr>
<td>oH</td>
<td>Hospital overlay district</td>
</tr>
<tr>
<td>HS</td>
<td>Historic structures, sites, and landmarks district</td>
</tr>
<tr>
<td>oRE</td>
<td>Residential estate overlay district</td>
</tr>
<tr>
<td>oRD</td>
<td>Redevelopment overlay district</td>
</tr>
<tr>
<td>oCSC</td>
<td>Central Street corridor overlay district</td>
</tr>
<tr>
<td>oWE</td>
<td>West Evanston overlay district</td>
</tr>
<tr>
<td>WE1</td>
<td>West Evanston transitional district</td>
</tr>
</tbody>
</table>

(Ord. 43-0-93; amd. Ord. 5-0-08; Ord. 127-0-08)

6-7-2. - ZONING MAP.
(A) The location and boundaries of the districts established by this Ordinance are set forth on the zoning map entitled “City of Evanston Zoning Map,” which is incorporated herein, and hereby made a part of this Ordinance. The map, together with everything shown thereon and all amendments thereto, shall be as much a part of this Ordinance as though fully set forth and described herein.

(B) Where uncertainty exists with respect to the boundaries of the various zoning districts as shown on the zoning map, the following rules shall apply:

1. District boundary lines shall be either the centerlines of railroad rights of way, highways, streets, alleys or easements; tract or lot lines or such lines extended, unless otherwise clearly indicated on the zoning map;
2. In areas not subdivided into lots and blocks, wherever a zoning district is indicated as a strip adjacent to and paralleling a street or highway, the depth of such strips shall be in accordance with dimensions shown on the map measured at right angles from the centerline of the street or highway. The length of frontage shall be in accordance with dimensions shown on the map from section, quarter section, or division lines, or centerlines of streets and highways, or railroad rights of way, unless otherwise indicated; and
3. Where, as of the effective date hereof, a district boundary line divides a lot in single ownership, the regulations for either portion of such lot may, upon the determination of the Zoning Administrator, extend to the entire lot.

(Ord. 43-0-93)

6-7-3. - EXEMPTION OF NONMUNICIPAL ESSENTIAL PUBLIC SERVICES.

Except as provided in Subsections (A) and (B) of this Section, the erection, construction, alteration or maintenance, by public utility companies, of overhead, surface or underground gas, electric, steam or water, distribution or transmission systems, collection, communication, supply or disposal systems, including mains, drains, sewers, pipes, conduits, tunnels, wires, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, towers, poles, electrical substations, gas regulator stations and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public utility companies, shall be exempt from the regulations of this Ordinance.

(A) The installation shall conform to federal communications and federal aviation agency rules and regulations, and those of other authorities having jurisdiction in the City.

(B) Landscaping, screening and setbacks for the uses, equipment and accessories described in this Section shall be determined by the Site Plan and Appearance Review Committee. However, buildings and structures that cover a ground area of less than nine (9) square feet shall be exempt from the landscaping, screening and yard requirements.

(Ord. 43-0-93)

6-7-4. - MUNICIPAL USE EXEMPTION.

Any governmental or proprietary function owned or operated by the City shall be a permitted use in any district. The City Council may approve buildings and structures owned and operated by the City that do not comply with all of the requirements of the underlying district, if they are necessary for the provision of desired City services and if the adverse impact on surrounding properties resulting from such noncompliance is minimized. Adverse impacts may be minimized by design, architectural treatment, screening, landscaping and/or placement on the lot. Such plan for reduction of adverse impact shall be subject to review by the Site Plan and Appearance Review Committee.

(Ord. 43-0-93)

6-7-5. - ZONING OF ANNEXED LAND.

Land hereafter annexed to, or consolidated with the City of Evanston shall be assigned an R1 single-family residential classification unless the petition for annexation is accompanied by a petition for reclassification or a preannexation agreement, in which case the procedures set forth in Section 6-3-4. “Amendments,” of this Title shall be upheld.

(Ord. 43-0-93)

CHAPTER 8 - RESIDENTIAL DISTRICTS
SECTIONS:
GENERAL REQUIREMENTS

FOOTNOTE(S):
--- (4) ---

See Title 4, Chapter 12 of this Code.

6-8-1. - GENERAL PROVISIONS.

6-8-1-1. - LAND USE INTERPRETATION.

All applications for a permitted or special use set forth in each zoning district shall be submitted to the Zoning Administrator for a use interpretation, pursuant to the standards and procedures set forth in Section 6-3-9. “Administrative Interpretations,” of this Ordinance.

6-8-1-2. - ACCESSORY USES AND STRUCTURES.

Accessory uses and structures that are incidental to the permitted and special uses in the residential districts shall be permitted in the districts and yards specified in Section 6-4-6. “Accessory Uses and Structures,” of this Ordinance.

6-8-1-3. - SITE PLAN REVIEW.

Multiple-family residential uses, planned developments, and non-residential uses in residential districts shall be subject to site plan review, in accordance with the provisions of Chapter 3, “Implementation and Administration,” of this Ordinance, and the separate Site Plan and Appearance Review Ordinance, Ordinance No. 31-0-93, as amended.

6-8-1-4. - OFF-STREET PARKING AND LOADING.

Off-street parking and loading facilities shall be provided for all residential districts in accordance with the regulations set forth in Chapter 16, “Off-Street Parking and Loading,” of this Ordinance.

6-8-1-5. - LANDSCAPING AND SCREENING.

Landscaping and screening shall be provided for in all residential districts in accordance with the regulations set forth in Chapter 17, “Landscaping and Screening,” of this Ordinance, Ordinance No. 31-0-93, as amended.

6-8-1-6. - SIGNS.
6-8-1-7. - HISTORIC PRESERVATION.

Any historic landmark structure located in a residential district shall be subject to the provisions of the Historic Preservation Ordinance and the additional requirements set forth in Chapter 15, “Special Purposes and Overlay Districts,” of this Ordinance. See Appendix C for a list of all historic landmark structures in Evanston, by address.

6-8-1-8. - DORMERS.

The following dormer requirements shall apply to all roof cuts on a pitched roof located above the second story:

(A) Total side dormers shall occupy no more than thirty percent (30%) of the length of the side wall;
(B) A side dormer shall not be located within the twenty percent (20%) of the length of the side wall closest to the front facade;
(C) A front dormer shall occupy no more than thirty percent (30%) of the length of the front building face. The dormer shall be located within the center sixty percent (60%) of the length of the front facade (i.e., a front dormer shall not be located within the twenty percent (20%) of the length of the front facade at either edge of the facade).

(Ord. No. 72-0-12, § 7, 10-22-2012)

6-8-1-9. - CIRCULAR DRIVEWAYS.

Circular driveways shall be permitted in the R1 single-family residential districts subject to administrative approval, including a permit from the Traffic Engineer, provided the following conditions are met:

(A) The lot on which the circular driveway will be constructed is at least seventy-five (75) feet wide.
(B) The lot fronts on one (1) of the following major streets: Ridge Avenue or Crawford Avenue and, for that reason, the use of a noncircular driveway may create a hazardous and unsafe traffic condition endangering the health, safety and welfare of the public.
(C) The area devoted to pavement shall not exceed thirty percent (30%) of the required front or side yard abutting a street in which the driveway is located.
(D) The circular driveway does not protrude into required side yard.

6-8-1-10. - PLANNED DEVELOPMENTS.

In addition to the general requirements for planned developments set forth in Section 6-3-6, “Planned Developments,” the Plan Commission shall not recommend approval of, nor shall the City Council adopt a planned development in the residential districts unless they shall determine, based on written findings of fact, that the planned development adheres to the standards set forth herein.

(A) General Conditions:

1. Each planned development shall be compatible with surrounding development and not be of such a nature in height, bulk, or scale as to exercise any influence contrary to the purpose and intent of the Zoning Ordinance as set forth in Section 6-1-2, “Purpose and Intent.”

If the proposed planned development is for a property listed as an Evanston landmark, or for property located within an historic district listed on the National Register of Historic Places or for property located within a historic district so designated by the Evanston Preservation Commission, the planned development shall be compatible with the “Secretary of the Interior's Standards for Rehabilitation” as set forth in the National Historic Preservation Act of 1966, as amended.

2. Each planned development shall be compatible with and implement the adopted Comprehensive General Plan, as amended, any adopted land use or urban design plan specific to the area, this Zoning Ordinance, and any other pertinent City planning and development policies, particularly in terms of:

   (a) Land use.
   (b) Land use intensity.
   (c) Housing.
   (d) Preservation.
   (e) Environmental.
   (f) Traffic impact and parking.
   (g) Impact on schools, public services and facilities.
   (h) Essential character of the neighborhood.
   (i) Neighborhood planning.
   (j) Conservation of the taxable value of land and buildings throughout the City and retention of taxable land on tax rolls.

3. Each planned development shall be completed within two (2) years of the issuance of the special use permit for the planned development. If extensive or staged development is approved as part of the planned development however, the two (2) year requirement may be extended to provide for a more reasonable time schedule. The expanded time schedule shall be adopted as part of the planned development and so noted on the special use permit for a planned development.

4. No special use permit for a planned development shall be valid for a period longer than one (1) year unless a building permit is issued and construction is actually begun within that period and is diligently pursued to completion. The City Council may, however, for good cause shown, extend the one (1) year period for such time as it shall determine, without further hearing before the Plan Commission. The City Council may, at its sole discretion, place conditions on the extension in order to assure that the planned development is diligently pursued to its completion.

5. All landscaping treatment within the planned development shall be provided in accordance with the requirements set forth in Chapter 17, “Landscaping and Screening,” and shown on the required landscape plan submitted as part of the planned development application.

(B) Site Controls and Standards: The following site controls and standards are established to provide a regulatory framework that will promote excellence in site design. Their establishment is not intended to restrict or inhibit the Site Plan and Appearance Review Committee or the applicant from applying other site design principles and standards that may be applicable to the planned development being proposed and that may be found in the City’s Manual of Design Guidelines or in common use by design professionals.

1. The minimum area for a planned development established in the residential districts shall be as follows:

<table>
<thead>
<tr>
<th>Type</th>
<th>Minimum Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>Fourteen thousand four hundred (14,400) square feet.</td>
</tr>
<tr>
<td>R2</td>
<td>Ten thousand (10,000) square feet.</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>(c)</td>
<td>Ten thousand (10,000) square feet.</td>
</tr>
<tr>
<td>(d)</td>
<td>Eight thousand (8,000) square feet.</td>
</tr>
<tr>
<td>(e)</td>
<td>Eight thousand (8,000) square feet.</td>
</tr>
<tr>
<td>(f)</td>
<td>Eight thousand (8,000) square feet.</td>
</tr>
</tbody>
</table>

For planned developments established in the R1 district the minimum ground floor area for new construction shall be as follows:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(g)</td>
<td>New construction one-story dwelling units shall have a minimum ground floor area of one thousand two hundred (1,200) square feet.</td>
</tr>
<tr>
<td>(h)</td>
<td>New construction multiple-story dwellings shall have a minimum ground floor area of nine hundred (900) square feet.</td>
</tr>
</tbody>
</table>

2. For each planned development there shall be submitted a tree preservation statement evaluating each building site as to whether desirable tree stands or other natural features exist and can be preserved. The preservation statement shall be made part of the required landscape plan submitted as part of the planned development application.

3. For all boundaries of the planned development not immediately abutting dedicated and improved public streets, there shall be provided a transition landscaped strip of at least ten (10) feet consisting of vegetative screening, fencing, or decorative walls in accordance with the Manual of Design Guidelines and Chapter 17, "Landscape and Screening." Natural features or tree stands identified as desirable in the tree preservation statement shall be incorporated in the transition landscaped strip where possible. The transition landscaped strip and its treatment shall be depicted on the required landscape plan submitted as part of the planned development application.

4. Walkways developed for a planned development shall form a logical, safe and convenient system for pedestrian access to all dwelling units, all project facilities, as well as any off-site destination likely to attract substantial pedestrian traffic. Walkways, when used by substantial numbers of children as play areas, routes to school or other principal destinations, shall be so located and safeguarded as to minimize contacts with normal automobile traffic. Street crossings shall be located, designed, and marked to promote the utmost safety. If substantial bicycle traffic is anticipated, bicycle paths shall be incorporated into the walkway system. Pedestrian ways shall not be used by other automotive traffic.

5. The location, construction, and operation of parking, loading areas, and service areas shall be designed to avoid adverse effects on residential uses within or adjoining the development.

6. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic.

7. The planned development shall provide, if possible, for underground installation of utilities (including electricity and telephone) both in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm water facilities including grading, gutter, piping, and treatment of turf and maintenance of facilities.

8. For every planned development there shall be provided a market feasibility statement that shall indicate the consumer market areas for all uses proposed in the development, the population potential of the area or areas to be served by the uses proposed and other pertinent information concerning the need or demand for such uses of land.

9. For every planned development involving twenty (20) or more dwelling units there shall be provided a traffic circulation impact study that shall show the effect of all proposed uses upon adjacent and nearby roads and highways. The study also shall show the amount and direction of all anticipated traffic flow and clearly describe what road improvements and traffic control improvements might become necessary as a result of the construction of the proposed development.

10. The Zoning Administrator may, at his discretion, require of the applicant additional studies or impact analyses when he determines that a reasonable need for such investigation is indicated.

(C) Development Allowances: As provided in Section 6-3-6, "Planned Developments," the Plan Commission may recommend approval of, and the City Council may grant, site development allowances for planned developments established in the residential districts. These allowances shall be limited as follows:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(a)</td>
<td>None.</td>
</tr>
<tr>
<td>(b)</td>
<td>None.</td>
</tr>
<tr>
<td>(c)</td>
<td>None.</td>
</tr>
</tbody>
</table>
(D) Mandatory Planned Development Minimum Thresholds: Any development the land use of which is listed among the permitted uses or special uses for the individual zoning district in which the subject property is located meeting any one (1) of the following characteristics may only be authorized as a planned development in accordance with Section 6-3-6 of this Title. For purposes of this Subsection, “new construction” is defined as construction that results in the zoning lot being improved with substantially new structures, and/or construction conforming to the definition of a “substantial rehabilitation and substantial additions” in Section 6-18-3 of this Title.

1. The area of the zoning lot to be improved with new construction is in excess of thirty thousand (30,000) square feet.
2. The development provides for the construction of more than twenty-four (24) new residential units.
3. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any commercial, business, retail or office uses.
4. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any residential, commercial, business, retail, or office uses.
5. The development plan for which application for a building permit is made provides for the new construction of more than twenty thousand (20,000) square feet of gross floor area under one (1) roof for any commercial, business, retail or office use. For purposes of this Subsection, gross floor area excludes the area of any floors or portion of floors the volume of which is below the established grade but shall include all accessory areas, areas devoted to parking or loading, elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, notwithstanding floor areas excluded from the calculation of gross floor area by Section 6-18-3 of this Title.

(Ord. 59-0-04)

6-8-11. - SPECIAL CONDITIONS FOR OFFICE USES.

In residential districts wherein it is listed as a special use, office use may occur only in the following instances and subject to the following conditions:

(A) The subject property shall be adjacent to any B, C, D, RP, O1, MU, MUE, MXE, or I zoning district.
(B) The subject property shall be improved with, and the office(s) shall be located within, a dwelling originally constructed as a single-family detached or two-family dwelling.
(C) The Zoning Board of Appeals shall consider, make findings of fact regarding, and, if necessary, attach specific conditions to address, the following characteristics of the proposed use:
   1. The number of employees;
   2. The amount of parking;
   3. The amount of traffic;
4. The number of clients on the subject property at any one (1) time and per day;
5. The hours of operation;
6. The hours during which pick up and delivery are permitted;
7. The manner in which utilities and other services are provided to the area;
8. Sources of noise, vibrations, smoke, dust, odor, heat, glare, or electrical interference with radio or television transmission to the area;
9. Exterior alterations to the residential appearance of the subject property, including, but not limited to, creating a separate or exclusive office entrance, signage or other advertising or display to identify the office, fencing, and outdoor storage; and
10. The taxable value of buildings and land on, and within the vicinity of, the subject property.

(D) If the City Council grants the special use, the property owner, or his or her agent, shall provide the Cook County assessor's office with appropriate documentation of the nonresidential use of the subject property, including, but not limited to, the amount of floor area devoted to nonresidential use. The property owner, or his or her agent, shall cause to be placed on file in the office of the zoning division a copy of the above described document. Said document and copy shall be received by the Cook County assessor's office and zoning division before the City may issue a final certificate of occupancy for the nonresidential use.

(Ord. 88-0-09)

6-8-1-12. - TOWNHOUSE ORIENTATION.

Single-family attached dwelling units, commonly referred to as townhouses, shall have frontage on a public street.

(Ord. 95-0-09)

DISTRICT REQUIREMENTS

FOOTNOTE(S):
--- (5) ---
See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.
--- (6) ---
See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.
--- (7) ---
See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.
--- (8) ---
See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.
--- (9) ---
See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.
--- (10) ---
See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.
--- (11) ---
See also Subsection 6-4-1-9(A), "General Yard Requirements," of this Title.

6-8-2. - R1 SINGLE-FAMILY RESIDENTIAL DISTRICT.
6-8-2-1. - PURPOSE STATEMENT.

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.

(Ord. 43-0-93)

6-8-2-2. - APPLICABILITY OF OVERLAY DISTRICTS.

The provisions of the residential estate overlay district as set forth in Section 6-15-12, "oRE Residential Estate Overlay District," of this Title may apply to development in the R1 single-family residential district. Refer to the City of Evanston zoning map for the exact location of the oRE overlay district.

(Ord. 43-0-93)

6-8-2-3. - PERMITTED USES.

The following uses are permitted in the R1 district:
Daycare home — adult (subject to the general requirements of Section 6-4-3, "Adult Day Care Homes," of this Title).
Daycare home — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).
Dwelling — single-family detached.
Dwelling — two-family (when located in a historic district designated by the Evanston preservation commission and constructed prior to the effective date hereof).
Educational institution — public.
Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).
Park.
Playground.
Residential care home — category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).
6-8-2-4. - SPECIAL USES.

The following uses may be allowed in the R1 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

- Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

- Cemetery.

- Child residential care home.

- Cultural facility.

- Daycare center — adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

- Daycare center — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

- Education institution — private.

- Planned development (subject to the requirements of Section 6-8-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

- Public utility.

- Religious institution.

- Residential care home — category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

- Transitional treatment facility — category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

(Ord. 43-0-93; amd. Ord. 40-0-95)

6-8-2-5. - LOT SIZE.

The minimum lot size in the R1 district is seven thousand two hundred (7,200) square feet, except as expressly allowed in Subsection 6-4-1-7(B) of this Title.

(Ord. 70-0-07)

6-8-2-6. - LOT WIDTH.

The minimum lot width in the R1 district is thirty-five (35) feet.

(Ord. 43-0-93)

6-8-2-7. - BUILDING LOT COVERAGE.

The maximum lot coverage in the R1 district is thirty percent (30%).

Building lot coverage shall include two hundred (200) square feet for each required parking space for any residential unit when the required parking space is provided other than within a building.

On a zoning lot that is: a) used for a "dwelling" or dwellings as herein defined, and b) legally nonconforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal nonconforming building lot coverage.

(Ord. 109-0-02)

6-8-2-8. - YARD REQUIREMENTS.

The minimum yard requirements for the R1 district are as follows:

(A) Residential structures:

1. Front yard
   Twenty-seven (27) feet; parking prohibited

2. Side yard abutting a street
   Fifteen (15) feet; parking prohibited

3. Side yard
   Five (5) feet

4. Rear yard
   Thirty (30) feet

(B) Nonresidential structures:

1. Front yard
   Twenty-seven (27) feet for building; parking prohibited

2. Side yard abutting a street
   Fifteen (15) feet for building; parking prohibited

3. Side yard
   Fifteen (15) feet for building; parking prohibited
<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Rear yard</td>
<td>Thirty (30) feet for building; five (5) feet for parking</td>
</tr>
</tbody>
</table>

(C) Accessory uses and structures:

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Front yard</td>
<td>Garages only, twenty-seven (27) feet</td>
</tr>
<tr>
<td>2</td>
<td>Side yard abutting a street</td>
<td>Garages only, fifteen (15) feet</td>
</tr>
<tr>
<td>3</td>
<td>Side yard</td>
<td>Five (5) feet</td>
</tr>
<tr>
<td>4</td>
<td>Rear yard</td>
<td>Three (3) feet</td>
</tr>
</tbody>
</table>

(Ord. 43-0-93)

6-8-2-9. - MAXIMUM BUILDING HEIGHT.

(A) The maximum building height for any principal structure in the R1 district, including any exterior knee-wall, shall not exceed thirty-five (35) feet, measured from grade to the highest point of said structure, or two and one-half (2 1/2) stories, whichever is less.

(B) Any building or structure legally existing as of the effective date of Ordinance 72-O-12 shall be deemed compliant with this maximum building height requirement and, with regards to height, shall have the status of a legally permitted building or structure, not a noncompliance. Such conforming status shall continue in the event said building is destroyed by a means not within control of the owner thereof and shall allow for construction of a replacement building or structure at the height of the destroyed building or structure.

(Ord. 70-O-07; Ord. No. 72-O-12, § 2, 10-22-2012)

6-8-2-10. - IMPERVIOUS SURFACE.

(A) The maximum impervious surface ratio for the R1 district is forty-five percent (45%).

(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, nonnaturally occurring area that does not readily absorb water, including, but not limited to, any paved, asphalt or concrete areas, parking and driveway areas, graveled areas, swimming pools, sidewalks, and paved recreation areas subject to the following exemptions:

1. Any area, including open parking, paved or unpaved, included in the calculation of building lot coverage, shall not be counted twice in the calculation of total defined net impervious surface.

2. Subject to the porch exemption of Section 6-8-2-11 of this Chapter, the following standards govern the classification of structures commonly called porches, decks, platforms and terraces as impervious surface or pervious surface:
   (a) All such structures to the extent that they are covered by a solid roof are impervious surfaces, but
   (b) All such structures to the extent that they are open to the sky or covered by a trellis or arbor type covering are pervious or impervious subject to Subsections (C)2(c) through (C)2(f) of this Section.
   (c) All such structures to the extent that they cover asphalt or concrete or similarly treated areas having virtually no porosity are impervious surfaces, but
   (d) All such structures to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material, regardless of whether such an area is finished with paving blocks, are pervious or impervious subject to Subsections (C)2(a), (C)2(b), (C)2(e) and (C)2(f) of this Section.
   (e) All such structures to the extent that they are designed to shed water rather than allow water to fall between individual planks, slats, or other type of flooring, are impervious surfaces, but
   (f) All such structures to the extent that they are designed to allow water to fall between individual planks, slats, or other type of flooring are pervious or impervious subject to Subsections (C)2(a) through (C)2(d) of this Section.

3. Twenty percent (20%) of areas covered by paving blocks and/or pervious paving systems to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material shall be excluded from the calculation of net impervious surfaces.

(D) Driveways or walkways legally existing as of the effective date hereof may be replaced or repaired, provided that the replacing or the repairing is in the same or lesser dimensions as existed on the effective date hereof.

(Ord. 112-0-03)

6-8-2-11. - PORCH EXEMPTION.

Excluded from the calculation of maximum building lot coverage and maximum impervious surface for all residential districts are the following:

(A) Fifty percent (50%) of the surface area of porches with the following characteristics:

1. Open to the air;
2. Not all weather;
3. Roofed or not roofed;
4. Screened or not screened;
5. Facing a street;
6. Not a rear or back porch or any portion of a porch between the rear wall of the house and the rear lot line; and
7. Not separated from the street right of way by a fence with both an opacity exceeding sixty percent (60%) and a height exceeding forty-eight (48) inches.

(Ord. 112-0-03)

6-8-2-12. - ACCESS TO ON SITE PARKING.
In the R1 district on any zoning lot served by an open alley, access to any on site parking, enclosed or unenclosed, shall not cross the front lot line subject to the following exception: On properties improved with legally existing street loading garages or other on site parking both served by legally existing curb cuts, as of the effective date hereof, said street loading garages or other on site parking may be replaced even if on site parking can access the subject property by an alley.

(Ord. 112-0-03)

6-8-3. - R2 SINGLE-FAMILY RESIDENTIAL DISTRICT.

6-8-3-1. - PURPOSE STATEMENT.

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 initial development.

(Ord. 43-0-93)

6-8-3-2. - PERMITTED USES.

The following uses are permitted in the R2 district:

Daycare home — adult (subject to the general requirements of Section 6-4-3, "Adult Day care Homes," of this Title).

Daycare home — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling — single-family detached.

Educational institution — public.

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Park.

Playground.

Residential care home — category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

(Ord. 43-0-93)

6-8-3-3. - SPECIAL USES.

The following uses may be allowed in the R2 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Cemetery.

Child residential care home.

Cultural facility.

Daycare center — adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Education institution — private.

Planned development (subject to the requirements of Section 6-8-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public utility.

Religious institution.

Residential care homes — category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

Transitional treatment facility — category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

(Ord. 43-0-93; amd. Ord. 40-0-95)

6-8-3-4. - LOT SIZE.

The minimum lot size in the R2 district is five thousand (5,000) square feet, except as expressly allowed in Subsection 6-4-1-7(B) of this Title.

(Ord. 70-0-07)

6-8-3-5. - LOT WIDTH.

The minimum lot width in the R2 district is thirty-five (35) feet.

(Ord. 43-0-93)

6-8-3-6. - BUILDING LOT COVERAGE.

The maximum lot coverage in the R2 district is forty percent (40%).

Building lot coverage shall include two hundred (200) square feet for each required parking space for any residential unit when the required parking space is provided other than within a building.

On a zoning lot that is: a) used for a “dwelling” or dwellings as herein defined, and b) legally nonconforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal nonconforming building lot coverage.

(Ord. 109-0-02)

6-8-3-7. - YARD REQUIREMENTS.

The minimum yard requirements for the R2 district are as follows: 

...
### Residential structures:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Front yard</td>
</tr>
<tr>
<td>2.</td>
<td>Side yard abutting a street</td>
</tr>
<tr>
<td>3.</td>
<td>Side yard</td>
</tr>
<tr>
<td>4.</td>
<td>Rear yard</td>
</tr>
</tbody>
</table>

### Nonresidential structures:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Front yard</td>
</tr>
<tr>
<td>2.</td>
<td>Side yard abutting a street</td>
</tr>
<tr>
<td>3.</td>
<td>Side yard</td>
</tr>
<tr>
<td>4.</td>
<td>Rear yard</td>
</tr>
</tbody>
</table>

### Accessory uses and structures:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Front yard</td>
</tr>
<tr>
<td>2.</td>
<td>Side yard abutting a street</td>
</tr>
<tr>
<td>3.</td>
<td>Side yard</td>
</tr>
<tr>
<td>4.</td>
<td>Rear yard</td>
</tr>
</tbody>
</table>

---

(Ord. 43-0-93)

6-8-3-8. - MAXIMUM BUILDING HEIGHT.

(A) The maximum building height for any principal structure in the R2 district, including any exterior knee-wall, shall not exceed thirty-five (35) feet, measured from grade to the highest point of said structure, or two and one-half (2 1/2) stories, whichever is less.

(B) Any building or structure legally existing as of the effective date of Ordinance 72-O-12 shall be deemed compliant with this maximum building height requirement and, with regards to height, shall have the status of a legally permitted building or structure, not a noncompliance. Such conforming status shall continue in the event said building is destroyed by a means not within control of the owner thereof and shall allow for construction of a replacement building or structure at the height of the destroyed building or structure.

(Ord. 70-0-07; Ord. No. 72-O-12, § 2, 10-22-2012)

6-8-3-9. - IMPERVIOUS SURFACE.

(A) The maximum impervious surface ratio for the R2 district is fifty-five percent (55%).

(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, nonnaturally occurring area that does not readily absorb water, including, but not limited to, any paved, asphalt or concrete areas, parking and driveway areas, graveled areas, swimming pools, sidewalks, and paved recreation areas subject to the following exemptions:

1. Any area, including open parking, paved or unpaved, included in the calculation of building lot coverage, shall not be twice counted in the calculation of total defined net impervious surface.

2. Subject to the porch exemption of Section 6-8-3-10 of this Chapter, the following standards govern the classification of structures commonly called porches, decks, platforms and terraces as impervious surface or pervious surface:

   (a) All such structures to the extent that they are covered by a solid roof are impervious surfaces, but
   (b) All such structures to the extent that they are open to the sky or covered by a trellis or arbor type covering are pervious or impervious subject to Subsections (C)2(c) through (C)2(f) of this Section.
   (c) All such structures to the extent that they cover asphalt or concrete or similarly treated areas having virtually no porosity, are impervious surfaces, but
   (d) All such structures to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material regardless of whether such an area is finished with paving blocks are previous or impervious subject to Subsections (C)2(a), (C)2(b), (C)2(e) and (C)2(f) of this Section.

(e)
All such structures to the extent that they are designed to shed water rather than allow water to fall between individual planks, slats, or other type of flooring are impervious surfaces, but

(f) All such structures to the extent that they are designed to allow water to fall between individual planks, slats, or other type of flooring are pervious or impervious subject to Subsections (C)(2)(a) through (C)(2)(d) of this Section.

3. Twenty percent (20%) of areas covered by paving blocks and/or pervious paving systems to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material shall be excluded from the calculation of net impervious surfaces.

(D) Driveways or walkways legally existing as of the effective date hereof may be replaced or repaired, provided that the replacing or the repairing is in the same or lesser dimensions as existed on the effective date hereof.

(Ord. 112-0-03)

6-8-3-10. - PORCH EXEMPTION.

Excluded from the calculation of maximum building lot coverage and maximum impervious surface for all residential districts are the following:

(A) Fifty percent (50%) of the surface area of porches with the following characteristics:

1. Open to the air;
2. Not all weather;
3. Roofed or not roofed;
4. Screened or not screened;
5. Facing a street;
6. Not a rear or back porch or any portion of a porch between the rear wall of the house and the rear lot line; and
7. Not separated from the street right of way by a fence with both an opacity exceeding sixty percent (60%) and a height exceeding forty-eight (48) inches.

(Ord. 112-0-03)

6-8-3-11. - ACCESS TO ON SITE PARKING.

In the R2 district on any zoning lot served by an open alley, access to any on site parking, enclosed or unenclosed, shall not cross the front lot line subject to the following exception: On properties improved with legally existing street loading garages or other on site parking both served by legally existing curb cuts, as of the effective date hereof, said street loading garages or other on site parking may be replaced even if on site parking can access the subject property by an alley.

(Ord. 112-0-03)

6-8-4. - R3 TWO-FAMILY RESIDENTIAL DISTRICT.

6-8-4-1. - PURPOSE STATEMENT.

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.

(Ord. 43-0-93)

6-8-4-2. - PERMITTED USES.

The following uses are permitted in the R3 district:

Daycare home — adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare home — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling — single-family detached.

Dwelling — two-family.

Educational institution — public.

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Park.

Playground.

Residential care home — category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

(Ord. 43-0-93)

6-8-4-3. - SPECIAL USES.

The following uses may be allowed in the R3 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Cemetery.

Child residential care home.

Cultural facility.

Daycare center — adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Educational institution — private.

Planned development (subject to the requirements of Section 6-8-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public utility.

Religious institution.
Residential care homes — category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

Transitional treatment facility — category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

6-8-4-4. - LOT SIZE.

The minimum lot size in the R3 district is five thousand (5,000) square feet for single-family dwellings, except as expressly allowed in Subsection 6-4-1-7(B) of this Title, three thousand five hundred (3,500) square feet per dwelling unit for two-family units and seven thousand two hundred (7,200) square feet for nonresidential uses.

6-8-4-5. - LOT WIDTH.

The minimum lot width in the R3 district is thirty-five (35) feet.

6-8-4-6. - BUILDING LOT COVERAGE.

The maximum lot coverage, including accessory structures, in the R3 district is forty five percent (45%).

Building lot coverage shall include two hundred (200) square feet for each required parking space for any residential unit when the required parking space is provided other than within a building.

On a zoning lot that is: a) used for a "dwelling" or dwellings as herein defined, and b) legally nonconforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal nonconforming building lot coverage.

6-8-4-7. - YARD REQUIREMENTS.

The minimum yard requirements in the R3 district are as follows:

<table>
<thead>
<tr>
<th>(A) Residential structures:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Front yard</td>
</tr>
<tr>
<td>Twenty-seven (27) feet; parking prohibited</td>
</tr>
<tr>
<td>2. Side yard abutting a street</td>
</tr>
<tr>
<td>Fifteen (15) feet; parking prohibited</td>
</tr>
<tr>
<td>3. Side yard</td>
</tr>
<tr>
<td>Five (5) feet</td>
</tr>
<tr>
<td>4. Rear yard</td>
</tr>
<tr>
<td>Thirty (30) feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(B) Nonresidential structures:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Front yard</td>
</tr>
<tr>
<td>Twenty-seven (27) feet for building; parking prohibited</td>
</tr>
<tr>
<td>2. Side yard abutting a street</td>
</tr>
<tr>
<td>Fifteen (15) feet for building; parking prohibited</td>
</tr>
<tr>
<td>3. Side yard</td>
</tr>
<tr>
<td>Fifteen (15) feet for building; parking prohibited</td>
</tr>
<tr>
<td>4. Rear yard</td>
</tr>
<tr>
<td>Thirty (30) feet for building; five (5) feet for parking</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(C) Accessory uses and structures:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Front yard</td>
</tr>
<tr>
<td>Garages only, twenty-seven (27) feet</td>
</tr>
<tr>
<td>2. Side yard abutting a street</td>
</tr>
<tr>
<td>Garages only, fifteen (15) feet</td>
</tr>
<tr>
<td>3. Side yard</td>
</tr>
<tr>
<td>Five (5) feet</td>
</tr>
<tr>
<td>4. Rear yard</td>
</tr>
<tr>
<td>Three (3) feet</td>
</tr>
</tbody>
</table>

(Ord. 43-0-93)
6-8-4-8. - MAXIMUM BUILDING HEIGHT.

(A) The maximum building height for any principal structure in the R3 district, including any exterior knee-wall, shall not exceed thirty-five (35) feet, measured from grade to the highest point of said structure, or two and one-half (2 1/2) stories, whichever is less.

(B) Any building or structure legally existing as of the effective date of Ordinance 72-O-12 shall be deemed compliant with this maximum building height requirement and, with regards to height, shall have the status of a legally permitted building or structure, not a noncompliance. Such conforming status shall continue in the event said building is destroyed by a means not within control of the owner thereof and shall allow for construction of a replacement building or structure at the height of the destroyed building or structure.

(Ord. 70-0-07; Ord. No. 72-0-12, §§ 2, 10-22-2012)

6-8-4-9. - IMPERVIOUS SURFACE.

(A) The maximum impervious surface ratio for the R3 district is sixty percent (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, nonnaturally occurring area that does not readily absorb water, including, but not limited to, any paved, asphalt or concrete areas, parking and driveway areas, graveled areas, swimming pools, sidewalks, and paved recreation areas subject to the following exemptions:

1. Any area, including open parking, paved or unpaved, included in the calculation of building lot coverage, shall not be twice counted in the calculation of total defined net impervious surface.

2. Subject to the porch exemption of Section 6-8-4-10 of this Chapter, the following standards govern the classification of structures commonly called porches, decks, platforms and terraces as impervious surface or pervious surface:

   (a) All such structures to the extent that they are covered by a solid roof are impervious surfaces, but

   (b) All such structures to the extent that they are open to the sky or covered by a trellis or arbor type covering are pervious or impervious subject to Subsections (C)2(c) through (C)2(f) of this Section.

   (c) All such structures to the extent that they cover asphalt or concrete or similarly treated areas having virtually no porosity, are impervious surfaces, but

   (d) All such structures to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material regardless of whether such an area is finished with paving blocks are previous or impervious subject to Subsections (C)2(a), (C)2(b), (C)2(e) and (C)2(f) of this Section.

   (e) All such structures to the extent that they are designed to shed water rather than allow water to fall between individual planks, slats, or other type of flooring are impervious surfaces, but

   (f) All such structures to the extent that they are designed to allow water to fall between individual planks, slats, or other type of flooring are pervious or impervious subject to Subsections (C)2(a) through (C)2(d) of this Section.

3. Twenty percent (20%) of areas covered by paving blocks and/or pervious paving systems to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material shall be excluded from the calculation of net impervious surfaces.

(D) Driveways or walkways legally existing as of the effective date hereof may be replaced or repaired, provided that the replacing or the repairing is in the same or lesser dimensions as existed on the effective date hereof.

(Ord. 112-0-03)

6-8-4-10. - PORCH EXEMPTION.

Excluded from the calculation of maximum building lot coverage and maximum impervious surface for all residential districts are the following:

(A) Fifty percent (50%) of the surface area of porches with the following characteristics:

1. Open to the air;
2. Not all weather;
3. Roofed or not roofed;
4. Screened or not screened;
5. Facing a street;
6. Not a rear or back porch or any portion of a porch between the rear wall of the house and the rear lot line; and
7. Not separated from the street right of way by a fence with both an opacity exceeding sixty percent (60%) and a height exceeding forty-eight (48) inches.

(Ord. 112-0-03)

6-8-4-11. - ACCESS TO ON SITE PARKING.

In the R3 district on any zoning lot served by an open alley, access to any on site parking, enclosed or unenclosed, shall not cross the front lot line subject to the following exception: On properties improved with legally existing street loading garages or other on site parking both served by legally existing curb cuts, as of the effective date hereof, said street loading garages or other on site parking may be replaced even if on site parking can access the subject property by an alley.

(Ord. 112-0-03)

6-8-5. - R4 GENERAL RESIDENTIAL DISTRICT.

6-8-5-1. - PURPOSE STATEMENT.

The R4 general residential district is intended to provide for a mix of residential types at a moderate density including multiple-family dwellings, two-family dwellings, townhouses, and single-family attached and detached dwellings.

(Ord. 43-0-93)

6-8-5-2. - PERMITTED USES.

The following uses are permitted in the R4 district:

Daycare home — adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare home — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

 Dwelling — multiple-family.

 Dwelling — single-family attached.

 Dwelling — single-family detached.

 Dwelling — two-family.
Educational institution — public.
Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Park.
Playground.

Residential care home — category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).
Residential care homes — category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).
Shelter for abused persons.

(Ord. 43-0-93)

6-8-5-3. - SPECIAL USES.
The following uses may be allowed in the R4 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Assisted living facility.
Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).
Cemetery.
Child residential care home.
Community center — public.
Congregate housing.
Cultural facility.
Daycare center — adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).
Daycare center — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).
Educational institution — private.
Independent living facility.
Long term care facility.
Membership organization.
Office (subject to the general requirements of Section 6-8-1-11, "Special Conditions For Office Uses," of this Title).
Planned development (subject to the requirements of Section 6-3-6, "Planned Developments," of this Title and Section 6-8-1-10, "Planned Developments," of this Chapter).
Public utility.
Recreation center — public.
Religious institution.
Retirement community.
Retirement home.
Retirement hotel.
Rooming house.
Shelter care home.
Transitional shelter (subject to the requirements of Section 6-3-5-11, "Additional Standards For A Special Use For Transitional Shelters," of this Title).
Transitional treatment facility — category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).
Transitional treatment facility — category II (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

(Ord. 44-0-09)

6-8-5-4. - LOT SIZE.
The minimum lot sizes in the R4 district are:

<table>
<thead>
<tr>
<th>Minimum Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Single-family dwelling unit</td>
</tr>
<tr>
<td>(B) Two-family and single-family attached dwelling unit</td>
</tr>
<tr>
<td>(C) Multiple-family dwelling units and group occupancy units</td>
</tr>
</tbody>
</table>
(D) Nonresidential use  
Ten thousand (10,000) square feet

(Ord. 70-0-07)

6-8-5-5. - LOT WIDTH.

The minimum lot width in the R4 district is as follows:

<table>
<thead>
<tr>
<th></th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Single-family detached dwelling unit</td>
<td>Thirty-five (35) feet</td>
</tr>
<tr>
<td>(B) Two-family dwellings</td>
<td>Thirty-five (35) feet</td>
</tr>
<tr>
<td>(C) Single-family attached dwelling units; three (3) or more</td>
<td>Sixty (60) feet</td>
</tr>
<tr>
<td>(D) Other uses</td>
<td>Fifty (50) feet</td>
</tr>
</tbody>
</table>

(Ord. 95-0-09)

6-8-5-6. - BUILDING LOT COVERAGE.

The maximum lot coverage in the R4 district is forty percent (40%).

Building lot coverage shall include two hundred (200) square feet for each required parking space for any residential unit when the required parking space is provided other than within a building.

On a zoning lot that is: a) used for a "dwelling" or dwellings as herein defined, and b) legally nonconforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal nonconforming building lot coverage.

(Ord. 109-0-02)

6-8-5-7. - YARD REQUIREMENTS.

The minimum yard requirements in the R4 district are as follows:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Residential structures:</td>
<td></td>
</tr>
<tr>
<td>1. Front yard</td>
<td>Twenty-seven (27) feet; parking prohibited</td>
</tr>
<tr>
<td>2. Side yard abutting a street</td>
<td>Fifteen (15) feet; parking prohibited</td>
</tr>
<tr>
<td>3. Side yard</td>
<td>Five (5) feet</td>
</tr>
<tr>
<td>4. Rear yard</td>
<td>Twenty-five (25) feet</td>
</tr>
<tr>
<td>(B) Nonresidential structures:</td>
<td></td>
</tr>
<tr>
<td>1. Front yard</td>
<td>Twenty-seven (27) feet for building; parking prohibited</td>
</tr>
<tr>
<td>2. Side yard abutting a street</td>
<td>Fifteen (15) feet for building; parking prohibited</td>
</tr>
<tr>
<td>3. Side yard</td>
<td>Ten (10) feet for building; parking prohibited</td>
</tr>
<tr>
<td>4. Rear yard</td>
<td>Twenty-five (25) feet for building; five (5) feet for parking</td>
</tr>
<tr>
<td>(C) Accessory uses and structures:</td>
<td></td>
</tr>
<tr>
<td>1. Front yard</td>
<td>Garages only, twenty-seven (27) feet</td>
</tr>
<tr>
<td>2. Side yard abutting a street</td>
<td>Garages only, fifteen (15) feet</td>
</tr>
</tbody>
</table>
6-8-6-1. - PURPOSE STATEMENT.

The R4a general residential district is intended to provide for a mix of residential types at a medium density in terms of number of dwellings and mass of structures compatible with the single-and two-family detached structures which predominate in this district.

(Ord. 71-0-05)

6-8-6-2. - PERMITTED USES.

The following uses are permitted in the R4a district:

Daycare home — adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare home — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

 Dwelling — multiple-family (when said use was legally established on the effective date hereof).
Dwelling — single-family attached (when said use was legally established on the effective date hereof).
Dwelling — single-family detached.
Dwelling — two-family (when said use was legally established on the effective date hereof).
Educational institution — public.
Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).
Park.
Playground.
Residential care home — category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).
Residential care home — category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).
Shelter for abused persons.

(Ord. 71-0-05)
6-8-6-3. - SPECIAL USES.
The following uses may be allowed in the R4a district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:
Assisted living facility.
Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).
Cemetery.
Child residential care home.
Community center — public.
Congregate housing.
Cultural facility.
Daycare center — adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).
Daycare center — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).
Dwellings (any increase in the number of dwellings on a single zoning lot above the number legally existing on the effective date hereof, or any dwelling other than a single-family dwelling on a zoning lot created after the effective date hereof).
Educational institution — private.
Independent living facility.
Long term care facility.
Membership organization.
Office (subject to the general requirements of Section 6-8-1-11, "Special Conditions For Office Uses," of this Chapter).
Planned development (subject to the requirements of Section 6-3-6, "Planned Developments," of this Title and Section 6-8-1-10, "Planned Developments," of this Chapter).
Public utility.
Recreation center — public.
Religious institution.
Retirement community.
Retirement home.
Retirement hotel.
Rooming house.
Shelter care home.
Transitional shelter (subject to the requirements of Section 6-3-5-11, "Additional Standards For A Special Use For Transitional Shelters," of this Title).
Transitional treatment facility — category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).
Transitional treatment facility — category II (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).
(Ord. 44-0-09)
6-8-6-4. - LOT SIZE.
The minimum lot sizes in the R4a district are as follows:

<table>
<thead>
<tr>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family dwelling unit</td>
</tr>
<tr>
<td>(B)</td>
</tr>
<tr>
<td>-----------</td>
</tr>
<tr>
<td>(C)</td>
</tr>
<tr>
<td>(D)</td>
</tr>
</tbody>
</table>

(Ord. 70-0-07)

6-8-6-5. - LOT WIDTH.

The minimum lot width in the R4 district is as follows:

<table>
<thead>
<tr>
<th>Lot Width</th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Single-family detached dwelling unit</td>
<td>Thirty-five (35) feet</td>
</tr>
<tr>
<td>(B) Two-family dwellings</td>
<td>Thirty-five (35) feet</td>
</tr>
<tr>
<td>(C) Single-family attached dwelling units; three (3) or more</td>
<td>Sixty (60) feet</td>
</tr>
<tr>
<td>(D) Other uses</td>
<td>Fifty (50) feet</td>
</tr>
</tbody>
</table>

(Ord. 95-0-09)

6-8-6-6. - BUILDING LOT COVERAGE.

The maximum lot coverage in the R4a district is forty percent (40%).

Building lot coverage shall include two hundred (200) square feet for each required parking space for any residential unit when the required parking space is provided other than within a building.

On a zoning lot that is:

(A) Used for a “dwelling” or dwellings as herein defined, and
(B) Legally nonconforming as to building lot area;

when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal nonconforming building lot coverage.

(Ord. 109-0-02)

6-8-6-7. - YARD REQUIREMENTS.

The minimum yard requirements in the R4a district are as follows:

<table>
<thead>
<tr>
<th>(A) Residential structures:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Front yard</td>
</tr>
<tr>
<td>2. Side yard abutting a street</td>
</tr>
<tr>
<td>3. Side yard</td>
</tr>
<tr>
<td>4. Rear yard</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(B) Nonresidential structures:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Front yard</td>
</tr>
<tr>
<td>2. Side yard abutting a street</td>
</tr>
<tr>
<td>3. Side yard</td>
</tr>
</tbody>
</table>
4. Rear yard | Twenty-five (25) feet for building; five (5) feet for parking

(C) Accessory uses and structures:

1. Front yard | Garages only, twenty-seven (27) feet
2. Side yard abutting a street | Garages only, fifteen (15) feet
3. Side yard | Five (5) feet
4. Rear yard | Three (3) feet

(Ord. 71-0-05)

6-8-6-8. - MAXIMUM BUILDING HEIGHT.
(A) The maximum building height for any principal structure in the R4a district, including any exterior knee-wall, shall not exceed thirty-five (35) feet, measured from grade to the highest point of said structure, or two and one-half (2 1/2) stories, whichever is less.
(B) Any building or structure legally existing as of the effective date of Ordinance 72-O-12 shall be deemed compliant with this maximum building height requirement and, with regards to height, shall have the status of a legally permitted building or structure, not a noncompliance. Such conforming status shall continue in the event said building is destroyed by a means not within control of the owner thereof and shall allow for construction of a replacement building or structure at the height of the destroyed building or structure.
(Ord. 71-0-07; Ord. No. 72-O-12, § 2, 10-22-2012)

6-8-6-9. - IMPERVIOUS SURFACE.
(A) The maximum impervious surface ratio for the R4a district is fifty-five percent (55%).
(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, nonnaturally occurring area that does not readily absorb water, including, but not limited to, any paved, asphalt or concrete areas, parking and driveway areas, graveled areas, swimming pools, sidewalks, and paved recreation areas subject to the following exemptions:
1. Any area, including open parking, paved or unpaved, included in the calculation of building lot coverage, shall not be counted twice in the calculation of total defined net impervious surface.
2. Subject to the porch exemption of Section 6-8-6-10 of this Chapter, the following standards govern the classification of structures commonly called porches, decks, platforms and terraces as impervious surface or pervious surface:
   (a) All such structures to the extent that they are covered by a solid roof are impervious surfaces, but
   (b) All such structures to the extent that they are open to the sky or covered by a trellis or arbor type covering are pervious or impervious subject to Subsections (C)2(c) through (C)2(f) of this Section.
   (c) All such structures to the extent that they cover asphalt or concrete or similarly treated areas having virtually no porosity, are impervious surfaces, but
   (d) All such structures to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar materials regardless of whether such an area is finished with paving blocks are pervious or impervious subject to Subsections (C)2(a), (C)2(b), (C)2(e) and (C)2(f) of this Section;
   (e) All such structures to the extent that they are designed to shed water rather than allow water to fall between individual planks, slats, or other type of flooring are impervious surfaces, but
   (f) All such structures to the extent that they are designed to allow water to fall between individual planks, slats, or other type of flooring are pervious or impervious subject to Subsections (C)2(a) through (C)2(d) of this Section.
3. Twenty percent (20%) of areas covered by paving blocks and/or pervious paving systems to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material shall be excluded from the calculation of net impervious surfaces.
(D) Driveways or walkways legally existing as of the effective date hereof may be replaced or repaired, provided that the replacing or the repairing is in the same or lesser dimensions as existed on the effective date hereof.
(Ord. 71-0-05)

6-8-6-10. - PORCH EXEMPTION.
Excluded from the calculation of maximum building lot coverage and maximum impervious surface for all residential districts are the following:
(A) Fifty percent (50%) of the surface area of porches with the following characteristics:
   1. Open to the air;
   2. Not all weather;
   3. Roofed or not roofed;
   4. Screened or not screened;
   5. Facing a street;
   6. Not a rear or back porch or any portion of a porch between the rear wall of the house and the rear lot line; and
   7. Not separated from the street right of way by a fence with both an opacity exceeding sixty percent (60%) and a height exceeding forty-eight (48) inches.
(Ord. 71-0-05)

6-8-6-11. - ACCESS TO ON SITE PARKING.
In the R4a district on any zoning lot served by an open alley, access to any on site parking, enclosed or unenclosed, shall not cross the front lot line subject to the following exception: On properties improved with legally existing street loading garages or other on site parking both served by legally existing curb cuts, as of the effective date hereof, said street loading garages or other on site parking may be replaced even if on site parking can access the subject property by an alley.

(Ord. 71-0-05)

6-8-7. - R5 GENERAL RESIDENTIAL DISTRICT.

6-8-7-1. - PURPOSE STATEMENT.

The R5 general residential district is intended to provide for infill development of a mix of multi-family residential structures at a medium density, including townhouses, two-family dwellings, three-story walk-ups and courtyard apartment buildings that characterize the traditional multiple-family housing development found in this district.

(Ord. 43-0-93; amd. Ord. 71-0-05)

6-8-7-2. - PERMITTED USES.

The following uses are permitted in the R5 district:

Daycare home — adult (subject to the general requirements of Section 6-4-3, “Adult Daycare Homes,” of this Title).
Daycare home — child (subject to the general requirements of Section 6-4-2, “Child Daycare Homes,” of this Title).
Dwelling — multiple-family.
Dwelling — single-family attached.
Dwelling — single-family detached.
Dwelling — two-family.
Educational institution — public.
Home occupation (subject to the general requirements of Chapter 5, “Home Occupations,” of this Title).
Park.
Playground.
Residential care home — category I (subject to the general requirements of Section 6-4-4, “Residential Care Homes and Residential Residential Care Homes,” of this Title).
Residential care home — category II (subject to the general requirements of Section 6-4-4, “Residential Care Homes and Residential Residential Care Homes,” of this Title).
Shelter for abused persons.

(Ord. 43-0-93; amd. Ord. 71-0-05)

6-8-7-3. - SPECIAL USES.

The following uses may be allowed in the R5 district, subject to the provisions set forth in Section 6-3-5, “Special Uses,” of this Title:

Assisted living facility.
Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, “Bed And Breakfast Establishments,” of this Title).
Child residential care home.
Community center — public.
Congregate housing.
Cultural facility.
Daycare center — adult (subject to the general requirements of Section 6-4-3, “Adult Daycare Homes,” of this Title).
Daycare center — child (subject to the general requirements of Section 6-4-2, “Child Daycare Homes,” of this Title).
Educational institution — private.
Independent living facility.
Long term care facility.
Membership organization.
Office (subject to the general requirements of Section 6-8-1-11, “Special Conditions For Office Uses,” of this Chapter).
Planned development (subject to the requirements of Section 6-3-6, “Planned Developments,” of this Title and Section 6-8-1-10, “Planned Developments,” of this Chapter).
Public utility.
Recreation center — public.
Religious institution.
Retirement community.
Retirement home.
Retirement hotel.
Rooming house.
Shelter care home.

Transitional shelter (subject to the requirements of Section 6-3-5-11, "Additional Standards For A Special Use For Transitional Shelters," of this Title).

Transitional treatment facility — category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

Transitional treatment facility — category II (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

(Ord. 44-0-09)

6-8-7-4. - LOT SIZE.

The minimum lot sizes in the R5 district are:

<table>
<thead>
<tr>
<th>Minimum Lot Size</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Single-family dwelling unit</td>
<td>Five thousand (5,000) square feet, except as expressly allowed in Subsection 6-4-1-7(B) of this Title</td>
</tr>
<tr>
<td>(B) Single-family attached dwelling unit</td>
<td>Two thousand (2,000) square feet each for the first three (3) dwelling units, plus one thousand two hundred (1,200) square feet for each additional dwelling unit</td>
</tr>
<tr>
<td>(C) Two-family attached dwelling unit</td>
<td>Two thousand five hundred (2,500) square feet per dwelling unit</td>
</tr>
<tr>
<td>(D) Multiple-family and group occupancy dwelling units</td>
<td>One thousand five hundred (1,500) square feet each for the first four (4) dwelling units, plus eight hundred (800) square feet for each additional dwelling unit</td>
</tr>
<tr>
<td>(E) Nonresidential use</td>
<td>Ten thousand (10,000) square feet</td>
</tr>
</tbody>
</table>

(Ord. 70-0-07)

6-8-7-5. - LOT WIDTH.

The minimum lot width in the R5 district is as follows:

<table>
<thead>
<tr>
<th>Minimum Lot Width</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Single-family detached dwelling unit</td>
<td>Thirty-five (35) feet</td>
</tr>
<tr>
<td>(B) Two-family dwellings</td>
<td>Thirty-five (35) feet</td>
</tr>
<tr>
<td>(C) Single-family attached dwelling units; three (3) or more</td>
<td>Sixty (60) feet</td>
</tr>
<tr>
<td>(D) Other uses</td>
<td>Fifty (50) feet</td>
</tr>
</tbody>
</table>

(Ord. 95-0-09)

6-8-7-6. - BUILDING LOT COVERAGE.

The maximum lot coverage in the R5 district is forty-five percent (45%).

Building lot coverage shall include two hundred (200) square feet for each required parking space for any residential unit when the required parking space is provided other than within a building.

On a zoning lot that is: a) used for a "dwelling" or dwellings as herein defined, and b) legally nonconforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal nonconforming building lot coverage.

(Ord. 109-0-02; amd. Ord. 71-0-05)

6-8-7-7. - YARD REQUIREMENTS.

The minimum yard requirements in the R5 district are as follows:

<table>
<thead>
<tr>
<th>Residential structures:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Front yard</td>
<td>Twenty-seven (27) feet; parking prohibited</td>
</tr>
</tbody>
</table>
### Accessory uses and structures:

- **Front yard**: Garages only, twenty-seven (27) feet
- **Side yard abutting a street**: Garages only, fifteen (15) feet
- **Side yard**: Five (5) feet
- **Rear yard**: Three (3) feet

### Nonresidential structures:

- **Front yard**: Twenty-seven (27) feet for building; parking prohibited
- **Side yard abutting a street**: Fifteen (15) feet for building; parking prohibited
- **Side yard**: Ten (10) feet for building; parking prohibited
- **Rear yard**: Twenty-five (25) feet for building; five (5) feet for parking

### Mean building height

The maximum mean building height in the R5 district is thirty-five (35) feet or five (5) stories, whichever is less, except as modified per the requirements found in Table 4-B of Section 6-4-1-7 of this Title. Notwithstanding the foregoing, any building or structure legally existing and conforming to the building height requirement of this district as of the effective date hereof, shall, for the purpose of the district and the requirements of this zoning ordinance, be deemed complying with the mean building height requirement and shall have the status of legally permitted structure or use, not a legal noncompliance, and shall not be subject to or benefit from the allowances, restrictions and procedures of Chapter 6, "Nonconforming Uses And Noncomplying Structures," of this Title. Such conforming status shall continue in the event said building is removed or destroyed by a means within the control of the owner thereof and shall allow for the construction of a building or structure at the height of the building or structure legally existing and conforming to the building height requirement of this district as of the effective date hereof.

### Impervious surface

The maximum impervious surface ratio for the R5 district is sixty percent (60%). 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.

1. Any area, including open parking, paved or unpaved, included in the calculation of building lot coverage, shall not be twice counted in the calculation of total defined net impervious surface.
2. Subject to the porch exemption of Section 6-8-7-10 of this Chapter, the following standards govern the classification of structures commonly called porches, decks, platforms and terraces as impervious surface or pervious surface:
   - **All such structures to the extent that they are covered by a solid roof are impervious surfaces**, but
   - **All such structures to the extent that they are open to the sky or covered by a trellis or arbor type covering are pervious or impervious subject to Subsections (C)2(c) through (C)2(f) of this Section.**
   - **All such structures to the extent that they cover asphalt or concrete or similarly treated areas having virtually no porosity, are impervious surfaces**, but
   - **All such structures to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material regardless of whether such an area is finished with paving blocks are pervious or impervious subject to Subsections (C)2(a), (C)2(b), (C)2(e) and (C)2(f) of this Section.**
(e) All such structures to the extent that they are designed to shed water rather than allow water to fall between individual planks, slats, or other type of flooring are impervious surfaces, but

(f) All such structures to the extent that they are designed to allow water to fall between individual planks, slats, or other type of flooring are pervious or impervious subject to Subsections (C)(2)(a) through (C)(2)(d) of this Section.

3. Twenty percent (20%) of areas covered by paving blocks and/or pervious paving systems to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material shall be excluded from the calculation of net impervious surfaces.

(D) Driveways or walkways legally existing as of the effective date hereof may be replaced or repaired, provided that the replacing or the repairing is in the same or lesser dimensions as existed on the effective date hereof.

(Ord. 112-0-03; amd. Ord. 71-0-05)

6-8-7-10. - PORCH EXEMPTION.

Excluded from the calculation of maximum building lot coverage and maximum impervious surface for all residential districts are the following:

(A) Fifty percent (50%) of the surface area of porches with the following characteristics:

1. Open to the air;
2. Not all weather;
3. Roofed or not roofed;
4. Screened or not screened;
5. Facing a street;
6. Not a rear or back porch or any portion of a porch between the rear wall of the house and the rear lot line; and
7. Not separated from the street right of way by a fence with both an opacity exceeding sixty percent (60%) and a height exceeding forty-eight (48) inches.

(Ord. 112-0-03; amd. Ord. 71-0-05)

6-8-8. - R6 GENERAL RESIDENTIAL DISTRICT.

6-8-8-1. - PURPOSE STATEMENT.

The R6 general residential district is intended to provide for high density residential development of primarily multiple-family dwellings particularly in and around the downtown area.

(Ord. 43-0-93; amd. Ord. 71-0-05)

6-8-8-2. - PERMITTED USES.

The following uses are permitted in the R6 district:

Daycare home — adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare home — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling — multiple-family.

Dwelling — single-family attached.

Dwelling — single-family detached.

Dwelling — two-family.

Educational institution — public.

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Park.

Playground.

Residential care home — category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

Residential care home — category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).

Shelter for abused persons.

(Ord. 43-0-93; amd. Ord. 71-0-05)

6-8-8-3. - SPECIAL USES.

The following uses may be allowed in the R6 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Apartment hotel.

Assisted living facility.

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Child residential care home.

Community center — public.

Congregate housing.

Cultural facility.

Daycare center — adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center — child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Educational institution — private.
Independent living facility.

Long term care facility.

Membership organization.

Office (subject to the general requirements of Section 6-8-1-11, "Special Conditions For Office Uses," of this Chapter).

Planned development (subject to the requirements of Section 6-8-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public utility.

Recreation center — public.

Religious institution.

Retirement community.

Retirement home.

Retirement hotel.

Rooming house.

Shelter care home.

Transitional shelter (subject to the requirements of Section 6-3-5-11, "Additional Standards For A Special Use For Transitional Shelters," of this Title).

Transitional treatment facility — category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

Transitional treatment facility — category II (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

(Ord. 44-0-09)

6-8-8-4. - LOT SIZE.

The minimum lot sizes in the R6 district are:

<table>
<thead>
<tr>
<th>Minimum Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Single-family dwelling unit</td>
</tr>
<tr>
<td>Four thousand (4,000) square feet, except as expressly allowed in Subsection 6-4-1-7(B) of this Title</td>
</tr>
<tr>
<td>(B) Two-family and single-family attached dwelling unit</td>
</tr>
<tr>
<td>Two thousand (2,000) square feet each for the first two (2) dwelling units, plus one thousand (1,000) square feet for each additional dwelling unit</td>
</tr>
<tr>
<td>(C) Multiple-family and group occupancy dwelling units</td>
</tr>
<tr>
<td>Five thousand (5,000) square feet, plus four hundred (400) square feet for each dwelling unit therein</td>
</tr>
<tr>
<td>(D) Nonresidential use</td>
</tr>
<tr>
<td>Ten thousand (10,000) square feet</td>
</tr>
</tbody>
</table>

(Ord. 70-0-07)

6-8-8-5. - LOT WIDTH.

The minimum lot width in the R6 district is as follows:

<table>
<thead>
<tr>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Single-family detached dwelling unit</td>
</tr>
<tr>
<td>Thirty-five (35) feet</td>
</tr>
<tr>
<td>(B) Two-family dwellings</td>
</tr>
<tr>
<td>Thirty-five (35) feet</td>
</tr>
<tr>
<td>(C) Single-family attached dwelling units; three (3) or more</td>
</tr>
<tr>
<td>Sixty (60) feet</td>
</tr>
<tr>
<td>(D) Other uses</td>
</tr>
<tr>
<td>Fifty (50) feet</td>
</tr>
</tbody>
</table>

(Ord. 95-0-09)

6-8-8-6. - BUILDING LOT COVERAGE.

The maximum lot coverage in the R6 district is fifty percent (50%).
Building lot coverage shall include two hundred (200) square feet for each required parking space for any residential unit when the required parking space is provided other than within a building.

On a zoning lot that is: a) used for a “dwelling” or dwellings as herein defined, and b) legally nonconforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal nonconforming building lot coverage.

(Ord. 109-0-02; amd. Ord. 71-0-05)

6-8-8-7. - YARD REQUIREMENTS.

The minimum yard requirements in the R6 district are as follows:

<table>
<thead>
<tr>
<th>(A) Residential structures:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Front yard</td>
</tr>
<tr>
<td>2. Side yard abutting a street</td>
</tr>
<tr>
<td>3. Side yard</td>
</tr>
<tr>
<td>4. Rear yard</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(B) Nonresidential structures:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Front yard</td>
</tr>
<tr>
<td>2. Side yard abutting a street</td>
</tr>
<tr>
<td>3. Side yard</td>
</tr>
<tr>
<td>4. Rear yard</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(C) Accessory uses and structures:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Front yard</td>
</tr>
<tr>
<td>2. Side yard abutting a street</td>
</tr>
<tr>
<td>3. Side yard</td>
</tr>
<tr>
<td>4. Rear yard</td>
</tr>
</tbody>
</table>

(Ord. 43-0-93; amd. Ord. 71-0-05)

6-8-8-8. - MEAN BUILDING HEIGHT.

The maximum mean building height in the R6 district is eighty-five (85) feet or eight (8) stories, whichever is less, except as modified per the requirements found in Section 6-4-1-7, Table 4-B of this Title. Notwithstanding the foregoing, any building or structure legally existing and conforming to the building height requirement of this district as of the effective date hereof, shall, for the purpose of the district and the requirements of this zoning ordinance, be deemed complying with the mean building height requirement and shall have the status of legally permitted structure or use, not a legal noncompliance, and shall not be subject to or benefit from the allowances, restrictions and procedures of Chapter 6, "Nonconforming Uses And Noncomplying Structures," of this Title. Such conforming status shall continue in the event said building is removed or destroyed by a means within the control of the owner thereof and shall allow for the construction of a building or structure at the height of the building or structure legally existing and conforming to the building height requirement of this district as of the effective date hereof.

(Ord. 70-0-07)

6-8-8-9. - IMPERVIOUS SURFACE.

(A) The maximum impervious surface ratio for the R6 district is sixty-five percent (65%).

(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, nonnaturally occurring area that does not readily absorb water, including, but not limited to, any paved, asphalt or concrete areas, parking and driveway areas, graveled areas, swimming pools, sidewalks, and paved recreation areas subject to the following exemptions:

1. 

(Ord. 43-0-93; amd. Ord. 71-0-05)
Any area, including open parking, paved or unpaved, included in the calculation of building lot coverage, shall not be twice counted in the calculation of total defined net impervious surface.

2. Subject to the porch exemption of Section 6-8-8-10 of this Chapter, the following standards govern the classification of structures commonly called porches, decks, platforms and terraces as impervious surface or pervious surface:
   (a) All such structures to the extent that they are covered by a solid roof are impervious surfaces, but
   (b) All such structures to the extent that they are open to the sky or covered by a trellis or arbor type covering are pervious or impervious subject to Subsections (C)(2)(c) through (C)(2)(f) of this Section.
   (c) All such structures to the extent that they cover asphalt or concrete or similarly treated areas having virtually no porosity, are impervious surfaces, but
   (d) All such structures to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material regardless of whether such an area is finished with paving blocks are pervious or impervious subject to Subsections (C)(2)(a), (C)(2)(b), (C)(2)(e) and (C)(2)(f) of this Section.
   (e) All such structures to the extent that they are designed to shed water rather than allow water to fall between individual planks, slats, or other type of flooring are impervious surfaces, but
   (f) All such structures to the extent that they are designed to allow water to fall between individual planks, slats, or other type of flooring are pervious or impervious subject to Subsections (C)(2)(a) through (C)(2)(d) of this Section.

3. Twenty percent (20%) of areas covered by paving blocks and/or pervious paving systems to the extent that they cover an area that maintains a demonstrable level of porosity whether soil, sand, gravel, or similar material shall be excluded from the calculation of net impervious surfaces.

(D) Driveways or walkways legally existing as of the effective date hereof may be replaced or repaired, provided that the replacing or the repairing is in the same or lesser dimensions as existed on the effective date hereof.

(Ord. 112-0-03; amd. Ord. 71-0-05)

6-8-8-10. - PORCH EXEMPTION.

Excluded from the calculation of maximum building lot coverage and maximum impervious surface for all residential districts are the following:

(A) Fifty percent (50%) of the surface area of porches with the following characteristics:
   1. Open to the air;
   2. Not all weather;
   3. Roofed or not roofed;
   4. Screened or not screened;
   5. Facing a street;
   6. Not a rear or back porch or any portion of a porch between the rear wall of the house and the rear lot line; and
   7. Not separated from the street right of way by a fence with both an opacity exceeding sixty percent (60%) and a height exceeding forty-eight (48) inches.

(Ord. 112-0-03; amd. Ord. 71-0-05)

CHAPTER 9 - BUSINESS DISTRICTS
SECTION: GENERAL REQUIREMENTS

FOOTNOTE(S):
--- (12) ---
See Title 4, Chapter 12 of this Code.

6-9-1. - GENERAL PROVISIONS.
6-9-1-1. - LAND USE INTERPRETATION.

All applications for a permitted or special use set forth in each zoning district shall be submitted to the Zoning Administrator for a use interpretation, pursuant to the standards and procedures set forth in Section 6-3-9, "Administrative Interpretations," of this Title.

(Ord. 43-0-93)

6-9-1-2. - ACCESSORY USES AND STRUCTURES.

Accessory uses and structures that are incidental to the permitted and special uses in the business districts shall be permitted in the districts and yards specified in Section 6-4-6, "Accessory Uses And Structures," of this Title.

(Ord. 43-0-93)

6-9-1-3. - APPLICABILITY OF OVERLAY DISTRICTS.

Where redevelopment overlay districts have been designated within the business districts the regulations of the overlay district shall supersede or supplement, as applicable, the regulations of the underlying district. The regulations governing the redevelopment overlay district are specified in redevelopment overlay district of this Code.

(Ord. 43-0-93)

6-9-1-4. - SITE PLAN REVIEW.

Applications for development approval for properties located within the business districts shall be subject to site plan review in accordance with the provisions of Chapter 3, "Implementation and Administration," of this Title and Title 4, Chapter 17, "Site Plan And Appearance Review," of this code, as amended.

(Ord. 43-0-93)

6-9-1-5. - OFF-STREET PARKING AND LOADING.

Off street parking and loading facilities shall be provided for all business districts in accordance with the regulations set forth in Chapter 16, "Off Street Parking And Loading," of this Title.

(Ord. 43-0-93)

6-9-1-6. - LANDSCAPING AND SCREENING.
Lanscaping and screening shall be provided for in all business districts in accordance with the regulations set forth in Chapter 17, "Lanscaping And Screening," of this Title.

(Ord. 43-0-93)

6-9-1-7. - SIGNS.

Signs in all business districts shall comply with the applicable sign regulations set forth in the sign ordinance of the City.[121]

(Ord. 43-0-93)

6-9-1-8. - HISTORIC PRESERVATION.

Any historic landmark structure located in a business district shall be subject to the provisions of the historic preservation ordinance and the additional requirements set forth in Chapter 15, "Special Purpose And Overlay Districts," of this Title. See Appendix C of this Title for a list of all historic landmark structures in Evanston by address.

(Ord. 43-0-93)

6-9-1-9. - PLANNED DEVELOPMENTS.

In addition to the general requirements for planned developments set forth in Section 6-3-6, "Planned Developments," of this Title the Plan Commission shall not recommend approval of, nor shall the City Council adopt a planned development in the business districts unless they shall determine, based on written findings of fact, that the planned development adheres to the standards set forth herein.

(A) General Conditions:

1. Each planned development shall be compatible with surrounding development and not be of such a nature in height, bulk, or scale as to exercise any influence contrary to the purpose and intent of the zoning ordinance as set forth in Section 6-1-2, "Purpose And Intent," of this Title.

If the proposed planned development is for a property listed as an Evanston landmark, or for property located within a historic district so designated by the Evanston preservation commission, the planned development shall be subject to the "Secretary of the Interior's standards for rehabilitation" as set forth in the National Historic Preservation Act of 1966, as amended.

2. Each planned development shall be compatible with and implement the adopted comprehensive general plan, as amended, any adopted land use or urban design plan specific to the area, this zoning ordinance, and any other pertinent City planning and development policies, particularly in terms of:

   (a) Land use.
   (b) Land use intensity.
   (c) Housing.
   (d) Preservation.
   (e) Environmental.
   (f) Traffic impact and parking.
   (g) Impact on schools, public services and facilities.
   (h) Essential character of the business district, the surrounding residential neighborhoods, and abutting residential lots.
   (i) Neighborhood planning.
   (j) Business district planning and economic development goals and policies, particularly those of specific adopted plans for individual business districts.
   (k) Conservation of the taxable value of land and buildings throughout the City, and retention of taxable land on tax rolls.

3. Each planned development shall enhance and maintain the pedestrian character of the business districts.

4. Each planned development shall enhance the streetscape and architectural character of the business districts, including where possible, preserving character giving buildings and existing streetscape amenities.

5. Each planned development shall be completed within two (2) years of the issuance of the special use permit for the planned development. If extensive or staged development is approved as part of the planned development, however, the two (2) year requirement may be extended to provide for a more reasonable time schedule. The expanded time schedule shall be adopted as part of the planned development and so noted on the special use permit for a planned development.

6. No special use permit for a planned development shall be valid for a period longer than one (1) year unless a building permit is issued and construction is actually begun within that period and is diligently pursued to completion. The City Council may, however, for good cause shown, extend the one year period for such time as it shall determine, without further hearing before the Plan Commission. The City Council may, at its sole discretion, place conditions on the extension in order to assure that the planned development is diligently pursued to its completion.

7. All landscaping and streetscape treatment within the planned development shall be provided in accordance with the requirements set forth in Chapter 17, "Lanscaping And Screening," of this Title, and shown on the required landscape plan submitted as part of the planned development application.

(Ord. 43-0-93)

(B) Site Controls And Standards: The following site controls and standards are established to provide a regulatory framework that will promote excellence in site design. It is not intended to restrict or inhibit the Site Plan and Appearance Review Committee or the applicant from applying other site design principles and standards that may be applicable to the planned development being proposed and that may be found in the City's "Manual Of Design Guidelines" or in common use by design professionals.

1. The minimum area for a planned development established in a business district shall be as follows:

<table>
<thead>
<tr>
<th></th>
<th>Ten thousand (10,000) square feet.</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) B1</td>
<td></td>
</tr>
<tr>
<td>(b) B1a</td>
<td></td>
</tr>
<tr>
<td>(c) B2</td>
<td></td>
</tr>
</tbody>
</table>
For all boundaries of the planned development abutting a residential property, there shall be provided a transition landscaped strip of at least ten (10) feet consisting of vegetative screening, fencing, or decorative walls in accordance with the "Manual Of Design Guidelines" and Chapter 17, "Landscaping And Screening," of this Title. The transition landscaped strip and its treatment shall be depicted on the required landscape plan submitted as part of the planned development application.

Walkways developed for a planned development shall form a logical, safe and convenient system for pedestrian access to all project facilities as well as any off site destination likely to attract substantial pedestrian traffic. Pedestrian ways shall not be used by other automotive traffic.

The location, construction, and operation of parking, loading areas, and service areas, shall be designed to avoid adverse effects on residential uses within or adjoining the development and, where possible, provide additional parking beyond that required for the planned development to service the business district in which it is located.

Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic.

The planned development shall provide, if possible, for underground installation of utilities (including electricity and telephone) both in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm water facilities, including grading, gutter, piping and treatment of turf and maintenance of facilities.

For every planned development there shall be provided a market feasibility statement that shall indicate the consumer market areas for all uses proposed in the development, the population potential of the area or areas to be served by the uses proposed and other pertinent information concerning the need or demand for such uses of land.

For every planned development involving structures exceeding a gross floor area of twenty thousand (20,000) square feet there shall be provided a traffic circulation impact study that shall show the effect of all proposed uses upon adjacent and nearby roads and highways. The study also shall show the amount and direction of anticipated traffic flow and clearly describe what road improvements and traffic control improvements might become necessary as a result of the construction of the proposed development.

The Zoning Administrator may, at his discretion, require of the applicant additional studies or impact analyses when he determines that a reasonable need for such investigation is indicated.

Development Allowances: As provided in Section 6-3-6, "Planned Developments," of this Title the Plan Commission may recommend approval of, and the City Council may grant, site development allowances for planned developments. Said allowances shall be limited as follows:

1. The maximum height increase over that otherwise permitted in the business districts shall be no more than:

<table>
<thead>
<tr>
<th>(a)</th>
<th>Twelve (12) feet.</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>Twelve (12) feet.</td>
</tr>
<tr>
<td>B1a</td>
<td>Twelve (12) feet.</td>
</tr>
<tr>
<td>B2</td>
<td>Twelve (12) feet.</td>
</tr>
<tr>
<td>B3</td>
<td>Twelve (12) feet.</td>
</tr>
</tbody>
</table>

2. The maximum increase in the number of dwelling units over that otherwise permitted in the business districts shall be:

<table>
<thead>
<tr>
<th>(a)</th>
<th>Twenty percent (20%).</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>Twenty percent (20%).</td>
</tr>
<tr>
<td>B1a</td>
<td>Twenty percent (20%).</td>
</tr>
<tr>
<td>B2</td>
<td>Twenty percent (20%).</td>
</tr>
<tr>
<td>B3</td>
<td>Twenty-five percent (25%).</td>
</tr>
</tbody>
</table>

3. The location and placement of buildings may vary from that otherwise permitted in the business districts; however, at no time shall any building be closer than five (5) feet to any interior side lot line abutting a residential district or closer than ten (10) feet to any rear lot line abutting a residential district.

4. The maximum increase in floor area ratio, over that otherwise permitted in the business districts, shall be 1.0.

(Ord. 136-0-05)
Mandatory Planned Development Minimum Thresholds: Any development the land use of which is listed among the permitted uses or special uses for the zoning district in which the subject property is located meeting any one (1) of the following characteristics may only be authorized as a planned development in accordance with Section 6-3-6 of this Title. For purposes of this Subsection, “new construction” is defined as construction that results in the zoning lot being improved with substantially new structures, and/or construction conforming to the definition of a “substantial rehabilitation and substantial additions” in Section 6-18-3 of this Title.

1. The area of the zoning lot to be improved with new construction is in excess of thirty thousand (30,000) square feet.
2. The development provides for the construction of more than twenty-four (24) new residential units.
3. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any commercial, business, retail or office uses.
4. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any residential, commercial, business, retail, or office uses.
5. The development plan for which application for a building permit is made provides for the new construction of more than twenty thousand (20,000) square feet of gross floor area under one (1) roof for any commercial, business, retail or office use. For purposes of this Subsection, gross floor area excludes the area of any floors or portion of floors the volume of which is below the established grade but shall include all accessory areas, areas devoted to parking or loading, elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, notwithstanding floor areas excluded from the calculation of gross floor area by Section 6-18-3 of this Title.

(D) District Requirements

6-9-2. - B1 Business District.
6-9-2-1. - Purpose Statement.

The B1 business district is intended to promote and preserve small scale, limited shopping and business uses that service the needs of the people who live and work in the neighborhoods in which the business uses are located. Evanston's business districts developed many years ago and have become integral parts of the community. Because they are such an important part of the community's character, preservation of their scale, their range of services, and their pedestrian orientation are prime objectives. The B1 district is structured to accomplish the retention of these small neighborhood business districts and provide for their continued existence.

Uses within this district share common characteristics such as relatively small storefronts built to the front lot line, and provide limited services that cater to neighborhood residents such as drugstores, cleaners, shoe repair, corner grocery stores, and restaurants. No individual use in this district should exceed seven thousand five hundred (7,500) square feet in size.

6-9-2-2. - Permitted Uses.

The following uses, provided they are seven thousand five hundred (7,500) square feet or less in size, are permitted in the B1 district:

- Artist studios and accessory dwelling units (provided the accessory dwelling unit shall not front upon any street).
- Caterer.
- Cultural facility.
- Dwellings (when located above the ground floor).
- Educational institution—Private.
- Educational institution—Public.
- Food store establishment (with hours of operation between 6:00 a.m. and 12:00 midnight).
- Office.
- Residential care home—Category I (when located above the ground floor and subject to the requirements of Section 6-4-4, “Residential Care Homes and Residential Care Homes,” of this Title).
- Restaurant—Type 1.
- Retail goods establishment.
- Retail services establishment.

6-9-2-3. - Special Uses.

The following uses may be allowed in the B1 district, subject to the provisions set forth in Section 6-3-5, “Special Uses,” of this Title:

- Animal hospital.
- Banquet hall.
- Bed and breakfast establishments.
- Boarding house.
- Business or vocational school.
- Convenience store.
- Daycare center—Adult.
- Daycare center—Child.
- Daycare center—Domestic animal.
Uses permitted pursuant to Section 6-9-2-2 of this Chapter and this Section exceeding seven thousand five hundred (7,500) square feet.

6-9-2-4. - LOT SIZE.

The minimum lot size requirements for the B1 district are as follows:

(A) Nonresidential: There is no minimum lot size requirement for nonresidential uses in the B1 business district.

(B) Residential: The minimum residential lot size in the B1 district is two thousand five hundred (2,500) square feet, per dwelling unit.

6-9-2-5. - LOT WIDTH.

There is no minimum lot width requirement in the B1 district.

6-9-2-6. - FLOOR AREA RATIO.

The maximum floor area ratio permitted in the B1 district is 2.0.

6-9-2-7. - YARD REQUIREMENTS.

The yard requirements for the B1 district are as follows:

| (A) Front yard | Building on corner property or property comprising forty percent (40%) or more of block width excluding public right-of-way, three (3) feet |
| Building on property comprising less than forty percent (40%) of block width excluding public right-of-way, the lesser of three (3) feet or depth on same public right-of-way of any existing street facing facades of principal buildings on abutting properties |
| Open, unenclosed parking and appurtenant areas at grade, including driveway aisles and ramps, prohibited |

| (B) Side yard when abutting street designated major street in comprehensive general plan | Building, three (3) feet; open, unenclosed parking and appurtenant areas at grade, including driveway aisles and ramps, prohibited |

<p>| (C) Side yard when abutting street designated collector street or distributor street in comprehensive general plan | Building, none, if front yard abuts street designated collector street, distributor street, or major street in comprehensive general plan |
| Building, three (3) feet, if front yard abuts street not designated collector street, distributor street, or major street in comprehensive general plan |
| Open, unenclosed parking and appurtenant areas at grade, |</p>
<table>
<thead>
<tr>
<th><strong>D</strong></th>
<th>Side yard when abutting street not designated collector street, distributor street, or major street in comprehensive general plan</th>
<th>Building, none; open, unenclosed parking and appurtenant areas at grade, including driveway aisles and ramps, prohibited</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>E</strong></td>
<td>Side yard when not abutting street but abutting residential district</td>
<td>Building, ten (10) feet; parking, five (5) feet</td>
</tr>
<tr>
<td><strong>F</strong></td>
<td>Side yard when not abutting street and not abutting residential district</td>
<td>Building, none; parking, five (5) feet</td>
</tr>
<tr>
<td><strong>G</strong></td>
<td>Rear yard when abutting residential district</td>
<td>Building, fifteen (15) feet; parking fifteen (15) feet</td>
</tr>
<tr>
<td><strong>H</strong></td>
<td>Rear yard when not abutting residential district</td>
<td>Building, ten (10) feet; parking, five (5) feet</td>
</tr>
</tbody>
</table>

(Ord. 13-0-05)

**6-9-2-8. - BUILDING HEIGHT.**

The maximum building height in the B1 district is forty (40) feet.

(Ord. 43-0-93)

**6-9-3. - B2 BUSINESS DISTRICT.**

**6-9-3-1. - PURPOSE STATEMENT.**

(A) The B2 business district is designed to accommodate and encourage the continued viable use of older, pedestrian oriented shopping areas found throughout the City primarily at arterial roadway intersections and, in some cases, near mass transit facilities. This zoning district encompasses the City's oldest shopping areas whose pedestrian orientation and character it wishes to preserve.

(B) These shopping and business areas are primarily neighborhood oriented, however, they can also accommodate specialty stores and service facilities that service a larger market area. The established physical pattern of the district is typically buildings built to the front lot line and continuous bands of storefronts. The provisions of this district are intended to maintain pedestrian character.

(C) Uses in the B2 district may include businesses catering to the daily shopping needs of neighborhood residents, specialty stores that provide retail opportunities that have broader market appeal, retail service uses and professional service uses, offices and financial institutions without drive-up facilities. No individual use in this district should exceed twenty thousand (20,000) square feet in size.

(Ord. 43-0-93)

**6-9-3-2. - PERMITTED USES.**

The following uses, provided they are twenty thousand (20,000) square feet or less in size, are permitted in the B2 district:

- Artist studios and accessory dwelling units (provided the accessory dwelling unit shall not front upon any street).
- Caterer.
- Cultural facility.
- Dwellings (when located above the ground floor).
- Educational institution—Private.
- Educational institution—Public.
- Financial institution.
- Food store establishment (with hours of operation between 6:00 a.m. and 12:00 midnight).
- Governmental institutions.
- Office.
- Religious institution.
- Residential care home—Category I (when located above the ground floor and subject to the requirements of Section 6-4-4, "Residential Care Homes and Residential Care Homes," of this Title).
- Restaurant—Type 1.
- Retail goods establishment.
- Retail services establishment.

(Ord. 43-0-93; amd. Ord. 39-0-95)

**6-9-3-3. - SPECIAL USES.**

The following uses may be allowed in the B2 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

- Animal hospital.
- Assisted living facility.
- Banquet hall.
Boarding house.
Business or vocational school.
Commercial indoor recreation.
Commercial outdoor recreation.
Convenience store.
Daycare center—Adult (subject to the general requirements of Section 6-4-3, “Adult Daycare Homes,” of this Title).
Daycare center—Child (subject to the general requirement of Section 6-4-2, “Child Daycare Homes,” of this Title).
Daycare center—Domestic animal.
Drive-through facility (accessory or principal).
Dwelling—Multiple-family.
Food store establishment.
Funeral services excluding on-site cremation.
Independent living facility.
Kennel.
Long-term care facility.
Membership organization.
Micro-Distillery.
Open sales lot.
Planned development (subject to the requirements of Section 6-9-1-9, “Planned Developments,” of this Chapter and Section 6-3-6, “Planned Developments,” of this Title).
Public utility.
Resale establishment.
Residential care home—Category II (subject to the requirements of Section 6-4-4, "Residential Care Homes and Residential Residential Care Homes," of this Title).
Restaurant—Type 2.
Retirement home.
Retirement hotel.
Sheltered care home.
Trade contractor (provided there is no outside storage).
Transitional treatment facility—Category III (subject to the requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

Uses permitted pursuant to Sections 6-9-3-2 of this Chapter and this Section exceeding twenty thousand (20,000) square feet.

6-9-3-4. - LOT SIZE.
(A) Nonresidential: There is no minimum lot size requirement for nonresidential uses in the B2 district.

6-9-3-5. - LOT WIDTH.
(A) Nonresidential: There is no minimum lot width requirement in the B2 district.

6-9-3-6. - FLOOR AREA RATIO.
The maximum permitted floor area ratio in the B2 district is 2.0.

6-9-3-7. - YARD REQUIREMENTS.
The yard requirements for the B2 district are as follows:

<table>
<thead>
<tr>
<th>(A)</th>
<th>Front yard</th>
<th>Building on corner property or property comprising forty percent (40%) or more of block width excluding public right-of-way, three (3) feet</th>
</tr>
</thead>
</table>

Building on property comprising less than forty percent (40%) of block width excluding public right-of-way, the lesser of three (3) feet or depth on same public right-of-way of any existing street facing facades of principal buildings on abutting properties.
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>(B) Side yard when abutting street designated major street in</td>
<td>Building, three (3) feet; open, unenclosed parking and appurtenant areas at grade, including driveway aisles and ramps, prohibited</td>
</tr>
<tr>
<td>comprehensive general plan</td>
<td></td>
</tr>
<tr>
<td>(C) Side yard when abutting street designated collector street or</td>
<td>Building, none, if front yard abuts street designated collector street, distributor street, or major street in comprehensive general plan</td>
</tr>
<tr>
<td>distributor street in comprehensive general plan</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Building, three (3) feet, if front yard abuts street not designated collector street, distributor street, or major street in comprehensive</td>
</tr>
<tr>
<td></td>
<td>general plan</td>
</tr>
<tr>
<td>(D) Side yard when abutting street not designated collector street,</td>
<td>Building, none; open, unenclosed parking and appurtenant areas at grade, including driveway aisles and ramps, prohibited</td>
</tr>
<tr>
<td>distributor street, or major street in comprehensive general plan</td>
<td></td>
</tr>
<tr>
<td>(E) Side yard when not abutting street but abutting residential district</td>
<td>Building, ten (10) feet; parking, five (5) feet</td>
</tr>
<tr>
<td>(F) Side yard when not abutting street and not abutting residential</td>
<td>Building, none; parking, five (5) feet</td>
</tr>
<tr>
<td>district</td>
<td></td>
</tr>
<tr>
<td>(G) Rear yard when abutting residential district</td>
<td>Building, fifteen (15) feet; parking fifteen (15) feet</td>
</tr>
<tr>
<td>(H) Rear yard when not abutting residential district</td>
<td>Building, ten (10) feet; parking, five (5) feet</td>
</tr>
</tbody>
</table>

6-9-3-8. - BUILDING HEIGHT.

The maximum building height in the B2 district is forty-five (45) feet.

6-9-4. - B3 BUSINESS DISTRICT.

6-9-4-1. - PURPOSE STATEMENT.

The B3 business district is intended to provide for higher density business development at compact locations adjacent to mass transit facilities that can support intense business uses and accommodate greater building heights than the B1 or B2 business districts. The district reflects established uses and should provide for appropriate infill and redevelopment at such locations.

6-9-4-2. - PERMITTED USES.

The following uses are permitted in the B3 district:

- Artist studios and accessory dwelling units (when the accessory dwelling unit is located above the ground floor).
- Caterer.
- Commercial indoor recreation.
- Cultural facility.
- Dwellings (when located above the ground floor).
- Educational institution—Private.
- Educational institution—Public.
- Financial institution.
- Food store establishment (with hours of operation between 6:00 a.m. and 12:00 midnight).
- Government institution.
- Office.
- Residential care home—Category I (when located above the ground floor and subject to the requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).
Restaurant—Type 1.
Retail goods establishment.
Retail services establishment.
(Ord. 43-O-93; amd. Ord. 39-O-95; Ord. No. 77-O-10, § 4, 12-13-10)

6-9-4-3. - SPECIAL USES.
The following uses may be allowed in the B3 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Animal hospital.
Assisted living facility.
Automobile service station.
Banquet hall.
Boarding house.
Business or vocational school.
Commercial outdoor recreation.
Commercial parking lots.
Convenience store.
Daycare center—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).
Daycare center—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).
Daycare center—Domestic animal.
Drive-through facility (accessory or principal).
Dwelling—Multiple-family.
Food store.
Funeral services excluding on-site cremation.
Independent living facility.
Kennel.
Long-term care facility.
Membership organization.
Micro-Distillery.
Open sales lot.
Planned development (subject to the requirements of Section 6-9-1-9, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).
Public utility.
Recording studio.
Religious institution.
Resale establishment.
Residential care home—Category II (subject to the requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).
Restaurant—Type 2 (excluding accessory drive-through facilities).
Retirement home.
Retirement hotel.
Sheltered care home.
Trade contractor (provided there is no outside storage).
Transitional shelters (subject to the requirements of Section 6-3-5-11, "Additional Standards for a Special Use for Transitional Shelters," of this Title).
Transitional treatment facility—Category III (subject to the requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).
(Ord. 43-O-93; amd. Ord. 39-O-95; Ord. 58-O-02; Ord. 114-O-02; Ord. 122-O-09; Ord. No. 78-O-10, § 4, 11-8-10; Ord. No. 71-O-10, § 5, 10-25-10; Ord. No. 77-O-10, § 5, 12-13-10; Ord. No. 67-O-11, § 5, 9-12-2011; Ord. No. 129-O-12, § 5, 1-14-2013; Ord. No. 113-O-13, § 2, 11-11-2013; Ord. No. 3-O-14, § 5, 2-10-2014)

6-9-4-4. - LOT SIZE.
(A) Nonresidential: There is no minimum lot size requirement for nonresidential uses in the B3 district.
(B) Residential: The minimum residential lot size in the B3 district is four hundred (400) square feet for each dwelling unit.
(Ord. 43-O-93)

6-9-4-5. - LOT WIDTH.
There is no minimum lot width requirement in the B3 district.
(Ord. 43-O-93)
6-9-4-6. - FLOOR AREA RATIO.
   The maximum permitted floor area ratio in the B3 district is 3.0.
   (Ord. 43-0-93)

6-9-4-7. - YARD REQUIREMENTS.
   The yard requirements for the B3 district are as follows:

   (A) Front yard
   Build to front property line required, meaning no less than seventy percent (70%) of building at grade is within five inches (5") of front property line; open and unenclosed accessory parking and appurtenant areas at grade, including driveway aisles and ramps, prohibited between building and public right-of-way; Commercial Parking Lots, landscaped setback required subject to Site Plan review as set forth in Chapter 3 of this Title.

   (B) Side yard when abutting street
   Build to side property line required, meaning no less than seventy percent (70%) of building at grade is within five inches (5") of side property line; open and unenclosed accessory parking and appurtenant areas at grade, including driveway aisles and ramps, prohibited between building and public right-of-way; Commercial Parking Lots, landscaped setback required subject to Site Plan review as set forth in Chapter 3 of this Title.

   (C) Side yard when abutting residential district
   Building, fifteen feet (15'); parking, ten feet (10')

   (D) Rear yard when abutting residential district
   Building, fifteen feet (15'); parking, ten feet (10')

   (E) Side yard when abutting non-residential district
   Building, none; parking, five feet (5')

   (F) Rear yard when abutting non-residential district
   Building, ten feet (10'); parking, five feet (5')

   (Ord. 13-0-05; Ord. No. 113-O-13, § 3, 11-11-2013)

6-9-4-8. - BUILDING HEIGHT.
   The maximum building height in the B3 district is eighty-five (85) feet.
   (Ord. 43-0-93)

6-9-5. - B1a BUSINESS DISTRICT.
6-9-5-1. - PURPOSE STATEMENT.
   The B1a business district is designed to accommodate and encourage the continued viable use of neighborhood business districts and pedestrian oriented shopping areas found throughout the City primarily on arterial roadways and often adjacent to single-family residential areas. These shopping and business areas are primarily neighborhood oriented, however, they can also accommodate specialty stores and service facilities that attract a larger market area. The established physical pattern of the district is typically buildings built to or near the front lot line and continuous bands of storefronts. The provisions of this district are intended to maintain pedestrian character and scale within the context of surrounding residential areas.

   (A) The B1a business district is designed to accommodate and encourage the continued viable use of neighborhood business districts and pedestrian oriented shopping areas found throughout the City primarily on arterial roadways and often adjacent to single-family residential areas.

   (B) These shopping and business areas are primarily neighborhood oriented, however, they can also accommodate specialty stores and service facilities that attract a larger market area. The established physical pattern of the district is typically buildings built to or near the front lot line and continuous bands of storefronts. The provisions of this district are intended to maintain pedestrian character and scale within the context of surrounding residential areas.

   (C) Uses in the B1a business district may include businesses catering to the daily shopping needs of neighborhood residents, specialty stores that provide retail opportunities that have broader market appeal, retail service uses and professional service uses, offices and financial institutions without drive-up facilities. No individual use in this district should exceed twenty thousand (20,000) square feet in size.
   (Ord. 136-0-05)

6-9-5-2. - PERMITTED USES.
   The following uses, provided they are twenty thousand (20,000) square feet or less in size, are permitted in the B1a district:

   Artist studios and accessory dwelling units (provided the accessory dwelling unit shall not front upon any street).

   Caterer.

   Cultural facility.

   Dwellings (above ground floor).

   Educational institution—Private.

   Educational institution—Public.

   Financial institution.

   Food store establishment (hours between 6:00 a.m. and 12:00 midnight).

   Governmental institutions.

   Offices.
Religious institution.
Residential care home—Category I.
Restaurant—Type 1.
Retail goods establishment.
Retail services establishment.

(Ord. 136-0-05)

6-9-5-3. - SPECIAL USES.
The following uses may be allowed in the B1a business district, subject to the provisions set forth in Section 6-3-5 "Special Uses," of this Title:
Animal hospital.
Banquet hall.
Commercial indoor recreation.
Commercial outdoor recreation.
Convenience store.
Daycare center—Adult.
Daycare center—Child.
Daycare center—Domestic animal.
Drive-through facility (accessory or principal).
Dwelling—Multiple-family.
Food store establishment.
Funeral services, excluding on-site cremation.
Independent living facility.
Kennel.
Membership organization.
Micro-Distillery.
Planned development.
Public utility.
Resale establishment.
Restaurant—Type 2.
Trade contractor (provided there is no outside storage).
Uses permitted pursuant to Section 6-9-5-2 of this Chapter and this Section exceeding twenty thousand (20,000) square feet.
Vocational training facility.

(Ord. 136-0-05; amd. Ord. 122-0-09; Ord. No. 78-O-10, § 5, 11-8-10; Ord. No. 71-O-10, § 6, 10-25-10; Ord. No. 67-O-11, § 6, 9-12-2011; Ord. No. 129-O-12, § 6, 1-14-2013; Ord. No. 3-O-14, § 6, 2-10-2014)

6-9-5-4. - LOT SIZE.
The minimum lot sizes in the B1a business district are:

(A) Nonresidential: There is no minimum lot size requirement for nonresidential uses in the B1a business district.
(B) Residential: The minimum residential lot size in the B1a business district is nine hundred (900) square feet for each dwelling unit.

Any structure, legally established as of the effective date hereof, with a number of dwelling units that exceeds the maximum permitted under this Section, that is damaged or destroyed, by any means not within the control of the owner, to the extent of one hundred percent (100%) of the cost of replacement of such structure new, may be repaired or restored; provided however, that no repair or restoration shall be made that would create any new noncompliance not existing prior to such damage or destruction.

(Ord. 136-0-05)

6-9-5-5. - LOT WIDTH.
There is no minimum lot width requirement in the B1a business district.

(Ord. 136-0-05)

6-9-5-6. - FLOOR AREA RATIO.
The maximum floor area ratio permitted in the B1a business district is 2.0.

(Ord. 136-0-05)

6-9-5-7. - YARD REQUIREMENTS.
The minimum yard requirements for the B1a business district are as follows:

| (A) Front yard | Building on corner property or property comprising forty percent (40%) or more of the block width, excluding the public right-of-way, three (3) feet |
| (A) | Building on property comprising less than forty percent (40%) of block width, excluding public right-of-way, the lesser of three (3) feet or depth on same public right-of-way of any existing street-facing facades of principal buildings on abutting properties. |
| (B) | Side yard when abutting street designated major street in the comprehensive general plan. Building, three (3) feet. |
| (C) | Side yard when abutting street designated collector street or distributor street in the comprehensive general plan. Building, none, if front yard abuts a designated collector street, distributor street, or major street in the comprehensive general plan. |
| (D) | Side yard when abutting street not designated as a collector street, distributor street, or major street in the comprehensive general plan. Building, none; open, unenclosed parking and appurtenant areas at grade, including driveway aisles and ramps, prohibited. |
| (E) | Side yard when not abutting a street but abutting residential district. Building, ten (10) feet; parking, five (5) feet. |
| (F) | Side yard when not abutting street and not abutting residential district. Building, none; parking, five (5) feet. |
| (G) | Rear yard when abutting residential district. Building, twenty-five (25) feet; parking, fifteen (15) feet. |
| (H) | Rear yard when abutting nonresidential district. Building, fifteen (15) feet; parking, five (5) feet. |

(Ord. 136-0-05; amd. Ord. 43-0-09)

6-9-5-8. - BUILDING HEIGHT.

The maximum building height in the B1a business district is forty (40) feet or three (3) stories, whichever is less.

Any structure, legally established as of the effective date hereof, with a building height that exceeds the maximum permitted under this Section, that is damaged or destroyed, by any means not within the control of the owner, to the extent of one hundred percent (100%) of the cost of replacement of such structure new, may be repaired or restored; provided however, that no repair or restoration shall be made that would create any new noncompliance not existing prior to such damage or destruction.

(Ord. 136-0-05)

CHAPTER 10 - COMMERCIAL DISTRICTS

GENERAL REQUIREMENTS

FOOTNOTE(S):

--- (13) ---

See Title 4, Chapter 12 of this Code.

6-10-1. - GENERAL PROVISIONS.

6-10-1-1. - LAND USE INTERPRETATION.
All applications for a permitted or special use set forth in each zoning district shall be submitted to the Zoning Administrator for a use interpretation pursuant to the standards and procedures set forth in Section 6-3-9 of this Title.

6-10-1-2. - ACCESSORY USES AND STRUCTURES.
Accessory uses and structures that are incidental to the permitted and special uses in the commercial districts shall be permitted in the districts and yards specified in Section 6-4-6 of this Title.

6-10-1-3. - APPLICABILITY OF OVERLAY DISTRICTS.
Where redevelopment overlay districts have been designated within the commercial districts the regulations of the overlay district shall supersede or supplement, as applicable, the regulations of the underlying district. The regulations governing the redevelopment overlay district are specified in Section 6-15-13 of this Title.

6-10-1-4. - SITE PLAN REVIEW.
Applications for development approval for properties located within the commercial districts shall be subject to site plan review in accordance with the provisions of Chapter 3, “Implementation and Administration,” of this Ordinance, and the separate Site Plan and Appearance Review Ordinance, Ordinance No. 31-0-93, as amended.

6-10-1-5. - OFF-STREET PARKING AND LOADING.
Off-street parking and loading facilities shall be provided for all commercial districts in accordance with the regulations set forth in Chapter 16, “Off-Street Parking and Loading” of this Ordinance.

6-10-1-6. - LANDSCAPING AND SCREENING.
Landscaping and screening shall be provided in all commercial districts in accordance with the regulations set forth in Chapter 17, “Landscaping and Screening” of this Ordinance.

6-10-1-7. - SIGNS.
Signs in all commercial districts shall comply with the applicable sign regulations set forth in the Sign Ordinance of the City.

6-10-1-8. - HISTORIC PRESERVATION.
Any historic landmark structure located in a commercial district shall be subject to the provisions of the Historic Preservation Ordinance and the additional requirements set forth in Chapter 15, “Special Purpose and Overlay Districts” of this Ordinance. See Appendix C for a list of all historic landmark structures in Evanston, by address.

6-10-1-9. - PLANNED DEVELOPMENTS.
In addition to the general requirements for planned developments set forth in Section 6-3-6, “Planned Developments,” the Plan Commission shall not recommend approval of, nor shall the City Council adopt a planned development in the commercial districts unless they shall determine, based on written findings of fact, that the planned development adheres to the standards set forth herein.

(A) General Conditions:
1. Each planned development shall be compatible with surrounding development and not be of such a nature in height, bulk, or scale as to exercise any influence contrary to the purpose and intent of the Zoning Ordinance as set forth in Section 6-1-2, “Purpose and Intent.”
If the proposed planned development is for a property listed as an Evanston landmark, or for property located within an historic district listed on the National Register of Historic Places or for property located within a historic district so designated by the Evanston Preservation Commission, the planned development shall be compatible with the “Secretary of the Interior’s Standards for Rehabilitation” set forth in the National Historic Preservation Act of 1966, as amended.
2. Each planned development shall be compatible with and implement the Comprehensive General Plan as amended, any adopted land use or urban design plan specific to the area, this Zoning Ordinance, and any other pertinent City planning and development policies, particularly in terms of:
   (a) Land use.
   (b) Land use intensity.
   (c) Housing.
   (d) Preservation.
   (e) Environmental.
   (f) Traffic impact and parking.
   (g) Impact on schools, public services and facilities.
   (h) Essential character of the business district, the surrounding residential neighborhoods, and abutting residential lots.
   (i) Neighborhood planning.
   (j) Commercial district planning and economic development goals and policies, particularly those of specific adopted plans for individual business districts.
   (k) Conservation of the taxable value of land and buildings throughout the City, and retention of taxable land on tax rolls.
3. Each planned development shall be completed within two (2) years of the issuance of the special use permit for the planned development. If extensive or staged development is approved as part of the planned development, however, the two (2) year requirement may be extended to provide for a more reasonable time schedule. The expanded time schedule shall be adopted as part of the planned development and noted on the special use permit for a planned development.
4. No special use permit for a planned development shall be valid for a period longer than one (1) year unless a building permit is issued and construction is actually begun within that period and is diligently pursued to completion. The City Council may, however, for good cause shown, extend the one (1) year period for such time as it shall determine, without further hearing before the Plan Commission. The City Council may, at its sole discretion, place conditions on the extension in order to assure that the planned development is diligently pursued to its completion.
5. All landscaping treatment within the planned development shall be provided in accordance with the requirements set forth in Chapter 17, “Landscaping and Screening,” and shown on the required landscape plan submitted as part of the planned development application.

(B) Site Controls and Standards: The following site controls and standards are established to provide a regulatory framework that will promote excellence in site design. Their establishment is not intended to restrict or inhibit the Site Plan and Appearance Review Committee or the applicant from applying other site design principles and standards that may be applicable to the planned development being proposed and that may be found in the City's Manual of Design Guidelines or in common use by design professionals.
1. For all boundaries of the planned development immediately abutting a residential property, there shall be provided a transition landscaped strip of at least ten (10) feet consisting of vegetative screening, fencing or decorative walls in accordance with the Manual of Design Guidelines and Chapter 17, "Landscaping and Screening." The transition landscaped strip and its treatment shall be depicted on the required landscape plan submitted as part of the planned development application.

2. Walkways developed for a planned development shall form a logical, safe and convenient system for pedestrian access to all project facilities as well as any off-site destination likely to attract substantial pedestrian traffic. Pedestrian-ways shall not be used by other automotive traffic.

3. The location, construction, and operation of parking, loading areas, and service areas, shall be designed to avoid adverse effects on residential uses within or adjoining the development and where possible, provide additional parking beyond that required for the planned development to service the business district in which it is located.

4. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic.

5. The planned development shall provide, if possible, for underground installation of utilities (including electricity and telephone) both in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm water facilities including grading, gutter, piping, treatment of turf, and maintenance of facilities.

6. For every planned development there shall be provided a market feasibility statement that shall indicate the consumer market areas for all uses proposed in the development, the population potential of the area or areas to be served by the uses proposed, and other pertinent information concerning the need or demand for such uses of land.

7. For every planned development involving twenty (20) dwelling units or more there shall be provided a traffic circulation impact study that shall show the effect of all proposed uses upon adjacent and nearby roads and highways. The study shall also show the amount and direction of anticipated traffic flow and clearly describe what road and traffic control improvements might become necessary as result of the construction of the proposed development.

8. The Zoning Administrator may, at his discretion, require of the applicant additional studies or impact analyses when he determines that a reasonable need for such investigation is indicated.

(C) Development Allowances: As provided in Section 6-3-6, "Planned Developments," the Plan Commission may recommend approval of, and the City Council may grant, site development allowances for planned developments. Said allowances shall be limited as follows:

1. The maximum height increase over that otherwise permitted in the commercial districts shall be no more than:

<table>
<thead>
<tr>
<th></th>
<th>Allowance</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) C1</td>
<td>Fifteen (15) feet.</td>
</tr>
<tr>
<td>(b) C1a</td>
<td>Thirty (30) feet.</td>
</tr>
<tr>
<td>(c) C2</td>
<td>Fifteen (15) feet.</td>
</tr>
</tbody>
</table>

2. The maximum increase in the number of dwelling units over that otherwise permitted in the commercial districts shall be:

<table>
<thead>
<tr>
<th></th>
<th>Allowance</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) C1</td>
<td>Twenty percent (20%).</td>
</tr>
<tr>
<td>(b) C1a</td>
<td>Forty percent (40%).</td>
</tr>
<tr>
<td>(c) C2</td>
<td>Twenty-five percent (25%).</td>
</tr>
</tbody>
</table>

3. The location and placement of buildings may vary from that otherwise permitted in the commercial districts, however, at no time shall any building be closer than ten (10) feet to any lot line abutting a residential district.

4. The maximum increase in floor area ratio over that otherwise permitted in the commercial districts shall be as follows:

<table>
<thead>
<tr>
<th></th>
<th>Allowance</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) C1</td>
<td>One (1.0).</td>
</tr>
<tr>
<td>(b) C1a</td>
<td>One and one-half (1.5).</td>
</tr>
<tr>
<td>(c) C2</td>
<td>One (1.0).</td>
</tr>
</tbody>
</table>

(Ord. 43-0-93)

(D) Mandatory Planned Development Minimum Thresholds: Any development the land use of which is listed among the permitted uses or special uses for the zoning district in which the subject property is located meeting any one (1) of the following characteristics may only be authorized as a planned development in accordance with Section 6-3-6 of this Title. For purposes of this Subsection, "new construction" is defined as construction that results in the zoning lot being improved with substantially new structures, and/or construction conforming to the definition of a "substantial rehabilitation and substantial additions" in Section 6-18-3 of this Title.

1. The area of the zoning lot to be improved with new construction is in excess of thirty thousand (30,000) square feet.

2. The development provides for the construction of more than twenty-four (24) new residential units.

3. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any commercial, business, retail or office uses.

4. ...
The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any residential, commercial, business, retail, or office uses.

5. The development plan for which application for a building permit is made provides for the new construction of more than twenty thousand (20,000) square feet of gross floor area under one (1) roof for any commercial, business, retail or office use. For purposes of this Subsection, gross floor area excludes the area of any floors or portion of floors the volume of which is below the established grade but shall include all accessory areas, areas devoted to parking or loading, elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, notwithstanding floor areas excluded from the calculation of gross floor area by Section 6-18-3 of this Title.

(Ord. 59-0-04)

DISTRICT REQUIREMENTS

6-10-2. - C1 COMMERCIAL DISTRICT.

6-10-2-1. - PURPOSE STATEMENT.

The C1 commercial district is intended to provide appropriate locations for contemporary shopping developments. Uses such as commercial strips and shopping centers, characterized by large parking areas and multiple tenants shall be encouraged. The C1 district will allow front yard parking but only with appropriate boundary landscaping.

(Ord. 43-0-93)

6-10-2-2. - PERMITTED USES.

The following uses are permitted in the C1 district:

Business or Vocational School.
Caterer.
Commercial indoor recreation.
Commercial shopping center.
Cultural facility.
Educational institution—Private.
Educational institution—Public.
Financial institution.
Food store establishment.
Government institution.
Office.
Public utility.
Recording studio.
Religious institution.
Restaurant—Type 1.
Retail goods establishment.
Retail services establishment.

(Ord. 43-0-93; amd. Ord. 39-0-95; Ord. No. 3-O-14, § 7, 2-10-2014)

6-10-2-3. - SPECIAL USES.

The following uses may be allowed in the C1 district, subject to the provisions set forth in Section 6-3-5, “Special Uses,” of this Title:

Animal hospital.
Automobile repair service establishment.
Automobile service station.
Banquet hall.
Car wash.
Commercial outdoor recreation.
Convenience store.
Daycare center—Domestic animal.
Drive-through facility (accessory or principal).
Funeral services excluding on-site cremation.
Hotel.
Kennel.
Media broadcasting station.
Membership organization.
Micro-Distillery.
Open sales lot.
Planned development (subject to the requirements of Section 6-10-1-9 of this Chapter and Section 6-3-6 of this Title).

Resale establishment.

Restaurant—Type 2.

Trade contractor (provided there is no outside storage).

Wholesale goods establishment.

(Ord. 43-0-93; amd. Ord. 39-0-95; Ord. 58-0-02; Ord. 114-0-02; Ord. 122-0-09; Ord. No. 71-O-10, § 7, 10-25-10; Ord. No. 23-O-11, § 2, 3-14-11; Ord. No. 67-O-11, § 7, 9-12-2011; Ord. No. 129-O-12, § 7, 1-14-2013)

6-10-2-4. - LOT SIZE.
There is no minimum lot size requirement in the C1 district.

(Ord. 43-0-93)

6-10-2-5. - LOT WIDTH.
The minimum lot width requirements for the C1 district are as follows:

(A) Uses when not incorporated within a commercial shopping center: None.

(B) Commercial shopping centers: One hundred (100) feet.

(Ord. 43-0-93)

6-10-2-6. - LOT COVERAGE.
There is no maximum lot coverage in the C1 district.

(Ord. 43-0-93)

6-10-2-7. - FLOOR AREA RATIO.
The maximum floor area ratio in the C1 district is 1.0.

(Ord. 43-0-93)

6-10-2-8. - YARD REQUIREMENTS.
The yard requirements for the C1 district are as follows:

<table>
<thead>
<tr>
<th></th>
<th>Building, none; parking, landscaped setback required subject to site plan review as set forth in Chapter 3 of this Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A)</td>
<td></td>
</tr>
<tr>
<td>(B)</td>
<td>Building, five (5) feet; parking, five (5) feet</td>
</tr>
<tr>
<td>(C)</td>
<td>Building, fifteen (15) feet; parking, ten (10) feet</td>
</tr>
<tr>
<td>(D)</td>
<td>Building, fifteen (15) feet; parking, ten (10) feet</td>
</tr>
<tr>
<td>(E)</td>
<td>Building, five (5) feet; parking, five (5) feet</td>
</tr>
<tr>
<td>(F)</td>
<td>Building, none; parking, none</td>
</tr>
</tbody>
</table>

(Ord. 43-0-93)

6-10-2-9. - BUILDING HEIGHT.
The maximum building height in the C1 district is forty-five (45) feet.

(Ord. 43-0-93)

6-10-3. - C1a COMMERCIAL MIXED USE DISTRICT.
6-10-3-1. - PURPOSE STATEMENT.
The C1a commercial mixed use district is intended to provide locations for the development of mixed use buildings consisting of retail oriented and office uses on the ground level and office uses and/or residential dwellings located above as well as multifamily residential. A higher FAR and building height will be permitted in the C1a district in order to encourage this type of development.

(Ord. 42-0-00)

6-10-3-2. - PERMITTED USES.
The following uses are permitted in the C1a district:

Business or vocational school.
Caterer.
Commercial indoor recreation.
Commercial shopping center.
Cultural facility.
Dwellings (except that within the C1a district lying between Lee Street on the north and Kedzie Street on the south dwellings are only allowed when located above the ground floor).
Educational institution—Private.
Educational institution—Public.
Financial institution.
Food store establishment (with hours of operation between 6:00 a.m. and 12:00 midnight).
Government institution.
Hotel.
Office.
Public utility.
Religious institution.
Restaurant—Type 1.
Retail goods establishment.
Retail service establishment.

(Ord. 42-0-00; Ord. No. 3-O-14, § 8, 2-10-2014)
6-10-3-3. - SPECIAL USES.

The following uses may be allowed in the C1a district, subject to the provisions set forth in Section 6-3-5 of this Title:

Animal hospital.
Assisted living facility.
Banquet hall.
Commercial outdoor recreation.
Convenience store.
Daycare center—Adult (subject to the general requirements of Section 6-4-3 of this Title).
Daycare center—Child (subject to the general requirements of Section 6-4-2 of this Title).
Drive-through facility (accessory only).
Dwelling—Multiple-family.
Food store establishment.
Funeral services excluding on-site cremation.
Independent living facility.
Long-term care facility.
Media broadcasting station.
Membership organization.
Micro-Distillery.
Open sales lot.
Planned development (subject to the requirements of Section 6-10-1-9 of this Chapter and Section 6-3-6 of this Title).
Recording studio.
Resale establishment.
Residential care home—Category I (when located above the ground floor and subject to the general requirements of Section 6-4-4 of this Title).
Residential care home—Category II (subject to the general requirements of Section 6-4-4 of this Title).
Restaurant—Type 2.
Retirement hotel.
Sheltered care home.
Transitional shelter (subject to the requirements of Section 6-3-5-11 of this Title).
Wholesale goods establishment.

(Ord. 42-0-00; amd. Ord. 58-0-02; Ord. 114-0-02; Ord. 122-0-09; Ord. No. 78-O-10, § 6, 11-8-10; Ord. No. 71-O-10, § 8, 10-25-10; Ord. No. 129-O-12, § 8, 1-14-2013)
6-10-3-4. - LOT SIZE.

The minimum lot size requirements for the C1a district are as follows:

(A) Nonresidential uses: There is no minimum lot size requirement for nonresidential uses in the C1a district.
(B) Residential uses: The minimum residential lot size in the C1a district is three hundred fifty (350) square feet per dwelling unit.
6-10-3-5. - LOT WIDTH.

The lot width requirements for the C1a district are as follows:

(A) Uses when not incorporated within a commercial shopping center: None.
(B) Commercial shopping centers: One hundred fifty (150) feet.

6-10-3-6. - LOT COVERAGE.

There is no maximum lot coverage in the C1a district.

6-10-3-7. - FLOOR AREA RATIO.

The maximum floor area ratio in the C1a district is 4.0.

6-10-3-8. - YARD REQUIREMENTS.

The yard requirements for the C1a district are as follows:

<table>
<thead>
<tr>
<th>(A) Front yard</th>
<th>Building, none; parking, landscaped setback required subject to site plan review as set forth in Chapter 3 of this Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>(B) Side yard abutting a street</td>
<td>Building, zero (0) feet; parking, five (5) feet</td>
</tr>
<tr>
<td>(C) Side yard when abutting residential district</td>
<td>Building, fifteen (15) feet; parking, ten (10) feet</td>
</tr>
<tr>
<td>(D) Rear yard when abutting residential district or when separated from a residential district by a public alley</td>
<td>Building, ten (10) feet; parking, ten (10) feet</td>
</tr>
<tr>
<td>(E) Side yard when abutting nonresidential district</td>
<td>Building, zero (0) feet to a height of twenty-five (25) feet above grade, above twenty-five (25) feet, a five-foot setback is required; parking, five (5) feet</td>
</tr>
<tr>
<td>(F) Rear yard when abutting non-residential district except when separated from a residential district by a public alley</td>
<td>None</td>
</tr>
</tbody>
</table>

6-10-3-9. - BUILDING HEIGHT.

The maximum building height in the C1a district is sixty-seven (67) feet.

6-10-3-10. - SPECIAL REGULATIONS FOR PARKING.

Within the C1a district, enclosed parking and appurtenant areas must be twenty (20) feet set back from any front or street side lot line, except for driveways. Enclosed parking may not be visible from any abutting streets. No devices or openings for automobile or other vehicle ventilation may be visible from abutting streets.

6-10-4. - C2 COMMERCIAL DISTRICT.

6-10-4-1. - PURPOSE STATEMENT.

The C2 commercial district is intended to provide suitable locations for general business and commercial activities including automobile and recreational vehicle sales and services and other similar establishments that, due to their inherent nature, may create substantial negative impacts when located close to residential areas.

6-10-4-2. - PERMITTED USES.

The following uses are permitted in the C2 district:

Automobile and recreational vehicle sales.
Automobile repair service establishment.
Automobile service station.
Business or vocational school.
Caterer.
Commercial indoor recreation.
Commercial outdoor recreation.
Commercial shopping center.
Cultural facility.
Educational institution—Private.
Educational institution—Public.
Financial institution.
Food store establishment.
Funeral services excluding on-site cremation.
Government institution.
Office.
Public utility.
Recording studio.
Religious institution.
Restaurant—Type 1.
Retail goods establishment.
Retail services establishment.
Trade contractor (when having no outside storage).
Wholesale goods establishment.

(Ord. 43-0-93; amd. Ord. 39-0-95; Ord. 58-0-02; Ord. No. 3-O-14, § 9, 2-10-2014)

6-10-4-3. - SPECIAL USES.

The following uses may be allowed in the C2 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Animal hospital.
Automobile body repair establishment.
Banquet hall.
Car wash.
Commercial parking garage.
Commercial parking lot.
Convenience store.
Daycare center—Domestic animal.
Drive-through facility (accessory or principal).
Hotel.
Kennel.
Media broadcasting station.
Membership organization.
Micro-Distillery.
Open sales lot.
Payday loan or consumer loan establishment.
Planned development (subject to the requirements of Section 6-10-1-9, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).
Resale establishment.
Restaurant—Type 2.

(Ord. 43-0-93; amd. Ord. 39-0-95; Ord. 114-0-02; Ord. 122-0-09; Ord. No. 71-O-10, § 9, 10-25-10; Ord. No. 67-O-11, § 8, 9-12-2011; Ord. No. 35-O-12, § 3, 3-26-2012; Ord. No. 129-O-12, § 9, 1-14-2013)

6-10-4-4. - LOT SIZE.

There is no minimum lot size requirements for the C2 district.

(Ord. 43-0-93)

6-10-4-5. - LOT WIDTH.

There is no minimum lot width in the C2 district.

(Ord. 43-0-93)

6-10-4-6. - FLOOR AREA RADIO.

The maximum floor area ratio in the C2 district is 1.0.
6-10-4-7. - YARD REQUIREMENTS.

The minimum yard requirements for the C2 district are as follows:

| (A) | Front yard | Building and parking, five (5) feet |
| (B) | Side yard abutting a street | Building and parking, five (5) feet |
| (C) | Side yard when abutting residential district | Building, fifteen (15) feet; parking, ten (10) feet |
| (D) | Rear yard when abutting residential district | Building, fifteen (15) feet; parking, ten (10) feet |
| (E) | Side yard when abutting nonresidential district | Building, five (5) feet; parking, five (5) feet |
| (F) | Rear yard when abutting nonresidential district | Building, none; parking, none |

6-10-4-8. - BUILDING HEIGHT.

The maximum building height in the C2 district is forty-five (45) feet.

CHAPTER 11 - DOWNTOWN DISTRICTS

SECTION:

GENERAL REQUIREMENTS

FOOTNOTE(S):
--- (14) ---

See Title 4, Chapter 12 of this Code.

6-11-1. - GENERAL PROVISIONS.

6-11-1-1. - LAND USE INTERPRETATION.

All applications for a permitted or special use set forth in each zoning district, of this Ordinance, shall be submitted to the Zoning Administrator for a use interpretation pursuant to the standards and procedures set forth in Section 6-3-9, "Administrative Interpretations" of this Ordinance.

6-11-1-2. - ACCESSORY USES AND STRUCTURES.

Accessory uses and structures that are incidental to the permitted and special uses in the downtown districts shall be permitted in the districts and yards specified in Section 6-4-6, "Accessory Uses and Structures" of this Ordinance.

6-11-1-3. - APPLICABILITY OF OVERLAY DISTRICTS.

The oRD redevelopment overlay district may be applied to the D2, D3 and D4 districts only. Where the oRD districts have been designated within the D2, D3 and D4 districts the regulations of the overlay district shall supersede or supplement, as applicable, the regulations of the underlying D2, D3 or D4 district. The regulations governing the redevelopment overlay district are specified in Section 6-15-12, "Redevelopment Overlay District."

6-11-1-4. - ZIGGURAT SETBACK.

(A) In recognition of the importance of maintaining the existing pedestrian scale and orientation of certain specified street fronts within the downtown districts in keeping with the policies contained in the Plan for Downtown Evanston, a ziggurat setback is hereby established and required for the street fronts along the following streets.

Benson Avenue.
Church Street.
Davis Street.
Orrington Avenue.
Sherman Avenue.

(B) Structures abutting these designated street fronts shall be required to be built up to the lot line to a height not less than twenty-four (24) feet nor more than forty-two (42) feet. Thereafter, the structure shall be set back from the designated street front a minimum of forty (40) feet whereupon the structure may rise to the maximum building height permitted by the prevailing base or overlay district.

6-11-1-5. - SITE PLAN REVIEW.

Applications for development approval for properties within the downtown districts shall be subject to site plan review in accordance with the provisions of Chapter 3, "Implementation and Administration" of this Ordinance, and the separate Site and Appearance Plan Review Ordinance, Ordinance No. 31-0-93, as amended. In carrying out these responsibilities, the City shall be guided by the policies, principles, and standards contained in the Plan for Downtown Evanston, as adopted, and the City's Manual of Design Guidelines.
6-11-1.6. - OFF-STREET PARKING AND LOADING.

Off-street parking and loading facilities shall be provided for all downtown districts in accordance with the regulations set forth in Chapter 16, “Off-Street Parking and Loading” of this Ordinance. (Particular notice should be given to Sections 6-16-1-4, “Exemption of Required Parking Spaces,” and 6-16-3-5, “Parking Reduction Allowance for the D1, D2 and D3 Districts.”)

6-11-1.7. - LANDSCAPING AND SCREENING.

Landscaping and screening shall be provided for in all downtown districts in accordance with the regulations set forth in Chapter 17, “Landscaping and Screening” of this Ordinance.

6-11-1.8. - SIGNS.

Signs in all downtown districts shall comply with the applicable sign regulations set forth in the City of Evanston Sign Ordinance [14].

6-11-1.9. - HISTORIC PRESERVATION.

Any historic landmark structure located in a downtown district shall be subject to the provisions of the Historic Preservation Ordinance and the additional requirements set forth in Chapter 15, “Special Purpose and Overlay Districts” of this Ordinance. See Appendix C, of this Ordinance, for a list of all historic landmark structures in Evanston by address.

6-11-1.10. - PLANNED DEVELOPMENTS.

In the downtown, planned developments are an allowed special use in the D1, D2, D3 and D4 districts. In addition to the general requirements for planned developments set forth in Section 6-3-6, “Planned Developments,” the Plan Commission shall not recommend approval of, nor shall the City Council adopt a planned development in the downtown districts unless they shall determine, based on written findings of fact, that the planned development adheres to the following standards:

(A) General Conditions:

1. Each planned development shall be compatible with surrounding development and not be of such a nature in height, bulk, or scale as to exercise any influence contrary to the purpose and intent of the Zoning Ordinance as set forth in Section 6-1-2, “Purpose and Intent.”

   If the proposed planned development is for a property listed as an Evanston landmark, or for property located within an historic district listed on the National Register of Historic Places or for property located within an historic district so designated by the Evanston Preservation Commission, the planned development shall be compatible with the “Secretary of the Interior’s Standards for Rehabilitation” as set forth in the National Historic Preservation Act of 1966, as amended.

2. Each planned development shall enhance the identity and character of the downtown, by preserving where possible character-giving buildings, enhancing existing streetscape amenities, maintaining retail continuity in areas where it is prominent, strengthening pedestrian orientation and scale and contributing to the mixed use vitality of the area.

3. Each planned development shall be compatible with and implement the adopted Comprehensive General Plan, as amended, the Plan for Downtown Evanston, any adopted land use or urban design plan specific to the area, this Zoning Ordinance, and any other pertinent City planning and development policies, particularly in terms of:

   (a) Land use
   (b) Land use intensity
   (c) Housing
   (d) Preservation
   (e) Environmental
   (f) Urban design
   (g) Traffic impact and parking
   (h) Impact on schools, public services and facilities
   (i) Essential character of the downtown district, the surrounding residential neighborhoods, and abutting residential lots
   (j) Neighborhood planning
   (k) Conservation of the taxable value of land and buildings throughout the City, and retention of taxable land on tax rolls

4. Each planned development shall be completed within two (2) years of the issuance of the special use permit for the planned development. If extensive or staged development is approved as part of the planned development, however, the two (2) year requirement may be extended to provide for a more reasonable time schedule. The expanded time schedule shall be adopted as part of the planned development and so noted on the special use permit for a planned development.

   No special use permit for a planned development shall be valid for a period longer than one (1) year unless a building permit is issued and construction is actually begun within that period and is diligently pursued to completion. The City Council may, however, for good cause shown, extend the one (1) year period for such time as it shall determine, without further hearing before the Plan Commission. The City Council may, at its sole discretion, place conditions on the extension in order to assure that the planned development is diligently pursued to its completion.

5. All landscaping treatment within the planned development shall be provided in accordance with the requirements set forth in Chapter 17, “Landscaping and Screening,” and shown on the required landscape plan that shall be submitted as part of the planned development application.

(B) Site Controls and Standards: The following site controls and standards are established to provide a regulatory framework that will promote excellence in site design. Their establishment is not intended to restrict or inhibit the Site Plan and Appearance Review Committee or the applicant from applying other site design principles and standards that may be applicable to the planned development being proposed and that may be found in or interpolated from the Plan for Downtown Evanston, and the City’s Manual of Design Guidelines or in common use by design professionals.

1. Walkways developed for a planned development shall form a logical, safe and convenient system for pedestrian access to all project facilities and off-site destinations likely to attract substantial pedestrian traffic. Pedestrian ways shall not be used by other automotive traffic.

2. The location, construction and operation of parking, loading areas, and service areas, shall be designed to avoid adverse effects on residential uses within or adjoining the development and, where possible, provide additional parking beyond that required for the planned development to service the downtown district in which it is located.

3. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. If the planned development employs local streets within the development, said streets shall not be connected to streets outside the development in such a way as to encourage their use by through traffic.
The planned development shall provide, if possible, for underground installation of utilities (including electricity and telephone) both in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm water facilities including grading, gutter, piping, treatment of turf, and maintenance of facilities.

5. For every planned development there shall be provided a market feasibility statement that shall indicate the consumer market areas for all uses proposed in the development, the population potential of the area or areas to be served by the uses proposed and other pertinent information concerning the need or demand for such uses of land.

6. For every planned development there shall be provided a traffic circulation impact study which shall show the effect of all proposed uses upon adjacent and nearby roads and highways. The study shall also show the amount and direction of anticipated traffic flow and clearly describe what road and traffic control improvements might become necessary as a result of the construction of the proposed development.

7. The Zoning Administrator may, at his discretion, require of the applicant additional studies or impact analyses when he determines that a reasonable need for such investigation is indicated.

(C) Development Allowances: As provided in Section 6-3-6, “Planned Developments,” of this Title the Plan Commission may recommend approval of, and the City Council may grant, site development allowances for planned developments. Said allowances shall be limited as follows:

1. The maximum height increase over that otherwise permitted in the downtown districts shall be as follows:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(a)</td>
<td>Twenty-four (24) feet.</td>
</tr>
<tr>
<td>(b)</td>
<td>Forty-three (43) feet.</td>
</tr>
<tr>
<td>(c)</td>
<td>Eighty-five (85) feet. (For lots that exceed ninety-five (95) feet in width a tower or towers may be erected to a height of two hundred twenty (220) feet, provided that the tower or towers above a height of 42 feet, shall be set back not less than thirty (30) feet from any front lot line or side lot line abutting a street and twenty-five (25) feet from an interior side lot line. Further, no tower shall be located less than fifty (50) feet from any other tower located on the same lot.)</td>
</tr>
<tr>
<td>(d)</td>
<td>Forty (40) feet.</td>
</tr>
</tbody>
</table>

Except in the D3 district, the height of any story of a building approved as a planned development pursuant to Section 6-3-6 of this Title may be excluded from the calculation of building height when seventy-five percent (75%) or more of the gross floor area of such story consists of parking required for the building, excluding mechanical penthouse, however, in no case shall this exclusion be greater than four (4) stories or forty (40) feet, whichever is less.

2. The maximum increase in floor area ratio over that otherwise permitted in the D2, D3 or D4 district shall be as follows:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(a)</td>
<td>1.25.</td>
</tr>
<tr>
<td>(b)</td>
<td>3.5.</td>
</tr>
<tr>
<td>(c)</td>
<td>0.5 (0.6 when incorporating residential dwelling units).</td>
</tr>
</tbody>
</table>

(Ord. 43-0-93)

(D) Mandatory Planned Development Minimum Thresholds: Any development the land use of which is listed among the permitted uses or special uses for the zoning district in which the subject property is located meeting any one (1) of the following characteristics may only be authorized as a planned development in accordance with Section 6-3-6 of this Title. For purposes of this Subsection, “new construction” is defined as construction that results in the zoning lot being improved with substantially new structures, and/or construction conforming to the definition of a “substantial rehabilitation and substantial additions” in Section 6-18-3 of this Title.

1. The area of the zoning lot to be improved with new construction is in excess of thirty thousand (30,000) square feet.
2. The development provides for the construction of more than twenty-four (24) new residential units.
3. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any commercial, business, retail or office uses.
4. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any residential, commercial, business, retail, or office uses.
5. The development plan for which application for a building permit is made provides for the new construction of more than twenty thousand (20,000) square feet of gross floor area under one (1) roof for any commercial, business, retail or office use. For purposes of this Subsection, gross floor area excludes the area of any floors or portion of floors the volume of which is below the established grade but shall include all accessory areas, areas devoted to parking or loading, elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, notwithstanding floor areas excluded from the calculation of gross floor area by Section 6-18-3 of this Title.

(Ord. 59-0-04)

DISTRICT REQUIREMENTS
6-11-2. - D1 DOWNTOWN FRINGE DISTRICT.
6-11-2-1. - PURPOSE STATEMENT.

The downtown fringe district is intended to provide for business and office development at compact locations. The massing and scale of structures within the district should be reflective of established uses and should provide suitable transition between the adjacent residential districts and the more intense downtown districts. Mixed use development is encouraged within the district through the use of planned developments.

(Ord. 43-0-93)

6-11-2-2. - PERMITTED USES.

The following uses are permitted in the D1 district:

- Artist studio.
- Commercial indoor recreation.
- Cultural facility.
- Dwelling—Multiple-family.
- Financial institution.
- Food store establishment (provided the store shall not be opened for business later than 12:00 midnight CST).
- Government institution.
- Hotel.
- Membership organization.
- Office.
- Public utility.
- Religious institution.
- Residential care home—Category I (subject to the general requirements of Section 6-4-4 of this Title).
- Residential care home—Category II (subject to the general requirements of Section 6-4-4 of this Title).
- Restaurant—Type 1.
- Retail goods establishment.
- Retail services establishment.

(Ord. 43-0-93)

6-11-2-3. - SPECIAL USES.

The following uses may be allowed in the D1 district, subject to the provisions set forth in Section 6-3-5 of this Title:

- Assisted living facility.
- Banquet hall.
- Boarding house.
- Business or vocational school.
- Convenience store.
- Daycare center—Adult (subject to the general requirements of Section 6-4-3 of this Title).
- Daycare center—Child (subject to the general requirements of Section 6-4-2 of this Title).
- Drive-through facility (accessory or principal).
- Educational institution—Private.
- Educational institution—Public.
- Funeral services excluding on site cremation.
- Independent living facility.
- Long term care facility.
- Open sales lot.
- Planned development (subject to the requirements of Section 6-11-1-10 of this Chapter and Section 6-3-6 of this Title).
- Resale establishment.
- Retirement home.
- Retirement hotel.
- Sheltered care home.
- Transitional shelter (subject to the special requirements of Section 6-3-5-11 of this Title).
- Wholesale goods establishment.

(Ord. 43-0-93; amd. Ord. 39-0-95; Ord. 33-0-99; Ord. 58-0-02; Ord. 114-0-02; Ord. 122-0-09; Ord. No. 129-O-12, § 10, 1-14-2013; Ord. No. 3-O-14, § 10, 2-10-2014)
6-11-2-4. - LOT SIZE.

The minimum lot size requirements for the D1 district are as follows:

(A) Nonresidential: There is no minimum lot size requirement for nonresidential lots in the D1 district.

(B) Residential: The minimum lot size for a building or structure in the D1 district that includes residential uses shall at no time be less than five thousand (5,000) square feet. The minimum lot size per dwelling unit in the D1 district shall be at no time less than four hundred (400) square feet.

(Ord. 43-0-93)

6-11-2-5. - LOT WIDTH.

There is no minimum lot width in the D1 district.

(Ord. 43-0-93)

6-11-2-6. - YARDS.

The yard requirements for the D1 district are as follows:

<table>
<thead>
<tr>
<th>(A)</th>
<th>Front</th>
<th>Fifteen (15) feet; surface parking prohibited</th>
</tr>
</thead>
<tbody>
<tr>
<td>(B)</td>
<td>Side yard abutting a street</td>
<td>Fifteen (15) feet; surface parking prohibited</td>
</tr>
<tr>
<td>(C)</td>
<td>Side yard when abutting a nonresidential district</td>
<td>None; surface parking, five (5) feet</td>
</tr>
<tr>
<td>(D)</td>
<td>Side yard when abutting a residential district</td>
<td>Buildings and parking garages, fifteen (15) feet; surface parking, ten (10) feet</td>
</tr>
<tr>
<td>(E)</td>
<td>Rear</td>
<td>Buildings and parking garages, ten (10) feet; surface parking, five (5) feet</td>
</tr>
</tbody>
</table>

Notwithstanding the foregoing, buildings existing in the D1 district as of the effective date hereof, shall, for the purpose of the district and the requirements of this Ordinance, be deemed complying with the D1 district yard requirements.

(Ord. 43-0-93)

6-11-2-7. - BUILDING HEIGHT.

The maximum building height in the D1 district is forty-two (42) feet. Notwithstanding the foregoing, buildings existing in the D1 district as of the effective date hereof, shall, for the purpose of the district and the requirements, be deemed complying with the D1 district building height requirements.

(Ord. 43-0-93)

6-11-3. - D2 DOWNTOWN RETAIL CORE DISTRICT.

6-11-3-1. - PURPOSE STATEMENT.

The D2 downtown retail core district is intended to define and support the traditional downtown retail shopping function of Evanston. The district is characterized by street level retail storefronts and structures that accent a pedestrian scale. Mixed use developments shall be encouraged within the district as shall the reuse of structures that assist in perpetuating the established pedestrian retail character in terms of scale, architecture and street front continuity as identified in the adopted “plan for downtown Evanston.” Planned developments are encouraged as a special use in the D2 district. Where D2 zoned lots or areas are overlaid with the oRD redevelopment overlay district designation, a planned development is required in order to ensure that proposed development in these areas is consistent with the objectives and policies of the adopted “plan for downtown Evanston.”

(Ord. 43-0-93)

6-11-3-2. - RETAIL USE OF GRADE LEVEL.

In recognition of the traditional retail character of the district and in order to preserve and enhance retail trade activity, all buildings and structures within the district shall devote a minimum of seventy-five percent (75%) of the sidewalk grade level exterior to retail trade activity. For the purposes of this requirement, type 1 restaurants shall be considered retail trade activity.

(Ord. 43-0-93)

6-11-3-3. - PERMITTED USES.

The following uses are permitted in the D2 district:

Artist studios (when located above the ground floor).
Commercial indoor recreation (when located above the ground floor).
Cultural facility.
Dwellings (when located above the ground floor).
Financial institution (excluding drive-through facilities).
Food store establishment.
Funeral services excluding on site cremation.
Government institution.
Hotel.
Membership organization.
Office.
Residential care home—Category I (when located above the ground floor and subject to the general requirements of Section 6-4-4 of this Title).
Restaurant—Type 1.
Retail goods establishment.
Retail services establishment.

6-11-3-4. - SPECIAL USES.
The following uses may be allowed in the D2 district, subject to the provisions set forth in Section 6-3-5 of this Title:

Assisted living facility (when located above the ground floor).
Banquet hall.
Business or vocational school.
Commercial indoor recreation (at the ground level).
Convenience store.
Daycare center—Child (subject to the general requirements of Section 6-4-2 of this Title).
Educational institution—Private.
Educational institution—Public.
Independent living facility (when located above the ground floor).
Open sales lot.
Performance entertainment venue.
Planned development (subject to the requirements of Section 6-11-1-10 of this Chapter and Section 6-3-6 of this Title).
Religious institution.
Resale establishment.
Residential care home—Category II (when located above the ground floor and subject to the general requirements of Section 6-4-4 of this Title).
Restaurant—Type 2 (excluding drive-through facilities).

6-11-3-5. - LOT SIZE.
The minimum lot size requirements for the D2 district are as follows:

(A) Nonresidential: There is no minimum lot size requirement for non-residential lots in the D2 district.
(B) Residential: The minimum lot size for a building or structure in the D2 district that includes residential uses shall at no time be less than five thousand (5,000) square feet. The minimum lot size per dwelling unit in the D2 district shall at no time be less than four hundred (400) square feet.

6-11-3-6. - LOT WIDTH.
There is no minimum lot width in the D2 district.

6-11-3-7. - FLOOR AREA RATIO.
The maximum floor area ratio in the D2 district is 2.75.

6-11-3-8. - YARDS.
The yard requirements for the D2 district are as follows:

<table>
<thead>
<tr>
<th>(A)</th>
<th>Front yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building to front property line is permitted if setbacks on the same public right of way of any existing street-facing facades of principal buildings on abutting properties, together with setbacks on same block and side of the public right of way of any existing street-facing facades of other principal buildings, form a substantially continuous setback along the public right of way, and if the proposed setback allows a minimum five (5) feet clear width for pedestrian passage between the building's outermost projection and any objects lawfully occupying the public right of way, including, but not limited to, trees, parking meters, utility poles, bicycle racks, planter boxes and planting areas, newspaper vending boxes, fire hydrants, traffic signs, and bus shelters</td>
<td></td>
</tr>
</tbody>
</table>
Open, unenclosed parking and appurtenant areas at grade, including driveway aisles and ramps, prohibited between building and public right of way.

| **(B)** Side yard when abutting street | Building to side property line is permitted if setbacks on the same public right of way of any existing street-facing facades of principal buildings on abutting properties, together with setbacks on same block and side of the public right of way of any existing street-facing facades of other principal buildings, form a substantially continuous setback along the public right of way; and if the proposed setback allows a minimum five (5) feet clear width for pedestrian passage between the building's outermost projection and any objects lawfully occupying the public right of way, including, but not limited to, trees, parking meters, utility poles, bicycle racks, planter boxes and planting areas, newspaper vending boxes, fire hydrants, traffic signs, and bus shelters. |
| **(C)** Side yard when abutting nonresidential district | None; surface parking, five (5) feet |
| **(D)** Side yard when abutting side property line in residential district | Buildings and parking garages, five (5) feet; surface parking, ten (10) feet |
| **(E)** Rear yard | Buildings and parking garages: none; surface parking: five (5) feet, except when abutting or adjacent to a residential district side or rear yard: buildings and parking garages, fifteen (15) feet, surface parking, ten (10) feet |

**6-11-3-9. - BUILDING HEIGHT.**

The maximum building height in the D2 district is forty-two (42) feet. Building height (floors or stories) when seventy-five percent (75%) or more of the gross floor area is devoted to accessory parking decks, up to a maximum of four (4) stories or forty (40) feet, whichever is less, shall be excluded from the calculation of building height. Notwithstanding the foregoing, buildings existing in the D2 district as of the effective date hereof, shall, for the purpose of the district and the requirements of this Ordinance, be deemed complying with the D2 district building height requirements.

**6-11-4. - D3 DOWNTOWN CORE DEVELOPMENT DISTRICT.**

**6-11-4-1. - PURPOSE STATEMENT.**

The D3 downtown core development district is intended to provide for the highest density of business infill development and large scale redevelopment within downtown Evanston. The district is also intended to encourage and sustain mix of office, retail, and residential uses. Planned developments are encouraged as a special use in the D3 district. Where D3 zoned lots or areas are overlaid with the oRD redevelopment overlay district designation, a planned development is required in order to ensure that proposed development in these areas is consistent with the objectives and policies of the adopted "plan for downtown Evanston."

**6-11-4-2. - PERMITTED USES.**

The following uses are permitted in the D3 district:
- Artist studio (when located above the ground floor).
- Commercial indoor recreation.
- Commercial parking garage.
- Cultural facility.
- Dwellings (when located above the ground floor).
- Financial institution.
- Food store establishment.
- Funeral services excluding on site cremation.
- Government institution.
- Hotel.
6-11-4-3. - SPECIAL USES.

The following uses may be allowed in the D3 district, subject to the provisions set forth in Section 6-3-5 of this Title:

- Apartment hotel.
- Assisted living facility (when located above the ground floor).
- Banquet hall.
- Business or vocational school.
- Convenience store.
- Daycare center—Adult (subject to the general requirements of Section 6-4-3 of this Title).
- Daycare center—Child (subject to the general requirements of Section 6-4-2 of this Title).
- Drive-through facility (accessory or principal).
- Educational institution—Private.
- Educational institution—Public.
- Independent living facility (when located above the ground floor).
- Open sales lot.
- Performance entertainment venue.
- Planned development (subject to the requirements of Section 6-11-1-10 of this Chapter and Section 6-3-6 of this Title).
- Religious institution.
- Resale establishment.
- Residential care home—Category II (when located above the ground floor and subject to the general requirements of Section 6-4-4 of this Title).
- Restaurant—Type 2.

6-11-4-4. - LOT SIZE.

The minimum lot size requirements for the D3 district are as follows:

(A) Nonresidential: There is no minimum lot size requirement for non-residential lots in the D3 district.

(B) Residential: The minimum lot size for a building or structure in the D3 district that includes residential uses shall at no time be less than five thousand (5,000) square feet. The minimum lot size per dwelling unit in the D3 district shall at no time be less than three hundred (300) square feet.

(Ord. 43-0-93)

6-11-4-5. - LOT WIDTH.

There is no minimum lot width in the D3 district.

(Ord. 43-0-93)

6-11-4-6. - FLOOR AREA RATIO.

The maximum floor area ratio in the D3 district is 4.5.

(Ord. 43-0-93)

6-11-4-7. - YARDS.

The yard requirements for the D3 district are as follows:

(A) Front yard Building to front property line is permitted if setbacks on the same public right of way of any existing street-facing facades of principal buildings on abutting properties, together with setbacks on same block and side of the public right of way of any existing street-facing facades of other principal buildings, form a substantially continuous setback along the public right of way, and if the proposed setback allows a minimum five (5) feet clear width for pedestrian passage between the building's outermost projection and any objects lawfully occupying the public right of way, including, but not limited
to, trees, parking meters, utility poles, bicycle racks, planter boxes and planting areas, newspaper vending boxes, fire hydrants, traffic signs, and bus shelters

Open, unenclosed parking and appurtenant areas at grade, including driveway aisles and ramps, prohibited between building and public right of way

(B) Side yard when abutting street
Building to side property line is permitted if setbacks on the same public right of way of any existing street-facing facades of principal buildings on abutting properties, together with setbacks on same block and side of the public right of way of any existing street-facing facades of other principal buildings, form a substantially continuous setback along the public right of way; and if the proposed setback allows a minimum five (5) feet clear width for pedestrian passage between the building's outermost projection and any objects lawfully occupying the public right of way, including, but not limited to, trees, parking meters, utility poles, bicycle racks, planter boxes and planting areas, newspaper vending boxes, fire hydrants, traffic signs, and bus shelters

Open, unenclosed parking and appurtenant areas at grade, including driveway aisles and ramps, prohibited between building and public right of way

(C) Side yard when not abutting street
Buildings and parking garages: none; surface parking: five (5) feet, except when abutting to a side property line in a residential district: building, fifteen (15) feet; surface parking, ten (10) feet

(D) Rear yard
Buildings and parking garages and surface parking: none except when abutting a residential district side yard or rear yard; buildings and parking garages, fifteen (15) feet; surface parking, ten (10) feet

(Ord. 13-0-05)

6-11-4-8. - BUILDING HEIGHT.

The maximum building height in the D3 district is eighty-five (85) feet. Building height (floors or stories) when seventy-five percent (75%) or more of the gross floor area is devoted to accessory parking decks, up to a maximum of four (4) stories or forty (40) feet, whichever is less, shall be excluded from the calculation of building height.

(Ord. 43-0-93)

6-11-5. - D4 DOWNTOWN TRANSITION DISTRICT.

6-11-5-1. - PURPOSE STATEMENT.

The D4 downtown transition district is intended to provide for business infill development and redevelopment within downtown Evanston. The massing and scale of structures within the D4 district should be reflective of established uses and should provide suitable transition between downtown districts and those districts adjacent to the downtown. The district is also intended to encourage and sustain a mix of office, retail, and residential uses. Planned developments are encouraged as a special use in the D4 district. Where a lot zoned D4 is overlaid with an ORD redevelopment overlay district designation, a planned development is required in order to ensure that proposed development in these areas is consistent with the objectives and policies of the adopted plan for downtown Evanston.

(Ord. 43-0-93)

6-11-5-2. - PERMITTED USES.

The following uses are permitted in the D4 district:

Artist studio (when located above the ground floor).
Commercial indoor recreation.
Cultural facility.
Dwelling (when located above the ground floor).
Financial institution.
Food store establishment.
Government institution.
Hotel.
Membership organization.

Office.

Public utility.

Residential care home—Category I (when located above the ground floor and subject to the general requirements of Section 6-4-4 of this Title).

Restaurant—Type 1.

Retail goods establishment.

Retail services establishment.

Restaurant—Type 2.

Ord. 43-0-93)

6-11-5-3. - SPECIAL USES.

The following uses may be allowed in the D4 district, subject to the provisions set forth in Section 6-3-5 of this Title:

Assisted living facility (when located above the ground floor).

Banquet hall.

Business or vocational school.

Commercial parking garage.

Convenience store.

Daycare center—Adult (subject to the general requirements of Section 6-4-3 of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2 of this Title).

Drive-through facility (accessory or principal).

Educational institution—Private.

Educational institution—Public.

Funeral services excluding on site cremation.

Independent living facility (when located above the ground floor).

Open sales lot.

Performance entertainment venue.

Planned development (subject to the requirements of Section 6-11-1-10 of this Chapter and Section 6-3-6 of this Title).

Religious institution.

Resale establishment.

Residential care home—Category II (when located above the ground floor and subject to the general requirements of Section 6-4-4 of this Title).

Restaurant—Type 2.

(Ord. 43-0-93; amd. Ord. 39-0-95; Ord. 33-0-99; Ord. 2-0-00; Ord. 58-0-02; Ord. 114-0-02; Ord. No. 129-O-12, § 13, 1-14-2013; Ord. No. 3-O-14, § 13, 2-10-2014)

6-11-5-4. - LOT SIZE.

The minimum lot size requirements for the D4 district are as follows:

(A) Nonresidential: There is no minimum lot size requirement for nonresidential lots in the D4 district.

(B) Residential: The minimum lot size for a building or structure in the D4 district that includes residential uses shall at no time be less than five thousand (5,000) square feet. The minimum lot size per dwelling unit in the D4 district shall be at no time less than four hundred (400) square feet.

(Ord. 43-0-93)

6-11-5-5. - LOT WIDTH.

There is no minimum lot width in the D4 district.

(Ord. 43-0-93)

6-11-5-6. - FLOOR AREA RATIO.

The maximum floor area ratio in the D4 district for structures not containing residential dwelling units is 4.5. The maximum floor area ratio in the D4 district for structures containing residential dwelling units is 5.4.

(Ord. 43-0-93)

6-11-5-7. - YARDS.

The yard requirements for the D4 district are as follows:

| A | Front yard | Building to front property line is permitted if setbacks on the same public right of way of any existing street-facing facades of principal buildings on abutting properties, together with setbacks on same block and side of the public right of way of any existing street-facing facades of other principal buildings, form a substantially continuous setback along the public right of way; and if the proposed setback allows a minimum five (5) feet clear width for pedestrian passage between the building's outermost projection and any objects |
lawfully occupying the public right of way, including, but not limited to, trees, parking meters, utility poles, bicycle racks, planter boxes and planting areas, newspaper vending boxes, fire hydrants, traffic signs, and bus shelters

Open, unenclosed parking and appurtenant areas at grade, including driveway aisles and ramps, prohibited between building and public right of way

**Buildings and parking garages: none; surface parking, five (5) feet**

Buildings and parking garages: none; surface parking, five (5) feet, except when abutting a residential district side yard or rear yard: buildings and parking garages, fifteen (15) feet; surface parking, ten (10) feet

--- (15) ---

See Title 4, Chapter 12 of this Code.

6-12-1. - GENERAL PROVISIONS.

6-12-1-1. - LAND USE INTERPRETATION.

All applications for a permitted or special use set forth in each zoning district shall be submitted to the Zoning Administrator for a use interpretation pursuant to the standards and procedures set forth in Section 6-3-9, "Administrative Interpretations" of this Ordinance.

6-12-1-2. - ACCESSORY USES AND STRUCTURES.

Accessory uses and structures that are incidental to the permitted and special uses in the downtown districts shall be permitted in the districts and yards specified in Section 6-4-6, "Accessory Uses and Structures" of this Ordinance.

6-12-1-3. - SITE PLAN REVIEW.

Applications for development approval for properties located within the Research Park District shall be subject to site plan review in accordance with the provisions of Chapter 3, "Implementation and Administration" of this Ordinance, and the separate Site Plan and Appearance Review Ordinance, Ordinance No. 31-0-93, as amended.

6-12-1-4. - OFF-STREET PARKING AND LOADING.
Off-street parking and loading facilities shall be provided for the Research Park District in accordance with the guidelines set forth in the research park master plan and the regulations contained in Chapter 16, “Off-Street Parking and Loading” of this Ordinance.

6-12-1-5. - LANDSCAPING AND SCREENING.

Landscaping and screening shall be provided for in the Research Park district in accordance with the guidelines set forth in the research park master plan, and the regulations contained in Chapter 17, “Landscaping and Screening” of this Ordinance.

6-12-1-6. - SIGNAGE AND GRAPHICS.

Signs in the research park district shall meet the sign guidelines set forth in the research park master plan and the regulations set forth in the Sign Ordinance of the City as applicable.

6-12-1-7. - PLANNED DEVELOPMENTS.

In addition to the general requirements for planned developments set forth in Section 6-3-6, “Planned Developments,” the Plan Commission shall not recommend approval of, nor shall the City Council adopt a planned development in the research park district unless they shall determine, based on written findings of fact, that the planned development adheres to the following standards:

(A) General Conditions:

1. Each planned development shall be compatible with surrounding development and not be of such a nature in height, bulk, or scale as to exercise any influence contrary to the purpose and intent of the Zoning Ordinance as set forth in Section 6-1-2, “Purpose and Intent.”

   If the proposed planned development is for property listed as an Evanston landmark, or for property located within an historic district listed on the National Register of Historic Places or for property located within an historic district so designated by the Evanston Preservation Commission, the planned development shall be compatible with the “Secretary of the Interior's Standards for Rehabilitation” as set forth in the National Historic Preservation Act of 1966, as amended.

2. Each planned development shall be compatible with and implement the research park master plan as amended and the Comprehensive General Plan as amended.

3. Each planned development shall be completed within two (2) years of the issuance of the special use permit for the planned development. If extensive or staged development is approved as part of the planned development, however, the two (2) year requirement may be extended to provide for a more reasonable time schedule. The expanded time schedule shall be adopted as part of the planned development and so noted on the special use permit for a planned development.

4. No special use permit for a planned development shall be valid for a period longer than one (1) year unless a building permit is issued and construction is actually begun within that period and is diligently pursued to completion. The City Council may, however, for good cause shown, extend the one (1) year period for such time as it shall determine, without further hearing before the Plan Commission. The City Council may, at its sole discretion, place conditions on the extension in order to assure that the planned development is diligently pursued to its completion.

5. All landscaping treatment within the planned development shall be provided in accordance with requirements set forth in the research park master plan and Chapter 17, “Landscaping and Screening.” All landscaping treatment shall be shown on the required landscape plan submitted as part of the planned development application.

(B) Site Controls and Standards: The following site controls and standards are established to provide a regulatory framework that will promote excellence in site design. Their establishment is not intended to restrict or inhibit the Site Plan and Appearance Review Committee or the applicant from applying other site design principles and standards that may be applicable to the planned development being proposed and that may be found in the research park master plan, the City's Manual of Design Guidelines, or in common use by design professionals.

1. The minimum area for a planned development established in the research park districts shall be nineteen thousand five hundred (19,500) square feet.

2. For each planned development there shall be submitted a tree preservation statement evaluating each building site as to whether desirable tree stands or other natural features exist and can be preserved. The preservation statement shall be made part of the required landscape plan submitted as part of the planned development application.

3. Walkways developed for a planned development shall form a logical, safe, and convenient system for pedestrian access to all dwelling units, all project facilities, as well as any off-site destination likely to attract substantial pedestrian traffic. Walkways, when used by substantial numbers of children as play areas, routes to school or other principal destinations, shall be so located and safeguarded as to minimize contacts with normal automobile traffic. Street crossings shall be located, designed, and marked to promote the utmost safety. If substantial bicycle traffic is anticipated, bicycle paths shall be incorporated into the walkway system. Pedestrian walkways shall not be used by other automotive traffic.

4. The location, construction and operation of parking, loading areas and service areas, shall be designed to avoid adverse effects on residential uses within or adjoining the development.

5. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic.

6. The planned development shall provide, if possible, for underground installation of utilities (including electricity and telephone) both in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm water facilities including grading, gutter, piping, and treatment of turf and maintenance of facilities.

7. The Zoning Administrator may, at his discretion, require of the applicant additional studies or impact analyses when he determines that a reasonable need for such investigation is indicated.

(C) Development Allowances: As provided in Section 6-3-6, “Planned Developments,” of this Title the Plan Commission may recommend approval of, and the City Council may grant, site development allowances for planned developments established in the research park districts. These allowances shall be limited as follows:

1. The maximum height increase over that otherwise permitted in the research park districts shall be the minimum height necessary to achieve the desired building density as referenced in the research park master plan.

2. The maximum increase in floor area ratio over that otherwise permitted in the research park district shall be 2.0 for buildings and 0.8 for parking structures.

(Ord. 43-0-93)

(D) Mandatory Planned Development Minimum Thresholds: Any development the land use of which is listed among the permitted uses or special uses for the zoning district in which the subject property is located meeting any one (1) of the following characteristics may only be authorized as a planned development in accordance with Section 6-3-4 of this Title. For purposes of this Subsection, “new construction” is defined as construction that results in the zoning lot being improved with substantially new structures, and/or construction conforming to the definition of a “substantial rehabilitation and substantial additions” in Section 6-18-2 of this Title.
1. The area of the zoning lot to be improved with new construction is in excess of thirty thousand (30,000) square feet.
2. The development provides for the construction of more than twenty-four (24) new residential units.
3. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any residential, commercial, business, retail or office uses.
4. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any residential, commercial, business, retail, or office uses.
5. The development plan for which application for a building permit is made provides for the new construction of more than twenty thousand (20,000) square feet of gross floor area under one (1) roof for any commercial, business, retail or office use. For purposes of this Subsection, gross floor area excludes the area of any floors or portion of floors the volume of which is below the established grade but shall include all accessory areas, areas devoted to parking or loading, elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, notwithstanding floor areas excluded from the calculation of gross floor area by Section 6-18-3 of this Title.

(Ord. 59-0-04)

DISTRICT REQUIREMENTS

6-12-2. - RP RESEARCH PARK DISTRICT.

6-12-2-1. - PURPOSE STATEMENT.

The RP research park district is intended to provide a regulatory framework that will assist the development of applied research oriented and advanced technology activities in a high quality mixed use business park setting. The district also provides for a limited amount of light assembly, processing, and distribution uses along with their related support activities.

(Ord. 43-0-93)

6-12-2-2. - PERMITTED USES.

The following uses are permitted in the RP district:

Commercial indoor recreation.
Commercial parking garage.
Conference facility (college/university).
Conference facility (noncollege/university).
Cultural facility.
Daycare center—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).
Daycare center—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).
Dwellings—Multiple-family.
Financial institution.
Government institution.
Hotel.
Industrial service establishments.
Light manufacturing.
Office.
Pharmaceutical manufacturing.
Public transportation center.
Public utility.
Research and development industries.
Restaurant—Type 1.
Retail goods establishment.
Retail services establishment.
Single-family attached dwelling unit.
Warehouse establishment.
Wholesale goods establishment.

(Ord. 43-0-93; amd. Ord. 100-0-95)

6-12-2-3. - SPECIAL USES.

The following special uses may be permitted in the RP district, subject to the provisions set forth in Section 6-3-5 of this Title:

Banquet hall.
Business or vocational school.
Open sales lot.
Outdoor storage.
Performance entertainment venue.
Planned developments (subject to the requirements of Section 6-3-6 of this Title and Section 6-12-1-7 of this Chapter).

Resale establishment.

Restaurants—Type 2.

(Ord. 43-0-93; amd. Ord. 2-0-00; Ord. 114-0-02; Ord. No. 129-O-12, § 14, 1-14-2013; Ord. No. 3-O-14, § 14, 2-10-2014)

6-12-2-4. - LOT SIZE.

The minimum lot size requirements for the RP district is nineteen thousand five hundred (19,500) square feet.

(Ord. 43-0-93)

6-12-2-5. - LOT WIDTH.

There is no minimum lot width requirement for the RP district.

(Ord. 43-0-93)

6-12-2-6. - FLOOR AREA RATIO.

The maximum floor area ratio requirement for the RP district is 5.18 for buildings and structures, and 8.21 for parking structures.

(Ord. 43-0-93)

6-12-2-7. - YARD REQUIREMENTS.

The yard requirements for the RP district are as follows:

<table>
<thead>
<tr>
<th></th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Emerson Street</td>
<td>Three (3) feet</td>
<td>Fifteen (15) feet</td>
</tr>
<tr>
<td>(B) Church Street</td>
<td>Three (3) feet</td>
<td>Fifteen (15) feet</td>
</tr>
<tr>
<td>(C) Maple Avenue (parcels 4, 6, 8, 11, 12, 13, 16 of the master plan)</td>
<td>Three (3) feet</td>
<td>Fifteen (15) feet</td>
</tr>
<tr>
<td>(D) Maple Avenue (parcels 9, 10, 14, 15 of the master plan)</td>
<td>Thirteen (13) feet</td>
<td>Fifteen (15) feet</td>
</tr>
<tr>
<td>(E) Other streets</td>
<td>No setback required</td>
<td></td>
</tr>
</tbody>
</table>

Where outdoor storage is permitted, such storage shall only be located in the allowable buildable area of a site.

(Ord. 43-0-93)

6-12-2-8. - BUILDING HEIGHT.

The maximum building height requirements for the RP district are as follows:

<table>
<thead>
<tr>
<th>Location</th>
<th>Height In Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Maple Avenue (additional stories to achieve the desired building density as referenced in the research park master plan are allowed at a minimum of 50 feet behind the setback lines)</td>
<td>Sixty (60) feet</td>
</tr>
<tr>
<td>(B) Central Plaza</td>
<td>One hundred fifty (150) feet</td>
</tr>
<tr>
<td>(C) Emerson Street</td>
<td>Eighty-five (85) feet</td>
</tr>
<tr>
<td>(D) Church Street (additional stories to achieve the desired building density as referenced in the research park master plan are allowed at a minimum of 50 feet behind the setback lines)</td>
<td>Eighty-five (85) feet</td>
</tr>
</tbody>
</table>

(Ord. 43-0-93)
6-13-1. - GENERAL PROVISIONS.

6-13-1-1. - LAND USE INTERPRETATION.

All applications for a permitted or special use set forth in each zoning district shall be submitted to the Zoning Administrator for a use interpretation pursuant to the standards and procedures set forth in Section 6-3-9, "Administrative Interpretations," of this Title.

(Ord. 43-0-93)

6-13-1-2. - ACCESSORY USES AND STRUCTURES.

Accessory uses and structures which are incidental to the permitted uses in the transitional manufacturing districts are allowed in the districts and yards specified in Section 6-4-6, "Accessory Uses And Structures," of this Title.

(Ord. 43-0-93)

6-13-1-3. - SITE PLAN REVIEW.

Applications for development approval for properties within the transitional manufacturing districts shall be subject to site plan review in accordance with the provisions of Chapter 3, "Implementation And Administration," of this Title, and Title 4, Chapter 17, "Site Plan And Appearance Review," of this code, as amended.

(Ord. 43-0-93)

6-13-1-4. - COMPLIANCE WITH APPLICABLE REGULATIONS.

Any use established in a transitional manufacturing district after the effective date hereof shall be so operated as to comply with all applicable local, state and federal standards for such uses including, but not limited to, the control of noise, vibration, air pollution, fire and explosive hazards, toxic substances, water pollution, and glare. Any use already established on the effective date hereof shall be permitted to be altered, enlarged, expanded or modified providing that the addition conforms to such standards.

(Ord. 43-0-93)

6-13-1-5. - OFF STREET PARKING AND LOADING.

Off street parking and loading facilities shall be provided for the transitional manufacturing districts in accordance with the regulations set forth in Chapter 16, "Off Street Parking And Loading," of this Title.

(Ord. 43-0-93)

6-13-1-6. - LANDSCAPING AND SCREENING.

Landscaping and screening shall be provided for the transitional manufacturing districts in accordance with the regulations set forth in Chapter 17, "Landscaping And Screening," of this Title.

(Ord. 43-0-93)

6-13-1-7. - SIGNS.

Signs in the transitional manufacturing districts shall comply with the applicable sign regulations set forth in the City of Evanston sign ordinance.

(Ord. 43-0-93)

6-13-1-8. - OUTDOOR STORAGE AS AN ACCESSORY USE.

Outdoor storage shall be permitted in the transitional manufacturing districts in interior side and rear yards of lots abutting a nonresidential use. Such storage areas shall be enclosed on all sides by an eight (8) foot solid fence and shall be subject to site plan review. Outdoor storage areas shall, in no case, exceed fifteen percent (15%) of the total area of the zoning lot in the MU district and twenty-five percent (25%) of the total area of the zoning lot in the MUE and MXE districts.

(Ord. 88-0-09)

6-13-1-9. - HISTORIC PRESERVATION.

Any historic landmark structure located in a transitional manufacturing district shall be subject to the provisions of the historic preservation ordinance and the additional requirements as set forth in Chapter 15, "Special Purpose And Overlay Districts," of this Title. See Appendix C of this Title for a list of historic landmark structures in Evanston, by address.

(Ord. 43-0-93)

6-13-1-10. - PLANNED DEVELOPMENTS.

In addition to the general requirements for planned developments set forth in Section 6-3-6, "Planned Developments," of this Title the Plan Commission shall not recommend approval of, nor shall the City Council adopt a planned development unless they shall determine in the transitional manufacturing districts, based on written findings of fact, that the planned development adheres to the standards set forth herein.

(A) General Conditions:

1. Each planned development shall be compatible with surrounding development and not be of such a nature in height, bulk, or scale as to exercise any influence contrary to the purpose and intent of the zoning ordinance as set forth in Section 6-1-2, "Purpose And Intent," of this Title.

   If the proposed planned development is for a property listed as an Evanston landmark, or for property located within a historic district listed on the National Register of Historic Places or for property located within a historic district so designated by the Evanston preservation Commission, the planned development shall be compatible with the "Secretary of the interior's standards for rehabilitation" as set forth in the National Historic Preservation Act of 1966, as amended.

2. Each planned development shall be compatible with and implement the adopted comprehensive general plan, as amended, any adopted land use or urban design plan specific to the area, this zoning ordinance, and any other pertinent City planning and development policies, particularly in terms of:

   (a) Land use.
   (b) Land use intensity.
   (c) Housing.
   (d) Preservation.
(e) Environmental.
(f) Traffic impact and parking.
(g) Impact on schools, public services and facilities.
(h) Essential character of the downtown district, the surrounding residential neighborhood, and abutting residential lots.
(i) Neighborhood planning.
(j) Conservation of the taxable value of land and buildings throughout the City, and retention of taxable land on tax rolls.

3. Each planned development shall be completed within two (2) years of the issuance of the special use permit for the planned development. If extensive or staged development is approved as part of the planned development, however, the two (2) year requirement may be extended to provide for a more reasonable time schedule. The expanded time schedule shall be adopted as part of the planned development and so noted on the special use permit for a planned development.

4. No special use permit for a planned development shall be valid for a period longer than one (1) year unless a building permit is issued and construction is actually begun within that period and is diligently pursued to completion. The City Council may, however, for good cause shown, extend the one (1) year period for such time as it shall determine, without further hearing before the Plan Commission. The City Council may, at its sole discretion, place conditions on the extension in order to assure that the planned development is diligently pursued to its completion.

5. All landscaping treatment within the planned development shall be provided in accordance with the requirements set forth in Chapter 17, "Landscaping and Screening," and shown on the required landscape plan submitted as part of the planned development application.

(B) Site Controls and Standards: The following site controls and standards are established to provide a regulatory framework that will promote excellence in site design. Their establishment is not intended to restrict or inhibit the Site Plan and Appearance Review Committee or the applicant from applying other site design principles and standards that may be applicable to the planned development being proposed and that may be found in the City's Manual of Design Guidelines or in common use by design professionals.

1. For planned developments incorporating residential uses a minimum of forty-five percent (45%) of the total gross area of the planned development shall be devoted to usable open space. Said open space and its proposed treatment shall be depicted on the required landscape plan submitted as part of the planned development application.

2. For planned developments incorporating manufacturing uses said uses shall be conducted entirely within an enclosed building. Outdoor storage of merchandise or production material may be permitted, provided the storage area consists of no more than ten percent (10%) of the subject site and further provided that the storage area is completely enclosed by screened fences, walls or landscaping designed to a height and density to shield the storage area from view when viewed off the site.

3. For all boundaries of the planned development not immediately abutting a dedicated and improved public street, there shall be provided a transition landscaped strip of at least five percent (5%) of the average depth of the lot or twenty-five (25) feet, whichever is greater, consisting of vegetative screening, fencing, or decorative walls in accordance with the Manual of Design Guidelines and Chapter 17, "Landscaping and Screening." The transition landscaped strip and its treatment shall be depicted on the required landscape plan and submitted as part of the planned development application.

4. Walkways developed for a planned development shall form a logical, safe and convenient system for pedestrian access to all project facilities as well as any off-site designation likely to attract substantial pedestrian traffic. Walkways designed to be used by substantial numbers of children as play areas, routes to school or other principal destinations shall be located and safeguarded to minimize contacts with normal automobile traffic. Street crossings shall be located, designed, and marked to promote the utmost safety. Pedestrian-way shall not be used by other automotive traffic.

5. The location, construction and operation of parking, loading areas, and service areas, shall be designed to avoid adverse effects on residential uses within or adjoining the development and, where possible, provide additional parking beyond that required for the planned development to service the manufacturing district in which it is located.

6. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. If the planned development employs local streets within the development, said streets shall not be connected to streets outside the development in such a way as to encourage their use by through traffic.

7. The planned development shall provide, if possible, for underground installation of utilities (including electricity and telephone) both in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm water facilities including grading, gutter, piping, treatment of turf, and maintenance of facilities.

8. For every planned development involving twenty (20) dwelling units or more there shall be provided a market feasibility statement that shall indicate the consumer market areas for all uses proposed in the development, the population potential of the area or areas to be served by the uses proposed and other pertinent information concerning the need or demand for such uses of land.

9. For every planned development there shall be provided a traffic circulation impact study that shall show the effect of all proposed uses upon adjacent and nearby roads and highways. The study shall also show the amount and direction of anticipated traffic flow and clearly describe what road and traffic control improvements might become necessary as a result of the proposed development.

10. The Zoning Administrator may, at his discretion, require of the applicant additional studies or impact analyses when he determines that a reasonable need for such investigation is indicated.

(C) Development Allowances: As provided in Section 6-3-6, "Planned Developments," of this Title the Plan Commission may recommend approval of, and the City Council may grant, site development allowances for planned developments. These allowances shall be limited as follows:

1. The maximum height increase over that otherwise permitted in the transitional manufacturing districts shall be no more than fifteen (15) feet.

2. The maximum increase in the number of dwelling units over that otherwise permitted in the transitional manufacturing districts shall be twenty-five percent (25%).

3. The location and placement of buildings and structures may vary from that otherwise permitted in the transitional manufacturing districts, however, at no time, shall any building or structure be closer than twenty-five (25) feet to any lot line abutting a residential district.

4. The maximum increase in floor area ratio over that otherwise permitted in the transitional manufacturing districts shall be 0.1.

(Ord. 43-0-93)

(D) Mandatory Planned Development Minimum Thresholds: Any proposed development the land use of which is listed among the permitted uses or special uses for the individual zoning district in which the subject property is located meeting any one (1) of the following characteristics may only be authorized as a planned development in accordance with Section 6-3-6 of this Title. For purposes of this Subsection, "new construction" is defined as construction that results in the zoning lot being improved with substantially new structures, and/or construction conforming to the definition of a "substantial rehabilitation and substantial additions" in Section 6-18-3 of this Title.

1. The area of the zoning lot to be improved with new construction is in excess of thirty thousand (30,000) square feet.

2. The development provides for the construction of more than twenty-four (24) new residential units.
The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any commercial, business, retail or office uses.

4. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any residential, commercial, business, retail, or office uses.

5. The development plan for which application for a building permit is made provides for the new construction of more than twenty thousand (20,000) square feet of gross floor area under one (1) roof for any commercial, business, retail or office use. For purposes of this Subsection, gross floor area excludes the area of any floors or portion of floors the volume of which is below the established grade but shall include all accessory areas, areas devoted to parking or loading, elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, notwithstanding floor areas excluded from the calculation of gross floor area by Section 6-18-3 of this Title.

(Ord. 59-0-04)

6-13-1-11. - TOWNHOUSE ORIENTATION.

Single-family attached dwelling units, commonly referred to as townhouses, shall have frontage on a public street.

(Ord. 95-0-09)

DISTRICT REQUIREMENTS

6-13-2. - MU TRANSITIONAL MANUFACTURING DISTRICT.

6-13-2-1. - PURPOSE STATEMENT.

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 permitted 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.

(Ord. 43-0-93)

6-13-2-2. - PERMITTED USES.

The following uses are permitted in the MU district:

Business or vocational school.
Community center.
Cultural facility.
Dwelling—Single-family attached.
Dwelling—Single-family detached.
Dwelling—Two-family.
Dwellings—Multiple-family.
Educational institution—Private.
Educational institution—Public.
Government institution.
Light manufacturing.
Office.
Public utility.
Recreation center.
Religious institution.
Residential care home—Category I (subject to the requirements of Section 6-4-4, “Residential Care Homes and Residential Residential Care Homes,” of this Title).
Residential care home—Category II (subject to the requirements of Section 6-4-4, “Residential Care Homes and Residential Residential Care Homes,” of this Title).
Wholesale goods establishment.

(Ord. 43-0-93; Ord. No. 3-O-14, § 15, 2-10-2014)

6-13-2-3. - SPECIAL USES.

The following uses may be allowed in the MU district, subject to the provisions set forth in Section 6-3-5, “Special Uses,” of this Title:

Automobile repair service establishment.
Automobile service station.
Banquet hall.
Commercial indoor recreation.
Commercial parking garage.
Commercial parking lot.
Funeral services excluding on site cremation.
Industrial service establishment.
Planned development (subject to the requirements of Section 6-13-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public transportation center.

Trade contractor.

 Transitional shelter (subject to the special requirements of Section 6-3-5-11, "Additional Standards for a Special Use for Transitional Shelters," of this Title).

 Transitional treatment facility—Category I (subject to the requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

 Transitional treatment facility—Category II (subject to the requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

 Warehouse establishment.

(Ord. 43-0-93; amd. Ord. 58-0-02; Ord. No. 129-O-12, § 15, 1-14-2013)

6-13-2-4. - LOT SIZE.

The minimum lot size requirements for the MU district are as follows:

(A) Nonresidential Uses: The minimum lot size requirement for nonresidential uses in the MU district is six thousand (6,000) square feet.

(B) Residential Uses:

1. Single-family detached: Four thousand (4,000) square feet
2. Two-family and single-family attached: Two thousand (2,000) square feet per dwelling unit
3. Multiple-family: One thousand five hundred (1,500) square feet per dwelling unit

(Ord. 43-0-93)

6-13-2-5. - LOT WIDTH.

The minimum lot width requirements for the MU district are as follows:

(A) Nonresidential Uses: The minimum lot width requirement for nonresidential uses in the MU district is thirty-five (35) feet.

(B) Residential Uses:

<table>
<thead>
<tr>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Single-family detached</td>
</tr>
<tr>
<td>Thirty-five (35) feet</td>
</tr>
<tr>
<td>2. Single-family attached dwelling units; three (3) or more</td>
</tr>
<tr>
<td>Sixty (60) feet</td>
</tr>
<tr>
<td>3. Two-family</td>
</tr>
<tr>
<td>Fifty (50) feet</td>
</tr>
<tr>
<td>4. Multiple-family</td>
</tr>
<tr>
<td>Fifty (50) feet</td>
</tr>
</tbody>
</table>

(Ord. 95-0-09)

6-13-2-6. - YARD REQUIREMENTS.

The minimum yard requirements for the MU district are as follows:

(A) Nontransitional Yards:

1. Front yards                     Fifteen (15) feet
2. Side yard abutting a street      Fifteen (15) feet
3. Side yard                        Fifteen (15) feet
4. Rear yard                        Twenty-five (25) feet

(B) Transitional Yards:

1. Front yard, side yards abutting a street, interior side yard, and rear yard Nonresidential uses abutting 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 twenty-five (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; parking
Parking Location Control:
1. Off street parking prohibited in any front or side yard abutting a street.
2. Off street parking allowed in interior side yard when set back a minimum of five (5) feet from the side property line.

Ord. 43-0-93

6-13-2-7. - BUILDING HEIGHT.
The maximum building height in the MU district is forty-one (41) feet or three (3) stories, whichever is less.

Ord. 43-0-93

6-13-2-8. - FLOOR AREA RATIO.
The maximum floor area ratio in the MU district is 0.45.

Ord. 43-0-93

6-13-3. - MUE TRANSITIONAL MANUFACTURING - EMPLOYMENT DISTRICT.
6-13-3-1. - PURPOSE STATEMENT.
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 uses 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.

Ord. 43-0-93

6-13-3-2. - PERMITTED USES.
The following uses are permitted in the MUE district:

Building materials establishment.
Business or vocational school.
Commercial parking garage.
Commercial parking lot.
Educational institution—Private.
Educational institution—Public.
Industrial service establishment.
Light manufacturing.
Office.
Public transportation center.
Public utility.
Trade contractor.
Vehicle storage establishment.
Warehouse establishment.
Wholesale goods establishment.

Ord. 43-0-93; Ord. No. 3-O-14, § 16, 2-10-2014

6-13-3-3. - SPECIAL USES.
The following uses may be allowed in the MUE district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Automobile repair service establishment.
Automobile service station.
Banquet hall.
Car wash.
Commercial indoor recreation.
Commercial outdoor recreation.
Community center.
Cultural facility.
Daycare center—Domestic animal.
Dwelling—Single-family attached.
Dwelling—Single-family detached.
Dwelling—Two-family.
Dwellings—Multiple-family.
Funeral services excluding on site cremation.
Kennel.
Media broadcasting tower.
Planned development (subject to the requirements of Section 6-13-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).
Recreation center.
Religious institution.
Residential care home—Category I (subject to the requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).
Residential care home—Category II (subject to the requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).
Transitional shelter (subject to the special requirements of Section 6-3-5-11, "Additional Standards for a Special Use for Transitional Shelters," of this Title).
Transitional treatment facility—Category I (subject to the requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).
Transitional treatment facility—Category II (subject to the requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

6-13-3-4. - LOT SIZE.

The minimum lot size requirements for the MUE district are as follows:

(A) Nonresidential Uses: There is no minimum lot size requirement for nonresidential uses in the MUE district.

(B) Residential Uses:

<table>
<thead>
<tr>
<th>Type of Use</th>
<th>Minimum Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Single-family detached</td>
<td>Four thousand (4,000) sq ft</td>
</tr>
<tr>
<td>2. Two-family and single-family attached</td>
<td>Two thousand (2,000) sq ft per dwelling unit</td>
</tr>
<tr>
<td>3. Multiple-family</td>
<td>One thousand five hundred (1,500) sq ft per dwelling unit</td>
</tr>
</tbody>
</table>

6-13-3-5. - LOT WIDTH.

The minimum lot width requirements for the MUE district are as follows:

(A) Nonresidential Uses: There is no minimum lot width requirement for nonresidential uses in the MUE district.

(B) Residential Uses:

<table>
<thead>
<tr>
<th>Type of Use</th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Single-family detached</td>
<td>Thirty-five (35) ft</td>
</tr>
<tr>
<td>2. Single-family attached dwelling units; three (3) or more</td>
<td>Sixty (60) ft</td>
</tr>
<tr>
<td>3. Two-family</td>
<td>Fifty (50) ft</td>
</tr>
<tr>
<td>4. Multiple-family</td>
<td>Fifty (50) ft</td>
</tr>
</tbody>
</table>

6-13-3-6. - YARD REQUIREMENTS.

The minimum yard requirements for the MUE district are as follows:

(A) Nontransitional Yards:

<table>
<thead>
<tr>
<th>Type of Yard</th>
<th>Minimum Yard Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Front yard</td>
<td>Twenty (20) ft</td>
</tr>
<tr>
<td>2. Side yard abutting a street</td>
<td>Twenty (20) ft</td>
</tr>
<tr>
<td>3. Interior side yard</td>
<td>Fifteen (15) ft</td>
</tr>
</tbody>
</table>

(Ord. 43-0-93; amd. Ord. 58-0-02; Ord. No. 67-O-11, § 9, 9-12-2011; Ord. No. 129-O-12, § 16, 1-14-2013)
4. Rear yard | Twenty-five (25) feet

(B) Transitional Yards:

1. Front yards, side yards abutting a street, interior side yard, and rear yards

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 twenty-five (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.

(C) Parking Location Control:

1. Off street parking is prohibited in any front or side yard abutting a street.
2. Off street parking is allowed in interior side yards when set back a minimum of five (5) feet from the side property line.

(Ord. 43-0-93)

6-13-3-7. - BUILDING HEIGHT.

The maximum building height in the MUE district is forty (40) feet or three (3) stories, whichever is less.

(Ord. 43-0-93)

6-13-3-8. - FLOOR AREA RATIO.

The maximum floor area ratio in the MUE district is 0.45.

(Ord. 43-0-93)

6-13-4. - MXE MIXED USE EMPLOYMENT DISTRICT.

6-13-4-1. - PURPOSE STATEMENT.

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.

(Ord. 27-0-07)

6-13-4-2. - PERMITTED USES.

The following uses are permitted in the MXE district:

- Artist studio.
- Building materials establishment.
- Business or vocational school.
- Caterer.
- Dwelling—Single-family attached.
- Dwelling—Single-family detached.
- Dwelling—Two-family.
- Dwelling—Multiple-family.
- Educational institution—Public.
- Government institution.
- Industrial service establishment.
- Light manufacturing.
- Office.
- Public transportation center.
- Public utility.
- Residential care home—Category I.
- Residential care home—Category II.
- Retail goods establishment.
- Retail services establishment.
- Trade contractor.
Vehicle storage establishment.
Warehouse establishment.
Wholesale goods establishment.
(Ord. 27-0-07; Ord. No. 3-O-14, § 17, 2-10-2014)

6-13-4-3. - SPECIAL USES.
The following uses may be allowed in the MXE district, subject to the provisions set forth in Section 6-3-5, “Special Uses,” of this Title:

Automobile repair service establishment.
Automobile service station.
Banquet hall.
Car wash.
Commercial indoor recreation.
Commercial outdoor recreation.
Commercial parking garage.
Commercial parking lot.
Community center.
Cultural facility.
Daycare center—Domestic animal.
Educational institution—Private.
Funeral services excluding on site cremation.
Kennel.
Media broadcasting tower.
Planned development.
Recreation center.
Religious institution.
Resale establishment.
Transitional shelter.
Transitional treatment facility—Category I.
Transitional treatment facility—Category II.
(Ord. 27-0-07; amd. Ord. 122-0-09; Ord. No. 67-O-11, § 10, 9-12-2011; Ord. No. 129-O-12, § 17, 1-14-2013)

6-13-4-4. - LOT SIZE.
The minimum lot size requirements for the MXE district are as follows:

<table>
<thead>
<tr>
<th></th>
<th>Minimum Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>(A) Nonresidential Uses:</strong></td>
<td>Six thousand (6,000) square feet</td>
</tr>
<tr>
<td><strong>(B) Residential Uses:</strong></td>
<td></td>
</tr>
<tr>
<td>1. Single-family detached</td>
<td>Four thousand (4,000) square feet</td>
</tr>
<tr>
<td>2. Two-family and single-family attached</td>
<td>Two thousand (2,000) square feet per dwelling unit</td>
</tr>
<tr>
<td>3. Multiple-family</td>
<td>One thousand five hundred (1,500) square feet per dwelling unit</td>
</tr>
</tbody>
</table>

(Ord. 27-0-07)

6-13-4-5. - LOT WIDTH.
The minimum lot width requirement for the MXE district are as follows:

<table>
<thead>
<tr>
<th></th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>(A) Nonresidential Uses:</strong></td>
<td>Thirty-five (35) feet</td>
</tr>
</tbody>
</table>
### Residential Uses:

1. Single-family detached
   - Thirty-five (35) feet
2. Single-family attached dwelling units; three (3) or more
   - Sixty (60) feet
3. Two-family
   - Thirty-five (35) feet
4. Multiple-family
   - Fifty (50) feet

### Yard Requirements

The minimum yard requirements for the MXE district are as follows:

<table>
<thead>
<tr>
<th>(A)</th>
<th>Front yards</th>
<th>Ten (10) feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>(B)</td>
<td>Side yard abutting a street</td>
<td>Ten (10) feet</td>
</tr>
<tr>
<td>(C)</td>
<td>Interior side yard</td>
<td>Five (5) feet</td>
</tr>
<tr>
<td>(D)</td>
<td>Rear yard when abutting or separated from a residential district by a street or alley</td>
<td>Fifteen (15) feet</td>
</tr>
<tr>
<td>(E)</td>
<td>Rear yard when abutting or separated from a nonresidential district by a street or alley</td>
<td>Five (5) feet</td>
</tr>
<tr>
<td>(F)</td>
<td>Parking location control:</td>
<td></td>
</tr>
</tbody>
</table>

1. Off street parking prohibited in any front or side yard abutting a street.
2. Off street parking allowed in interior side yard when set back a minimum of five (5) feet from the side property line.

### Building Height

The maximum building height in the MXE district is forty-one (41) feet or three (3) stories, whichever is less.

### Floor Area Ratio

The maximum floor area ratio permitted in the MXE district is 1.5.

--- FOOTNOTE(S): ---

See Title 4, Chapter 12 of this Code.

--- (17) ---

All applications for a permitted or special use set forth in each zoning district of this Ordinance shall be submitted to the Zoning Administrator for a use interpretation pursuant to the standards and procedures set forth in Section 6-3-9, "Administrative Interpretations" of this Ordinance.

### Accessory Uses and Structures

Accessory uses and structures that are incidental to the permitted uses in the industrial districts are allowed in the districts and yards specified in Section 6-4, "Accessory Uses and Structures" of this Ordinance.

### Site Plan Review

--- SITE PLAN REVIEW ---
Applications for development approval for properties located within the industrial districts shall be subject to site plan review in accordance with the provisions of Chapter 3, “Implementation and Administration” of this Ordinance, and the separate Site Plan and Appearances Review Ordinance, Ordinance No. 31-0-93, as amended.

6-14-1-4. - COMPLIANCE WITH APPLICABLE REGULATIONS.

Any use established in an industrial district after the effective date of this Ordinance shall be so operated as to comply with all applicable local, State and Federal standards for such uses, including but not limited to, the control of noise, vibration, air pollution, fire and explosive hazards, toxic substances, water pollution and glare. Any use already established on the effective date of this Ordinance shall be permitted to be altered, enlarged, expanded or modified providing that the addition conforms to such standards.

6-14-1-5. - OFF-STREET PARKING AND LOADING.

Off-street parking and loading facilities shall be provided for the industrial districts in accordance with the regulations set forth in Chapter 16, “Off-Street Parking and Loading” of this Ordinance.

6-14-1-6. - LANDSCAPING AND SCREENING.

Landscaping and screening shall be provided for the industrial districts in accordance with the regulations set forth in Chapter 17, “Landscaping and Screening” of this Ordinance.

6-14-1-7. - SIGNS.

Signs in the industrial districts shall comply with the applicable sign regulations set forth in the Sign Ordinance of the City.

6-14-1-8. - OUTDOOR STORAGE.

(A) Outdoor storage shall be permitted as an accessory use in all the industrial districts subject to the following condition:

1. General Conditions:

   1. Each planned development shall be compatible with surrounding development and not be of such a nature in height, bulk, or scale as to exercise any influence contrary to the purpose and intent of the Zoning Ordinance as set forth in Section 6-1-2, "Purpose and Intent."

   If the proposed planned development is for a property listed as an Evanston landmark, or for property located within an historic district listed on the National Register of Historic Places or for property located within an historic district so designated by the Evanston Preservation Commission, the planned development shall be compatible with the "Secretary of the Interior's Standards for Rehabilitation" as set forth in the National Historic Preservation Act of 1966, as amended.

   2. Each planned development shall be compatible with and implement the adopted Comprehensive General Plan, as amended, any adopted land use or urban design plan specific to the area, this Zoning Ordinance, and any other pertinent City planning and development policies, particularly in terms of:

   a. Land use.
   b. Land use intensity.
   c. Housing.
   d. Preservation.
   e. Environmental policies.
   f. Traffic impact and parking.
   g. Impact on schools, public services and facilities.
   h. Essential character of the downtown district, the surrounding residential neighborhood, and abutting residential lots.
   i. Neighborhood planning.
   j. Conservation of the taxable value of land and buildings throughout the City, and retention of taxable land on tax rolls.

   3. Each planned development shall be completed within two (2) years of the issuance of the special use permit for the planned development. If extensive or staged development is approved as part of the planned development, however, the two (2) year requirement may be extended to provide for a more reasonable time schedule. The expanded time schedule shall be adopted as part of the planned development and so noted on the special use permit for a planned development.

   4. No special use permit for a planned development shall be valid for a period longer than one (1) year unless a building permit is issued and construction is actually begun within that period and is diligently pursued to completion. The City Council may, however, for good cause shown, extend the one (1) year period for such time as it shall determine, without further hearing before the Plan Commission. The City Council may, at its sole discretion, place conditions on the extension in order to assure that the planned development is diligently pursued to its completion.

   5. All landscaping treatment within the planned development shall be provided in accordance with the requirements set forth in Chapter 17, “Landscaping and Screening,” and shown on the required landscape plan that shall be submitted as part of the planned development application.
Site Controls and Standards: The following site controls and standards are established to provide a regulatory framework that will promote excellence in site design. Their establishment is not intended to restrict or inhibit the Site Plan and Appearance Review Committee or the applicant from applying other site design principles and standards that may be applicable to the planned development being proposed and that may be found in the City’s Manual of Design Guidelines or in common use by design professionals.

1. For all boundaries of the planned development immediately abutting a residential property there shall be provided a transition landscaped strip of at least five percent (5%) of the average depth of the lot or twenty (20) feet, whichever is greater, consisting of vegetative screening, fencing, or decorative walls in accordance with the Manual of Design Guidelines and Chapter 17, “Landscaping and Screening.” The transition landscaped strip and its treatment shall be depicted on the required landscape plan submitted as part of the planned development application.

2. Walkways developed for a planned development shall form a logical, safe and convenient system for pedestrian access to all project facilities as well as any off-site designation likely to attract substantial pedestrian traffic. Pedestrian-ways shall not be used by other automotive traffic.

3. The location, construction and operation of parking, loading areas, and service areas, shall be designed to avoid adverse effects on residential uses within or adjoining the development and, where possible, provide additional parking beyond that required for the planned development to service the industrial district in which it is located.

4. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. If the planned development employs local streets within the development, said streets shall not be connected to streets outside the development in such a way as to encourage their use by through traffic.

5. The planned development shall provide, if possible, for underground installation of utilities (including electricity and telephone) both in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm water facilities including grading, gutter, piping, treatment of turf, and maintenance of facilities.

6. For every planned development there shall be provided a market feasibility statement that shall indicate the consumer market areas for all uses proposed in the development, the population potential of the area or areas to be served by the uses proposed, and other pertinent information concerning the need or demand for such uses of land.

7. For every planned development there shall be provided a traffic circulation impact study that shall show the effect of all proposed uses upon adjacent and nearby roads and highways. The study also shall show the amount and direction of anticipated traffic flow and clearly describe what road improvements and traffic control improvements might become necessary as result of the construction of the proposed development.

8. The Zoning Administrator may, at his discretion, require of the applicant additional studies or impact analyses when he determines that a reasonable need for such investigation is indicated.

(C) Development Allowances: As provided in Section 6-3-6, “Planned Developments,” of this Title, the Plan Commission may recommend approval of, and the City Council may grant, site development allowances for planned developments. These allowances shall be limited as follows:

1. The maximum height increase over that otherwise permitted in the industrial districts shall be no more than fifteen (15) feet.

2. The location and placement of buildings may vary from that otherwise permitted in the industrial districts, however, at no time shall any building be closer than the following standards to any lot line abutting a residential lot line:

|   |  
|---|---|
| (a) | Fifty (50) feet |
| R1 |  
| (b) | Fifty (50) feet |
| R2 |  
| (c) | Twenty-five (25) feet |
| R3 |  
| (d) | Twenty (20) feet |
| R4 |  
| (e) | Twenty (20) feet |
| R5 |  
| (f) | Twenty (20) feet |
| R6 |  

3. The maximum increase in floor area ratio over that otherwise permitted in the industrial districts shall be twenty-five percent (25%).

**DISTRICT REQUIREMENTS**

6-14-2. - I1 INDUSTRIAL/OFFICE DISTRICT.

6-14-2-1. PURPOSE STATEMENT.

(A) The I1 industrial/office district is intended to provide an attractive desirable environment for business, office and general light industrial uses, while minimizing the impact of such activities upon adjacent residential neighborhoods through good site planning and design, including landscaped buffer yards.

(B) The district is intended to accommodate warehousing, office, light fabrication, assembly, storage activities, and combinations thereof, as well as commercial uses directly related to industrial and office uses.

(C) One of the primary goals of the I1 district is to provide for expansion of incubator businesses originating in the research park district.

(Ord. 43-8-93)

6-14-2-2. PERMITTED USES.

The following uses are permitted in the I1 district:

- The following uses are permitted in the I1 district:
Automobile repair service establishment.
Automobile service station.
Commercial parking garage.
Funeral services excluding on site creation.
Government institution.
Industrial service establishment.
Light manufacturing.
Office.
Public transportation center.
Public utility.
Restaurant — type 1.
Trade contractor.
Vehicle towing establishment.
Warehouse establishment.
Wholesale goods establishment.

(Ord. 87-0-09)

6-14-2-3. - SPECIAL USES.
The following uses may be allowed in the I1 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Business or vocational school.
Car wash.
Daycare Center—Domestic Animal.
Heavy cargo and freight terminal.
Heavy manufacturing.
Kennel.
Media broadcasting towers.
Open sales lot.
Outdoor storage (when covering more than thirty percent (30%) of an interior side yard or as a principal use).
Pharmaceutical manufacturing.
Planned developments (subject to the requirements of Section 6-14-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).
Retail goods establishment.
Retail service establishment.

(Ord. 43-0-93; amd. Ord. 114-0-02; Ord. No. 67-O-11, § 11, 9-12-2011; Ord. No. 3-O-14, § 18, 2-10-2014)

6-14-2-4. - LOT SIZE.
The minimum lot size in the I1 district is twenty thousand (20,000) square feet.

(Ord. 43-0-93)

6-14-2-5. - LOT WIDTH.
The minimum lot width in the I1 district is one hundred (100) feet.

(Ord. 43-0-93)

6-14-2-6. - FLOOR AREA RATIO.
The maximum floor area ratio in the I1 district is 0.75.

(Ord. 43-0-93)

6-14-2-7. - YARD REQUIREMENTS.
The minimum yard requirements for the I1 district are as follows:

(A) Front Yard: Building, fifteen (15) feet; parking, prohibited.
(B) Side Yard Abutting A Street: Building, fifteen (15) feet; parking, prohibited.
(C) Side Yard Abutting Nonresidential District: Building, five (5) feet; parking, five (5) feet.
(D) Side And Rear Yard Abutting Residential District: Nonresidential land uses abutting or across a street or alley from residential zoning districts 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 fifty (50) feet) or twenty (20) feet, whichever is greater. Such transitional buffer yards shall extend the entire length of the abutting residential zoning district. Transitional buffer yard widths may be reduced as provided for in Chapter 17, "Landscaping And Screening," of this Title; parking, twenty (20) feet.
(E) Rear Yard Abutting Nonresidential District: Building, twenty (20) feet; parking, five (5) feet.

(Ord. 43-0-93)
6-14-2-8. - BUILDING HEIGHT.

The maximum building height in the I1 district is forty-five (45) feet or three (3) stories, whichever is less.

(Ord. 43-O-93)

6-14-3. - I2 GENERAL INDUSTRIAL DISTRICT.

6-14-3-1. - PURPOSE STATEMENT.

The I2 general industrial district is intended to provide sites for light manufacturing and light industrial uses under controls that minimize any adverse effects on property in nearby residential, business, and commercial districts.

(Ord. 43-O-93)

6-14-3-2. - PERMITTED USES.

The following uses are permitted in the I2 district:

Automobile and recreational vehicle sales.
Automobile body repair establishment.
Automobile repair service establishment.
Automobile service station.
Commercial parking garage.
Commercial parking lot.
Funeral services excluding on site creation.
Government institution.
Industrial service establishment.
Light manufacturing.
Office.
Public transportation center.
Public utility.
Trade contractor.
Warehouse establishment.
Wholesale goods establishment.

(Ord. 87-O-09)

6-14-3-3. - SPECIAL USES.

The following uses may be allowed in the I2 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Automobile storage lot.
Business or vocational school.
Car wash.
Commercial indoor recreation.
Daycare Center—Domestic Animal.
Heavy cargo and freight terminal.
Heavy manufacturing.
Kennel.
Media broadcasting tower.
Open sales lot.
Outdoor storage (when covering more than thirty percent (30%) of an interior side yard or as a principal use).
Pharmaceutical manufacturing.
Planned developments (subject to the requirements of Section 6-14-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).
Recycling center.
Restaurant — type 1.
Restaurant — type 2.
Retail goods establishment.
Retail service establishment.

(Ord. 87-O-09; Ord. No. 67-O-11, § 12, 9-12-2011; Ord. No. 47-O-13, § 3, 6-10-2013; Ord. No. 3-O-14, § 19, 2-10-2014)

6-14-3-4. - LOT SIZE.

There is no minimum lot size requirement for the I2 district.
6-14-3-5. - LOT WIDTH.

There is no minimum lot width requirements for the I2 district.

6-14-3-6. - YARD REQUIREMENTS.

The minimum yard requirements for the I2 district are as follows:

- Front Yard: Building, none; parking permitted with appropriate landscaping, as determined by the Site Plan and Appearance Review Committee.
- Side Yard Abutting A Street: Building, fifteen (15) feet; parking, permitted with appropriate landscaping, as determined by the Site Plan and Appearance Review Committee.
- Interior Side Yard Abutting Nonresidential District: Building, eight (8) feet; parking, five (5) feet.
- Side And Rear Yard Abutting Residential District: Nonresidential land uses abutting or across a street or alley from residential zoning districts 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 thirty (30) feet) or twenty (20) feet, whichever is greater. Such transitional buffer yards shall extend the entire length of the abutting residential zoning district. Transitional buffer yard widths may be reduced as provided for in Chapter 17, “Landscaping And Screening,” of this Title; parking, twenty (20) feet.
- Rear Yard Abutting Nonresidential District: Building, twenty (20) feet; parking, five (5) feet.

6-14-3-7. - BUILDING HEIGHT.

The maximum building height in the I2 district is forty-five (45) feet or three (3) stories, whichever is less.

6-14-3-8. - FLOOR AREA RATIO.

The maximum floor area ratio in the I2 district is 1.0.

6-14-4. - I3 GENERAL INDUSTRIAL DISTRICT.

6-14-4-1. - PURPOSE STATEMENT.

The I3 general industrial district is intended to provide sites for manufacturing and industrial uses under controls that minimize any adverse effects on property in nearby residential, business, and commercial districts.

6-14-4-2. - PERMITTED USES.

The following uses are permitted in the I3 district:

- Automobile body repair establishment.
- Automobile repair service establishment.
- Automobile storage lot.
- Commercial parking lot.
- Funeral services excluding on site creation.
- Heavy manufacturing.
- Industrial service establishment.
- Light manufacturing.
- Office.
- Outdoor storage.
- Pharmaceutical manufacturing.
- Public transportation center.
- Public utility.
- Ready mix/concrete.
- Recycling center.
- Trade contractor.
- Vehicle salvage.
- Warehouse establishment.
- Wholesale goods establishment.

6-14-4-3. - SPECIAL USES.

The following uses may be allowed in the I3 district, subject to the provisions set forth in Section 6-3-5, “Special Uses,” of this Title:

- Business or vocational school.
- Car wash.
- Daycare center—Domestic animal.
Heavy cargo and freight terminal.
Kennel.
Media broadcasting tower.
Open sales lot.

Planned developments (subject to the requirements of \textsection{} 6-14-1-10, "Planned Developments," of this Chapter and \textsection{} 6-3-6, "Planned Developments," of this Title).

Restaurant — type 1.
Restaurant — type 2.
Yard waste transfer facility.

(Ord. 43-0-93; amd. Ord. 114-0-02; Ord. No. 67-O-13, \S{} 13, 9-12-2011; Ord. No. 46-O-13, \S{} 3, 5-28-2013; Ord. No. 3-O-14, \S{} 20, 2-10-2014)

6-14-4-4. - LOT SIZE.
There is no minimum lot size requirement for the I3 district.

(Ord. 43-0-93)

6-14-4-5. - LOT WIDTH.
There is no minimum lot width requirements for the I3 district.

(Ord. 43-0-93)

6-14-4-6. - YARD REQUIREMENTS.
The minimum yard requirements for the I3 district are as follows:

(A) Front Yard: Building, none; parking permitted with appropriate landscaping, as determined by the Site Plan and Appearance Review Committee.

(B) Side Yard Abutting A Street: Building, fifteen (15) feet; parking, permitted with appropriate landscaping, as determined by the Site Plan and Appearance Review Committee.

(C) Interior Side Yard Abutting Nonresidential District: Building, eight (8) feet; parking, five (5) feet.

(D) Side And Rear Yard Abutting Residential District: Nonresidential land uses abutting or across a street or alley from residential zoning districts 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 thirty (30) feet) or twenty (20) feet, whichever is greater. Such transitional buffer yards shall extend the entire length of the abutting residential zoning district. Transitional buffer yard widths may be reduced as provided for in Chapter 17, "Landscaping And Screening," of this Title; parking, twenty (20) feet.

(E) Rear Yard Abutting Nonresidential District: Building, twenty (20) feet; parking, five (5) feet.

(Ord. 43-0-93)

6-14-4-7. - BUILDING HEIGHT.
The maximum building height in the I3 district is sixty (60) feet or four (4) stories, whichever is less.

(Ord. 43-0-93)

6-14-4-8. - FLOOR AREA RATIO.
The maximum floor area ratio in the I3 district is 1.0.

(Ord. 43-0-93)

CHAPTER 15 - SPECIAL PURPOSE AND OVERLAY DISTRICTS
SECTION:
GENERAL REQUIREMENTS

FOOTNOTE(S):

--- (18) ---
See Title 4, Chapter 12 of this Code.

--- (19) ---
Consent decree entered in Northwestern University v. The City of Evanston, no. 00 C 7309.

--- (20) ---
The map approved by the consent decree entered in Northwestern University v. The City of Evanston, no. 00 C 7309.

6-15-1. - GENERAL PROVISIONS.
6-15-1-1. - LAND USE INTERPRETATION.
All applications for a permitted or special use set forth in each zoning district of this Ordinance shall be submitted to the Zoning Administrator for a use interpretation pursuant to the standards and procedures set forth in \textsection{} 6-3-9 of this Title.

(Ord. 43-0-93)

6-15-1-2. - ACCESSORY USES AND STRUCTURES.
Accessory uses and structures that are incidental to the permitted and special uses in the special purpose and overlay districts are permitted subject to the provisions contained in Section 6-4-6 of this Title, provided, however, that a special use is required for parking areas of more than five (5) parking spaces accessory to a permitted use in the T1 and T2 transitional campus districts.

(Ord. 8-0-95)

6-15-1-3. - APPLICABILITY OF OVERLAY DISTRICTS.
Refer to the City of Evanston zoning district map to determine the applicability of overlay districts for a given property.

(Ord. 43-0-93)

6-15-1-4. - SITE PLAN REVIEW.

Applications for development approval for properties located within the O, T, U, OS, oH, oRD, and oRE districts shall be subject to site plan review in accordance with the provisions of Chapter 3 of this Title, and the separate site plan and appearance review ordinance, Ordinance 31-0-93, as amended.

(Ord. 43-0-93)

6-15-1-5. - OFF STREET PARKING AND LOADING.

Off street parking and loading facilities shall be provided for all special purpose and overlay districts in accordance with the regulations set forth in Chapter 16 of this Title.

(Ord. 43-0-93)

6-15-1-6. - LANDSCAPING AND SCREENING.

Landscaping and screening shall be provided for in all special purpose and overlay districts in accordance with the regulations set forth in Chapter 17 of this Title.

(Ord. 43-0-93)

6-15-1-7. - SIGNS.

Signs in all special purpose and overlay districts shall comply with the applicable sign regulations set forth in the sign ordinance [Ordinance Number] of the City.

(Ord. 43-0-93)

6-15-1-8. - HISTORIC PRESERVATION.

Any historic landmark structure located in a special purpose district shall be subject to the provisions of the historic preservation ordinance and the additional requirements set forth in Section 6-15-11, "Historic Structures, Sites, And Landmarks District," of this Chapter. See Appendix C of this Title for a list of all historic landmark structures in Evanston, by address.

(Ord. 48-0-99)

6-15-1-9. - PLANNED DEVELOPMENTS.

In addition to the general requirements for planned developments set forth in Section 6-3-6, "Planned Developments," of this Title the Plan Commission shall not recommend approval of, nor shall the City Council adopt a planned development in any special purpose district in which planned developments are authorized unless they shall determine, based on written findings of fact, that the planned development adheres to the following standards:

(A) General Conditions:

1. Each planned development shall be compatible with surrounding development and not be of such a nature in height, bulk, or scale as to exercise any influence contrary to the purpose and intent of the zoning ordinance as set forth in Section 6-1-2, "Purpose And Intent," of this Title.

   If the proposed planned development is for a property listed as an Evanston landmark, or for property located within an historic district listed on the National Register of Historic Places or for property located within a historic district so designated by the Evanston preservation commission, the planned development shall be compatible with the "secretary of the interior's standards for rehabilitation" as set forth in the National Historic Preservation Act of 1966, as amended.

2. Each planned development shall be compatible with and implement the adopted comprehensive general plan, as amended, any adopted land use or urban design plan specific to the area, this zoning ordinance, and any other pertinent City planning and development policies, particularly in terms of:

   (a) Land use.
   (b) Land use intensity.
   (c) Housing.
   (d) Preservation.
   (e) Environmental.
   (f) Traffic impact and parking.
   (g) Impact on schools, public services and facilities.
   (h) Essential character of the downtown district, the surrounding residential neighborhood, and abutting residential lots.
   (i) Neighborhood planning.
   (j) Conservation of the taxable value of land and buildings throughout the City, and retention of taxable land on tax rolls.

3. Each planned development shall be completed within two (2) years of the issuance of the special use permit for the planned development. If extensive or staged development is approved as part of the planned development, however, the two (2) year requirement may be extended to provide for a more reasonable time schedule. The expanded time schedule shall be adopted as part of the planned development and so noted on the special use permit for a planned development.

4. No special use permit for a planned development shall be valid for a period longer than one (1) year unless a building permit is issued and construction is actually begun within that period and is diligently pursued to completion. The City Council may, however, for good cause shown, extend the one (1) year period for such time as it shall determine, without further hearing before the Plan Commission. The City Council may, at its sole discretion, place conditions on the extension in order to assure that the planned development is diligently pursued to its completion.

5. All landscaping treatment within the planned development shall be provided in accordance with the requirements set forth in Chapter 17, "Landscaping And Screening," of this Title and shown on the required landscape plan submitted as part of the planned development application.

(B) Site Controls and Standards: The following site controls and standards are established to provide a regulatory framework that will promote excellence in site design. Their establishment is not intended to restrict or inhibit the Site Plan and Appearance Review Committee or the applicant from applying other site design principles and standards that may be applicable to the planned development being proposed and that may be found in the City's Manual of Design Guidelines or in common use by design professionals.

1. For all boundaries of the planned development not immediately abutting a dedicated and improved public street, there shall be provided a transition landscaped strip a width of at least the following:

(a) Twenty-seven (27) feet.
The transitional landscape strip shall consist of vegetative screening, fencing, or decorative walls in accordance with the Manual of Design Guidelines and Chapter 17, "Landscaping and Screening." The transition landscaped strip and its treatment shall be depicted on the required landscape plan and submitted as part of the planned development application. Residential planned developments shall provide a transition landscape strip of the type noted above in this Subsection (B)1 of at least eight (8) feet in width.

2. Walkways developed for a planned development shall form a logical, safe and convenient system for pedestrian access to all project facilities as well as any off-site destination likely to attract substantial pedestrian traffic. Walkways to be used by substantial numbers of children as play areas, routes to school or other principal destinations shall be located and safeguarded to minimize contact with normal automobile traffic. Street crossings shall be located, designed and marked to promote safety. If substantial bicycle traffic is anticipated, bicycle paths shall be incorporated in the walkway system. Pedestrianways shall not be used by other automotive traffic.

3. The location, construction and operation of parking, loading areas, and service areas, shall be designed to avoid adverse effects on residential uses within or adjoining the development and where possible, provide additional parking beyond that required for the planned development to service the district in which it is located.

4. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. If the planned development employs local streets within the development, said streets shall not be connected to streets outside the development in such a way as to encourage their use by through traffic.

5. The planned development shall provide, if possible, for underground installation of utilities (including electricity and telephone) both in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm water facilities including grading, gutter, piping, treatment of turf, and maintenance of facilities.

6. For every planned development there shall be provided a market feasibility statement that shall indicate the consumer market areas for all uses proposed in the development, the population potential of the area or areas to be served by the uses proposed, and other pertinent information concerning the need or demand for such uses of land.

7. For every planned development involving twenty (20) or more dwelling units or forty thousand (40,000) square feet in gross area, there shall be provided a traffic circulation impact study that shall show the effect of all proposed uses upon adjacent and nearby roads and highways. The study also shall show the amount and direction of anticipated traffic flow and clearly describe what road improvements and traffic control improvements might become necessary as result of the construction of the proposed development.

8. The Zoning Administrator may, at his discretion, require of the applicant additional studies or impact analyses when he determines that a reasonable need for such investigation is indicated.

(C) Development Allowances: As provided in Section 6-3-6, "Planned Developments," of this Title the Plan Commission may recommend approval of, and the City Council may grant, site development allowances for planned developments. These allowances shall be limited as follows:

1. The maximum height increase over that otherwise permitted in the special purpose districts shall be no more than:

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(a)</td>
<td>O1</td>
<td>Thirteen (13) feet, except that when an O1 zoning district line abuts or is adjacent to an R1, R2 or R3 zoning district line, the maximum height of any building or structure shall be established below a plane drawn at a fifteen degree (15°) angle from a point five (5) feet above the common zoning district line in cases where the aforementioned zoning district lines abut; and, in those cases where the O1 zoning district is adjacent to but separated by a public right of way from an R1, R2, or R3 zoning district, the point of measurement shall be five (5) feet above the nearest property line that demarks a public right of way and the nearest residential zoning lot within an adjacent R1, R2 or R3 zoning district.</td>
</tr>
<tr>
<td>(b)</td>
<td>T1</td>
<td>Twelve (12) feet.</td>
</tr>
<tr>
<td>(c)</td>
<td>T2</td>
<td>Twelve (12) feet.</td>
</tr>
<tr>
<td>(d)</td>
<td>U1</td>
<td>Twelve (12) feet.</td>
</tr>
</tbody>
</table>
2. The maximum increase in the number of dwelling units over that otherwise permitted in the special purpose districts shall be:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) O1</td>
<td>None.</td>
</tr>
<tr>
<td>(b) T1</td>
<td>Ten percent (10%).</td>
</tr>
<tr>
<td>(c) T2</td>
<td>Ten percent (10%).</td>
</tr>
<tr>
<td>(d) U1</td>
<td>Ten percent (10%).</td>
</tr>
<tr>
<td>(e) U2</td>
<td>None.</td>
</tr>
<tr>
<td>(f) U3</td>
<td>Twenty-five percent (25%).</td>
</tr>
</tbody>
</table>

3. The location and placement of buildings may vary from that otherwise permitted in the special purpose districts, however, in the T1, T2, U1, and U3 districts no building shall be closer than ten (10) feet from any boundary of the planned development or any street. For planned developments located in the T2 and U3 districts contiguously and abutting Sheridan Road, this Subsection (C)3 shall not authorize an allowance that reduces that set required by the specific district. (For T2 see Section 6-15-4-7 of this Chapter, for U3 see Section 6-15-8-5 of this Chapter.) In the O1 districts no building shall be closer than twenty-seven (27) feet to any lot line abutting a residential district. Further, the minimum spacing between any two (2) buildings within the planned development shall be twelve (12) feet.

4. The maximum increase in building lot coverage, including accessory buildings and structures over that otherwise permitted in the special purpose districts, for the T1 and T2 districts, shall be five percent (5%).

5. The maximum increase in floor area ratio over that otherwise permitted in the special purpose districts shall be as follows:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) O1</td>
<td>0.5.</td>
</tr>
<tr>
<td>(b) U1</td>
<td>0.5.</td>
</tr>
<tr>
<td>(c) U2</td>
<td>0.5.</td>
</tr>
<tr>
<td>(d) U3</td>
<td>1.0.</td>
</tr>
</tbody>
</table>

(Ord. 43-0-93)

(D) Mandatory Planned Development Minimum Thresholds: Any development the land use of which is listed among the permitted uses or special uses for the individual zoning district in which the subject property is located, except for the OS, U3, the properties in the T1 and T2 zoning districts listed in Table 15-B of this Subsection, meeting any one (1) of the following characteristics may only be authorized as a planned development in accordance with Section 6-3-6 of this Title. For purposes of this Subsection, "new construction" is defined as construction that results in the zoning lot being improved with substantially new structures, and/or construction conforming to the definition of a "substantial rehabilitation and substantial additions" in Section 6-18-3 of this Title.

1. The area of the zoning lot to be improved with new construction is in excess of thirty thousand (30,000) square feet.
2. The development provides for the construction of more than twenty-four (24) new residential units.
3.
The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type or in any combination of any commercial, business, retail or office uses.

4. The development plan for which application for a building permit is made contains more than twenty-four (24) units of any one (1) type of or in any combination of any residential, commercial, business, retail, or office uses.

5. The development plan for which application for a building permit is made provides for the new construction of more than twenty thousand (20,000) square feet of gross floor area under one (1) roof for any commercial, business, retail or office use. For purposes of this Subsection, gross floor area excludes the area of any floors or portion of floors the volume of which is below the established grade but shall include all accessory areas, areas devoted to parking or loading, elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, notwithstanding floor areas excluded from the calculation of gross floor area by Section 6-18-3 of this Title.

TABLE 15-B
Properties Excluded From Application Of Subsection 6-15-19(D)

T1 Excluded Properties:
- 619 Colfax Street
- 625 Colfax Street
- 629 Colfax Street

T2 Excluded Properties:
1. T2 properties bounded by Garrett Place to Library Place:
   - Sheil Catholic Center: 2110 Sheridan Road
   - 2046 Sheridan Road
   - Private home: 2044 Sheridan Road
   - 2040 Sheridan Road
2. T2 properties bounded by Library Place to Foster Street:
   - Family Institute: 618 Library Place
   - 2016 Sheridan Road
   - 2010 Sheridan Road
   - Blomquist Recreation Center: 617 Foster Street
   - Parking areas and parking lots as shown on the map in Table 15-C, on file in the City (the parking lot west of Blomquist Recreation Center is not a T2 excluded property, as shown in Table 15-C).
3. T2 properties bounded by Foster Street to Emerson Street:
   - Foster-Walker complex: 1927 Orrington Avenue (the basketball courts north of Foster-Walker are not a T2 excluded property, as shown on the map in Table 15-C).
   - Searle Hall: 633 Emerson Street
   - Transportation Center: 600 Foster Street
   - 619 Emerson Street
   - All parking areas and parking lots
   - Open space on Foster Street

(Ord. 59-0-04)

DISTRICT REQUIREMENTS

FOOTNOTE(S):
--- (21) ---
See Title 8, Chapters 19 and 23 of this Code.

--- (22) ---
See Title 8, Chapters 19 and 23 of this Code.

6-15-2. - O1 - OFFICE DISTRICT.
6-15-2-1. - PURPOSE STATEMENT.
   The O1 office district is intended to provide appropriate locations for contemporary, moderately low rise office developments. Uses such as medical offices and financial office centers characterized by large parking areas and multiple tenants shall be encouraged.

(Ord. 43-0-93)
6-15-2-2. - PERMITTED USES.
   The following uses are permitted in the O1 district:

Financial institution.
Government institution.
Hotel.
Office.
6-15-2-3. - SPECIAL USES.
The following uses may be allowed in the O1 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

- Banquet hall.
- Business or vocational school.
- Child daycare centers.
- Commercial indoor recreation.
- Commercial parking garage.
- Commercial parking lot.
- Drive-through facility (accessory only).
- Dwelling, multiple-family.
- Media broadcasting station.
- Open sales lot.
- Planned development (subject to the requirements of Section 6-15-1-9, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).
- Retail goods establishment.
- Retail services establishment.

6-15-2-4. - LOT SIZE.

There is no minimum lot size requirement in the O1 district.

Exception: Multiple-family dwellings are to have a minimum lot size of five thousand (5,000) square feet plus four hundred (400) square feet for each dwelling unit therein.

6-15-2-5. - LOT WIDTH.

There is no minimum lot width requirement in the O1 district.

6-15-2-6. - LOT COVERAGE.

There is no maximum lot coverage in the O1 district.

6-15-2-7. - FLOOR AREA RATIO.

The maximum floor area ratio in the O1 district is 2.0.

6-15-2-8. - YARD REQUIREMENTS.

The yard requirements for the O1 district are as follows:

<table>
<thead>
<tr>
<th>(A)</th>
<th>Front yard</th>
<th>Building, when adjacent to an R1, R2 or R3 residential district, fifty-five (55) feet; parking, twenty-seven (27) feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Front yard</td>
<td>Building, twenty-seven (27) feet; parking prohibited</td>
</tr>
<tr>
<td>(B)</td>
<td>Side yard abutting a street</td>
<td>Building, twenty-seven (27) feet; parking prohibited</td>
</tr>
<tr>
<td>(C)</td>
<td>Interior side yard</td>
<td>Building, ten (10) feet; parking, five (5) feet</td>
</tr>
<tr>
<td>(D)</td>
<td>Rear yard</td>
<td>Building, ten (10) feet; parking, five (5) feet</td>
</tr>
</tbody>
</table>

6-15-2-9. - BUILDING HEIGHT.

The maximum building height in the O1 district is fifty-two (52) feet; except that when an O1 zoning district line abuts or is adjacent to an R1, R2 or R3 zoning district line, the maximum height of any building or structure shall be established below a plane drawn at a fifteen degree (15°) angle from a point five (5) feet above the common zoning district line in cases where the aforementioned zoning district lines abut; and, in those cases where the O1 zoning district is adjacent to but
separated by a public right of way from an R1, R2, or R3 zoning district, the point of measurement shall be five (5) feet above the nearest property line that demarks a public right of way and the nearest residential zoning lot within an adjacent R1, R2 or R3 zoning district.

Ord. 43-0-93

6-15-2-10. - TRANSITION LANDSCAPE STRIP:
(A) When a lot located within the O1 district is adjacent to a lot located in an R1, R2, or R3 residential district there shall be provided a transition landscape strip with a minimum width of at least twenty-seven (27) feet. The transition landscape strip shall only be required along the lot line that is adjacent to the R1, R2 or R3 residential district lot. The transition landscape strip shall be subject to site plan review and shall be developed in accordance to the Manual of Design Guidelines.

(B) Where a transition landscape strip is required pursuant to this Section, the yard area which would be normally required, pursuant to Section 6-15-2-8 of this Chapter, shall not be required.

6-15-3. - T1 - TRANSITIONAL CAMPUS DISTRICT.

6-15-3-1. - PURPOSE STATEMENT.
The T1 transitional campus district has been designed to serve as a buffer between the broad range of highly intensive college and university uses permitted in the university districts and the low density residential uses located in the adjacent residential districts. The T1 district, because of its proximity to existing residential developments, is the most restrictive of the university-related districts.

6-15-3-2. - PERMITTED USES.
The following uses are permitted in the T1 district:

Day care home - Adult (subject to the general requirements of Section 6-4-3 of this Title).
Day care home - Child (subject to the general requirements of Section 6-4-2 of this Title).
Dwelling - Single-family detached.
Dwelling - Two-family.
Educational institution - Public.
Home occupation.
Park.
Playground.

Residential care home [21] - Category I (subject to the general requirements of Section 6-4-4 of this Title).

6-15-3-3. - SPECIAL USES.
The following uses may be allowed in the T1 District, subject to the provisions set forth in Section 6-3-5 of this Title:

Administrative office (college and university).

Bed and breakfast establishment (subject to the general requirements of Section 6-4-7 of this Title).
Business or vocational school.

Departmental staff office (college and university).

Educational institutions - private.

Faculty offices (college and university).

Parking areas containing more than five (5) parking spaces and accessory to T1 transitional campus districts.

(Ord. 8-0-95)

Parking lot (when accessory to a principal use located in the U-2 university athletic facility district).

Residential care home [22] - Category II (subject to the general requirements of Section 6-4-4 of this Title).

Student religious organization meeting house.

(Ord. 20-0-97)

Transitional treatment facility - Category I (subject to the requirements of Section 6-4-5 of this Title).

Transitional treatment facility - Category II (subject to the requirements of Section 6-4-5 of this Title).

Planned development (subject to the requirements of Section 6-15-1-9 and Section 6-3-6 of this Title).

(Ord. No. 3-O-14, § 22, 2-10-2014)

6-15-3-4. - LOT SIZES.
The minimum lot size requirements in the T1 district shall be as follows:

(A) Single-Family Dwellings: Five thousand (5,000) square feet.
(B) Two-Family Dwellings: Two thousand five hundred (2,500) square feet per dwelling unit.
(C) Nonresidential uses: seven thousand two hundred (7,200) square feet.

6-15-3-5. - LOT WIDTH.
The minimum lot width in the T1 district is thirty-five (35) feet.

6-15-3-6. - BUILDING LOT COVERAGE.
The maximum lot coverage requirement in the T1 district is forty percent (40%).

6-15-3-7. - YARD REQUIREMENTS.
The minimum requirements for the T1 district are as follows (see also Subsection 6-4-1-9(A), "General Yard Requirements"):  

<table>
<thead>
<tr>
<th>(A)</th>
<th>Residential Structures:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Front yard</td>
</tr>
<tr>
<td>2.</td>
<td>Side yard abutting a street</td>
</tr>
<tr>
<td>3.</td>
<td>Side yard</td>
</tr>
<tr>
<td>4.</td>
<td>Rear yard</td>
</tr>
<tr>
<td></td>
<td>Twenty-seven (27) feet; parking prohibited</td>
</tr>
<tr>
<td></td>
<td>Fifteen (15) feet; parking prohibited</td>
</tr>
<tr>
<td></td>
<td>Ten (10) feet; parking prohibited</td>
</tr>
<tr>
<td></td>
<td>Thirty (30) feet</td>
</tr>
<tr>
<td>(B)</td>
<td>Nonresidential Structures:</td>
</tr>
<tr>
<td></td>
<td>Front yard</td>
</tr>
<tr>
<td></td>
<td>Side yard abutting a street</td>
</tr>
<tr>
<td></td>
<td>Side yard</td>
</tr>
<tr>
<td></td>
<td>Rear yard</td>
</tr>
<tr>
<td></td>
<td>Twenty-seven (27) feet for building; parking prohibited</td>
</tr>
<tr>
<td></td>
<td>Fifteen (15) feet for building; parking prohibited</td>
</tr>
<tr>
<td></td>
<td>Fifteen (15) feet; parking prohibited</td>
</tr>
<tr>
<td></td>
<td>Thirty (30) feet</td>
</tr>
<tr>
<td>(C)</td>
<td>Accessory Uses and Structures:</td>
</tr>
<tr>
<td></td>
<td>Front yard</td>
</tr>
<tr>
<td></td>
<td>Side yard abutting a street</td>
</tr>
<tr>
<td></td>
<td>Side yard</td>
</tr>
<tr>
<td></td>
<td>Rear yard</td>
</tr>
<tr>
<td></td>
<td>Garages only, twenty-seven (27) feet</td>
</tr>
<tr>
<td></td>
<td>Garages only, fifteen (15) feet</td>
</tr>
<tr>
<td></td>
<td>Five (5) feet</td>
</tr>
<tr>
<td></td>
<td>Three (3) feet</td>
</tr>
</tbody>
</table>

6-15-3-8. - BUILDING HEIGHT.  
The maximum building height in the T1 district is thirty-five (35) feet or two and one-half (2 1/2) stories, whichever is less, excluding basements and cellars.

6-15-4. - T2 TRANSITIONAL CAMPUSS DISTRICT.  
6-15-4-1. - PURPOSE STATEMENT.  
The T2 transitional campus district is intended to accommodate low and moderately intensive university and university related uses operated for the purpose of education, recreation, research, and administration. The T2 district will also provide for university and nonuniversity residential uses. Because of its proximity to existing residential uses, the T2 district will employ special site controls and setback requirements.

6-15-4-2. - PERMITTED USES.  
The following uses are permitted in the T2 district:

Administrative office (college and university).
Day care home - Adult (subject to the general requirements of Section 6-4-3, "Adult Day Care Homes").
Day care home - Child (subject to the general requirements of Section 6-4-2, "Child Day Care Homes").
Departmental staff office (college and university).
Dwelling - Single-family detached.
Dwelling - Two-family.
Educational institution - public.
Faculty offices (college and university).
Home occupation.
Park.
Playground.
Residential care home - Category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes").
Shelters for abused persons.

6-15-4-3. - SPECIAL USES.

The following uses may be allowed in the T2 district, subject to provisions set forth in Section 6-3-5, "Special Uses":

Bed and breakfast establishment (subject to the general requirements of Section 6-4-7, "Bed and Breakfast Establishments").

Business or vocational school.

Classroom facility (college and university).

Cultural facility.

Day care center - Adult (subject to the general requirements of Section 6-4-3, "Adult Day Care Homes").

Day care center - Child (subject to the general requirements of Section 6-4-2, "Child Day Care Homes").

Dormitory (college and university).

Dwelling - Fraternity/Sorority (college and university).

Dwelling - Multiple-family.

Educational institution - private.

Government institution.

Indoor recreation facility (college and university).

Outdoor recreation facility (college and university).

Parking areas containing more than five (5) parking spaces and accessory to T2 transitional campus districts.

Ordn. 8-0-95

Public utility.

Religious institutions.

Residential Care Home - Category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes").

Scoreboards (college and university).

Transitional shelters (subject to the requirements of Section 6-3-5-11, "Additional Standards for a Special Use for Transitional Shelters").

Transitional treatment facility - Category I (subject to the requirements of Section 6-4-5, "Transitional Treatment Facility").

Transitional treatment facility - Category II (subject to the requirements of Section 6-4-5, "Transitional Treatment Facility").

Planned development (subject to the requirements of Section 6-15-1-9 and Section 6-3-6, "Planned Developments").

Ordn. No. 3-O-14, § 23, 2-10-2014

6-15-4-4. - LOT SIZES.

The minimum lot size requirements in the T2 district shall be as follows:

(A) Single-family dwellings: five thousand (5,000) square feet.

(B) Two-family dwellings: two thousand five hundred (2,500) square feet per dwelling unit.

(C) Multiple-family dwellings: six hundred (600) square feet per dwelling unit.

(D) Nonresidential uses: five thousand (5,000) square feet.

6-15-4-5. - LOT WIDTH.

The minimum lot width in the T2 district is thirty-five (35) feet.

6-15-4-6. - BUILDING LOT COVERAGE.

The maximum lot coverage requirement in the T2 district is fifty percent (50%).

6-15-4-7. - YARD REQUIREMENTS.

The minimum requirements for the T2 district are as follows. (See also Subsection 6-4-1-9(A), "General Yard Requirements"):

(A) Residential Structures:

1. Front yard

2. Side yard abutting a street

3. Side yard

4. Rear yard

(B) Nonresidential Structures:
<table>
<thead>
<tr>
<th>1. Front yard</th>
<th>Fifteen (15) feet; parking prohibited</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Side yard abutting a street</td>
<td>Fifteen (15) feet; parking prohibited</td>
</tr>
<tr>
<td>3. Side yard</td>
<td>Five (5) feet; parking prohibited</td>
</tr>
<tr>
<td>4. Rear yard</td>
<td>Fifteen (15) feet</td>
</tr>
</tbody>
</table>

(C) Sheridan Road-Special Setback: Lots contiguous to or abutting Sheridan Road shall maintain a landscaped setback of twenty-seven (27) feet from the right of way of Sheridan Road for all buildings and structures. Accessory parking lots shall maintain a landscaped setback of ten (10) feet from the right of way of Sheridan Road.

6-15-4-8. - BUILDING HEIGHT.

The maximum building height in the T2 district is forty-five (45) feet.

6-15-5. - U1 UNIVERSITY HOUSING DISTRICT.

6-15-5-1. - PURPOSE STATEMENT.

The U1 university housing district is intended primarily to serve as a residential district. The district also will permit compatible nonresidential uses that are university or college related.

6-15-5-2. - PERMITTED USES.

The following uses are permitted in the U1 district:

- Administrative office (college and university).
- Business or vocational school.
- Classroom facility (college and university).
- Department staff office (college and university).
- Dormitory (college and university).
- Dwellings — fraternity/sorority (college and university).
- Dwellings — multiple-family (college and university).
- Dwellings — single-family attached (college and university).
- Dwellings — single-family detached (college and university).
- Dwellings — two-family (college and university).
- Educational institution — private.
- Educational institution — public.
- Faculty offices (college and university).
- Government institution.
- Park.
- Playground.

(Ord. 132-0-00; Ord. No. 3-O-14, § 24, 2-10-2014)

6-15-5-3. - SPECIAL USES.

The following uses may be allowed in the U1 district, subject to provisions set forth in Section 6-3-5 of this Title:

- Cultural facility.
- Daycare center — adult (subject to the general requirements of Section 6-4-3 of this Title).
- Daycare center — child (subject to the general requirements of Section 6-4-2 of this Title).
- Membership organization.
- Parking lot (college and university).
- Parking structure (college and university).
- Planned development (subject to the requirements of Section 6-15-1-9 of this Chapter and Section 6-3-6 of this Title).
- Religious institutions.
- Restaurant — type 1, when an accessory use to a college or university.

(Ord. 132-0-00)

6-15-5-4. - LOT SIZE.

The minimum lot size in the U1 district shall be one (1) acre; with a minimum of two hundred thirty (230) square feet of lot area per dwelling unit.

6-15-5-5. - LOT COVERAGE.
The maximum lot coverage in the U1 district is sixty-five percent (65%).

6-15-5-6. - YARD REQUIREMENTS.

The minimum yard requirements for the U1 district shall be as follows (see also Subsection 6-4-1-9(A) of this Title):

<table>
<thead>
<tr>
<th></th>
<th>Front yard</th>
<th>Twenty-seven (27) feet; parking prohibited</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A)</td>
<td>Side yard abutting a street</td>
<td>Twenty (20) feet; parking prohibited</td>
</tr>
<tr>
<td>(B)</td>
<td>Side yard</td>
<td>Fifteen (15) feet; parking prohibited</td>
</tr>
<tr>
<td>(C)</td>
<td>Rear yard</td>
<td>Twenty (20) feet</td>
</tr>
<tr>
<td>(D)</td>
<td>Yards between principal buildings</td>
<td>Twenty (20) feet</td>
</tr>
</tbody>
</table>

6-15-5-7. - BUILDING HEIGHT.

The maximum building height permitted in the U1 district shall be forty-five (45) feet.

6-15-5-8. - TRANSITION LANDSCAPE STRIP.

When a lot located within the U1 district abuts a lot located in a residential district there shall be provided a transition landscape strip with a minimum width of at least fifteen (15) feet. The transition landscape strip shall only be required along the lot lines that abut a residential district lot. The transition landscape strip shall be developed in accordance with the manual of design guidelines and shall be subject to site plan review.

6-15-6. - U1a UNIVERSITY HOUSING AND PARKING DISTRICT.

6-15-6-1. - PURPOSE STATEMENT.

The U1a university housing and parking district is intended primarily to serve as a residential district and to provide off-street parking facilities. The district also will permit compatible nonresidential uses that are university or college related.

6-15-6-2. - PERMITTED USES.

The following uses are permitted in the U1a district:

- Administrative office (college and university).
- Business or vocational school.
- Classroom facility (college and university).
- Department staff office (college and university).
- Dormitory (college and university).
- Dwellings — fraternity/sorority (college and university).
- Dwellings — multiple-family (college and university).
- Dwellings — single-family attached (college and university).
- Dwellings — single-family detached (college and university).
- Dwellings — two-family (college and university).
- Educational institution — private.
- Educational institution — public.
- Faculty offices (college and university).
- Government institution.
- Park.
- Parking lot.
- Parking structure.
- Playground.
- Restaurant - Type 1.

6-15-6-3. - SPECIAL USES.

The following uses may be allowed in the U1a district, subject to provisions set forth in Section 6-3-5 of this Title:

- Cultural facility.
- Daycare center — adult (subject to the general requirements of Section 6-4-3 of this Title).
- Daycare center — child (subject to the general requirements of Section 6-4-2 of this Title).
Membership organization.

Planned development (subject to the requirements of Section 6-15-1-9 of this Chapter and Section 6-3-6 of this Title).

Religious institutions.

6-15-6-4. - LOT SIZE.

The minimum lot size in the U1a district shall be one (1) acre; with a minimum of two hundred thirty (230) square feet of lot area per dwelling unit.

6-15-6-5. - LOT COVERAGE.

The maximum lot coverage in the U1a district is sixty-five percent (65%) for all uses except for parking structures for which the maximum lot coverage is eighty-five percent (85%).

6-15-6-6. - YARD REQUIREMENTS:

(A) The minimum yard requirements for the U1a district shall be as follows for all uses except for parking structures (see also Subsection 6-4-1-9(A) of this Title):

<table>
<thead>
<tr>
<th>Yard Requirement</th>
<th>Minimum Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Front yard</td>
<td>Twenty-seven (27) feet; parking prohibited</td>
</tr>
<tr>
<td>2. Side yard abutting a street</td>
<td>Twenty (20) feet; parking prohibited</td>
</tr>
<tr>
<td>3. Side yard</td>
<td>Fifteen (15) feet; parking prohibited</td>
</tr>
<tr>
<td>4. Rear yard</td>
<td>Twenty (20) feet</td>
</tr>
<tr>
<td>5. Yards between principal buildings</td>
<td>Twenty (20) feet</td>
</tr>
</tbody>
</table>

(B) The minimum yard requirements for the U1a district shall be as follows for parking structures:

<table>
<thead>
<tr>
<th>Yard Requirement</th>
<th>Minimum Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Front yard</td>
<td>Twenty (20) feet; parking prohibited</td>
</tr>
<tr>
<td>2. Side yard abutting a street</td>
<td>Twenty (20) feet; parking prohibited</td>
</tr>
<tr>
<td>3. Side yard</td>
<td>Five (5) feet</td>
</tr>
<tr>
<td>4. Rear yard</td>
<td>Zero (0) feet</td>
</tr>
<tr>
<td>5. Yards between principal buildings</td>
<td>Five (5) feet</td>
</tr>
</tbody>
</table>

6-15-6-7. - BUILDING HEIGHT.

The maximum building height permitted in the U1a district shall be forty-five (45) feet for all uses except for parking structures for which the maximum building height is seventy-five (75) feet.

(Ord. 108-0-98)

6-15-7. - U2 UNIVERSITY ATHLETIC FACILITIES DISTRICT.

6-15-7-1. - PURPOSE STATEMENT.

The U2 university athletic facilities district is intended to permit the utilization of university facilities within the district in a manner that is compatible with the surrounding development, which is predominantly residential.

(Ord. 108-0-98)

6-15-7-2. - PERMITTED USES.

The following uses shall be permitted in the U2 district:

- Business or vocational school.
- Fieldhouse.
- Indoor recreational facility (college and university).
- Outdoor recreational facility (college and university).
- Parking lot (college and university).
- Playground.
- Stadium.

The following uses shall be considered permitted uses when conducted in association with the above permitted uses:

- Intramural and intercollegiate sports and athletic events and practice therefor.
- Local, regional and State elementary and high school athletic events and practice therefor.
- Band playing and practice in connection with the above events.
- Commencement, convocation and graduation exercises.
- University-sponsored lecture, speakers, musical performances and other cultural events held within an enclosed building provided that attendance is limited to ten thousand (10,000) or less.
- Luncheons and dinners and dining room facilities in a stadium provided that attendance is limited to the seating capacity of the facilities.
- Accessory uses to the above permitted uses, including administrative and faculty offices, classroom, auditoriums, athletic facilities and parking spaces.
- Off-street parking for hospital employees and for university students and employees.

Temporary event (provided they are of a community or cultural nature and further provided they meet the conditions listed below):

This Subsection provides standards to ensure that temporary uses shall not impose an undue adverse effect on neighboring streets or property.

Community and cultural events of a nonprofit nature intended primarily for residents of the City and amateur athletic events shall be permitted provided that the following conditions are met:

1) Sponsors of the temporary event obtain a certificate of zoning compliance pursuant to Section 6-4-8-2 of this Title.
2) Attendance at such events is limited to ten thousand (10,000) persons or less.
3) Adequate university parking is available and is provided to all persons attending the event.
4) Private security is provided for those parking areas utilized.
5) Adequate provision of traffic-control devices at no City expense, including personnel, shall be provided to ensure the free flow of traffic and the security and safety of said traffic flow.
6) Live animals used in conjunction with any event may only be stored within a completely enclosed building.
7) No more than seven (7) such events shall be held in any calendar year in any one facility, and each such event shall not exceed five (5) consecutive days in duration.
8) Lighting associated with such events shall be directed away from adjacent residences.
9) Tractor trailers may not remain running while parked on the public street or in off-street parking areas.

(Ord. 108-0-98; Ord. No. 3-O-14, § 26, 2-10-2014)

6-15-7-3. - SPECIAL USES.

The following special uses may be permitted in the U2 district, subject to the provisions set forth in Chapter 3 of this Title:

Administrative office (college and university).
Classroom facility (college and university).
Departmental staff office (college and university).
Faculty offices (college and university).
Government institution.
Parking lot (college and university).
Parking structure (college and university).
Planned development (subject to the requirements of Section 6-15-1-9 of this Chapter and Section 6-3-6 of this Title).
Public utility.
Scoreboard.
(Ord. 108-0-98)

6-15-7-4. - LOT SIZES.

The minimum lot size requirements in the U2 district are as follows:

(A) Nonresidential: There is no minimum lot size requirement for nonresidential uses in the U2 district.
(B) Residential: The minimum residential lot size in the U2 district is six hundred (600) square feet per dwelling unit.
(Ord. 108-0-98)

6-15-7-5. - FLOOR AREA RATIO.

The maximum floor area ratio permitted in the U2 district is 1.5.
(Ord. 108-0-98)

6-15-7-6. - YARD REQUIREMENTS.

The minimum yard requirements for the U2 district are as follows (see also Subsection 6-4-1-9(A) of this Title):

<table>
<thead>
<tr>
<th>(A) Front yard</th>
<th>Twenty-seven (27) feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>(B) Side yard abutting a street</td>
<td>Twenty (20) feet, or no less than five (5) feet if necessary to maintain buildable width of twenty-seven (27) feet</td>
</tr>
<tr>
<td>(C) Side yard</td>
<td>Fifteen (15) feet</td>
</tr>
<tr>
<td>(D) Rear yard</td>
<td>Thirty (30) feet</td>
</tr>
</tbody>
</table>
6-15-7-7. - TRANSITION LANDSCAPE STRIP.

When any lot located within the U2 district abuts a lot located in a residential district there shall be provided a transition landscape strip with a minimum width of at least thirty-five (35) feet. The transition landscape strip shall only be required along the lot lines that abut the residential district lot. The transition landscape strip shall be developed in accordance with the Manual of Design Guidelines and shall be subject to site plan review.

6-15-7-8. - BUILDING HEIGHT.

The maximum building height requirements for the U2 district are as follows:

<table>
<thead>
<tr>
<th>(A) Nonuniversity structures</th>
<th>Thirty-five (35) feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>(B) University structures</td>
<td>One hundred twenty-five (125) feet, provided that in such cases the required side or rear yards adjacent to or across a street or alley from an R1, R2 or R3 district shall be increased in width or depth by two (2) feet for each additional foot of building height above thirty-five (35) feet</td>
</tr>
</tbody>
</table>

6-15-8. - U3 UNIVERSITY LAKEFRONT CAMPUS DISTRICT.

6-15-8-1. - PURPOSE STATEMENT.

The U3 university lakefront campus district is designed and intended for the major central campus area. Therefore, a broad range of uses are permitted, that are compatible with the lakefront to the east, residually zoned districts to the north and south, and the T2 university district buffer to the west.

6-15-8-2. - PERMITTED USES.

The following uses shall be permitted in the U3 district:

- Administrative office (college and university).
- Business or vocational school.
- Classroom facility (college and university).
- Cultural facility.
- Departmental staff office (college and university).
- Dormitory (college and university).
- Dwelling - fraternity/sorority (college and university).
- Dwellings - multiple-family (college and university).
- Educational institution - private.
- Educational institution - public.
- Faculty offices (college and university).
- Government institution.
- Indoor recreational facility (college and university).
- Outdoor recreational facility (college and university).
- Park.
- Parking lot (college and university).
- Parking structure (college and university).
- Playground.
- Religious institutions.
- Research facility (college and university).
- Student unions (college and university).

6-15-8-3. - SPECIAL USES.

The following special uses may be permitted in the U3 district, subject to the provisions set forth in Section 6-3-5 of this Title:
Planned development (subject to the requirements of Section 6-15-1-9 of this Chapter and Section 6-3-6 of this Title).

Public utility.

(Ord. 108-0-98)

6-15-8-4. - LOT SIZE.

The minimum lot size in the U3 district shall be four hundred (400) square feet per dwelling unit.

(Ord. 108-0-98)

6-15-8-5. - YARD REQUIREMENTS.

The minimum yard requirements for the U3 district shall be as follows (see also Subsection 6-4-1-9(A) of this Title):

<table>
<thead>
<tr>
<th>(A)</th>
<th>Yard abutting a street</th>
<th>Twenty-seven (27) feet; parking ten (10) feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>(B)</td>
<td>Yards between principal buildings</td>
<td>Twenty (20) feet</td>
</tr>
<tr>
<td>(C)</td>
<td>Sheridan Road-Special Setback: Lots contiguous to or abutting Sheridan Road shall maintain a landscaped setback of twenty-seven (27) feet from the right of way of Sheridan Road for all buildings and structures. Accessory parking lots shall maintain a landscaped setback of ten (10) feet from the right of way of Sheridan Road.</td>
<td></td>
</tr>
</tbody>
</table>

(Ord. 108-0-98)

6-15-8-6. - BUILDING HEIGHT.

The maximum building height in the U3 district is eighty-five (85) feet or seven (7) stories, whichever is less.

(Ord. 108-0-98)

6-15-9. - OS OPEN SPACE DISTRICT.

6-15-9-1. - PURPOSE STATEMENT.

The purpose of the OS open space district is to support the continued existence of major open space and recreational areas in the City including, but not limited to, the Lake Front Park, other large parks, the Greenbelt Channel, and Calvary Cemetery, as identified on the Zoning Map. The district is intended to apply to major public and private open space.

(Ord. 108-0-98)

6-15-9-2. - PERMITTED USES.

The following uses shall be permitted in the OS district:

Arboreta.
Botanical garden.
Community center - public.
Conservatory.
Cultural facility.
Educational institution - public.
Forest preserve.
Golf course - public.
Park.
Playground.
Recreation center - public.

(Ord. 108-0-98)

6-15-9-3. - SPECIAL USES.

The following special uses shall be permitted in the OS district:

Cemetery (including accessory structures such as, but not limited to: mausoleums, columbariums, crematories, and chapels).
Zoological garden.

(Ord. 108-0-98)

6-15-9-4. - LOT SIZE.

The minimum lot sizes permitted in the OS district shall be twenty thousand (20,000) square feet.

(Ord. 108-0-98)

6-15-9-5. - LOT WIDTH.

The minimum lot width in the OS district is twenty-five (25) feet.

(Ord. 108-0-98)

6-15-9-6. - FLOOR AREA RATIO.
The maximum floor area ratio in the OS district shall be 0.15.

(Ord. 108-0-98)

6-15-9-7. - BUILDING HEIGHT.
The maximum building height permitted in the OS district when abutting a residential use shall be thirty-five (35) feet or two and one-half (2 1/2) stories, whichever is less.

(Ord. 108-0-98)

6-15-10. - oH HOSPITAL OVERLAY DISTRICT.

6-15-10-1. - PURPOSE STATEMENT.
(A) The oH hospital overlay district is designed and intended to address the special needs and potential impacts of large-scale, multi-functional hospitals and medical campuses. Development within the oH district, because of its inherent complexity and interrelationship with existing land uses and activities shall be subject to site plan and appearance review and institutional development plan approval.
(B) The oH district is also intended to conserve the taxable value of land and buildings in the downtown, office, business and commercial districts where doctor's offices and clinics are presently and customarily located and to conserve the value of property in the residential districts in which Evanston's hospitals are located.
(C) Evanston's hospitals contribute greatly to the community's well-being and economy. To carry out their respective missions, these institutions require intense uses of land. Because of this, the hospitals have the potential for generating adverse impacts upon adjacent residential land uses. As such, approvals for new construction, expansions, or changes in hospital activities, services or programs shall require special use approval. The oH district shall delineate the criteria and procedures by which hospital structures, the variety and intensity of patient use, the risk of environmental hazards, pedestrian linkages, vehicular circulation, parking, noise, and emergency vehicle access shall all be considered during the special use approval process.

(Ord. 108-0-98)

6-15-10-2. - APPLICATION OF THE DISTRICT.
The provisions of this Section 6-15-10 shall serve as a supplement to the underlying zoning district regulations. Where a conflict exists between the provisions of this Section 6-15-10 and those of any underlying zoning district, the provisions of this overlay district shall control.

(Ord. 108-0-98)

6-15-10-3. - DESIGNATION OF OVERLAY DISTRICT.
The oH district shall be designated by the City Council and shown as an overlay to the underlying districts with the designation oH on the City Zoning Map.

(Ord. 108-0-98)

6-15-10-4. - DISCONTINUANCE OF OVERLAY DISTRICT.
In the event the desire and need for, and emphasis on, hospital-related uses in Evanston should change, this overlay district shall be dissolved and the zoning of the land within its boundaries shall, pursuant to the procedures set forth in Section 6-3-4 of this Title, revert to the underlying zoning classifications.

(Ord. 108-0-98)

6-15-10-5. - INSTITUTIONAL DEVELOPMENT PLAN.
An institutional development plan shall be required for any hospital action requiring special use approval. The institutional development plan shall be submitted in conjunction with an application for special use approval and shall be reviewed as part of the special use approval process.

(A) Submission Requirements: An institutional development plan shall be submitted in conjunction with an application for special use approval pursuant to Section 6-3-5 of this Title. Each institutional development plan shall contain at least the information listed in Section D.8 of Appendix D of this Title.
(B) Review Procedure: The Site Plan and Appearance Review Committee shall review the institutional development plan concurrently with the site plan submitted pursuant to this Section 6-15-10-5. The Site Plan and Appearance Review Committee shall prepare a written report of their recommendation that shall be forwarded to the Zoning Board of Appeals pursuant to Section 6-3-5-7 of this Title.
(C) Criteria For Review: In making their recommendation the Site Plan and Appearance Review Committee shall consider the following criteria:
1. Compatibility of the proposed use and its characteristics with the existing development within the oH district and the existing development located in the residential districts adjacent to the oH district.
2. Location and adequacy of off-street parking and loading and its relationship to existing and proposed buildings and structures.
3. Traffic generation characteristics of the proposed development in relation to internal and external street capacities.
4. The location of open space and landscaping and its relationship to existing and proposed buildings, pedestrianways and streets.
5. Pedestrian circulation within the oH district and its relationship to buildings, parking areas, and open space.
6. Architectural relationships, both formal and functional, of the proposed development to existing buildings within and immediately adjacent to the oH district including spacing between buildings, massing, scale, and proportion.
7. Protection of significant view corridors and historic buildings or structures both within and immediately adjacent to the oH district.
8. Protection of any natural feature, water and air quality, and mitigation of any impacts on adjacent districts from noise.

(Ord. 108-0-98)

6-15-10-6. - PERMITTED USES.
The following uses shall be permitted in the oH district:
Administrative, operational and maintenance uses.
Classroom (hospital).
Departmental chairpersons' offices-as limited (Evanston Hospital, 5; St. Francis Hospital, 0).
Departmental directors' offices-as limited (Evanston Hospital, 14; St. Francis Hospital, 0).
Hospital-based specialist-as limited (Evanston Hospital, 75; St. Francis Hospital, 44).
Laboratories related to teaching, research and patient care.
Storage facilities (hospital).
Surgical care facilities including recovery facilities.

(Ord. 108-0-98)

6-15-10-7. - SPECIAL USES.

The following uses may be allowed in the oH district subject to the general provisions set forth in Section 6-3-5 of this Title, and the special provisions contained herein:

Any expansion or change in a hospital service or program causing the average number of patients treated daily at such hospital as reported in the current annual hospital report to exceed by ten percent (10%) the average daily number of patients treated in 1978: Evanston Hospital, 1070; St. Francis Hospital, 702.

Any new construction that constitutes a physical expansion to the gross floor area of any hospital building.

Clinics, provided they shall not be used for the private, for-profit practice of medicine.

Commercial parking garage.

Daycare centers - adult (subject to the general requirements of Section 6-4-3 of this Title).

Daycare centers - child (subject to the general requirements of Section 6-4-2 of this Title).

Heliports (hospital).

Private utility substations and transmission facilities.

Short-term residential facilities operated by a hospital.

Staff examination rooms provided they shall not be used for the private, for-profit practice of medicine.

(Ord. 108-0-98)

6-15-10-8. - PROHIBITED USES.

The following uses are prohibited in the oH district:

Except as provided elsewhere in this Chapter, offices, clinics, staff examination rooms or other hospital facilities, assigned or unassigned, used by individual physicians for the private, for-profit practice of medicine.

(Ord. 108-0-98)

6-15-10-9. - SPECIAL USE APPROVAL NOT REQUIRED.

The arrangement and location of activities, services and programs within buildings constructed pursuant to a properly issued building permit may be changed and interior structural hospital alterations may be made without requiring special use approval pursuant to this Section 6-15-10-9. Exterior alterations may be made without requiring special hospital use approval, provided that said alterations are not an expansion of any special use. Reconstruction of existing or approved structures or facilities, in case of partial or complete destruction by casualty, shall not require special hospital use approval.

(Ord. 108-0-98)

6-15-10-10. - REVIEW BY ZONING BOARD OF APPEALS.

Changes in hospital buildings, uses, programs or offices requiring review by the Zoning Board of Appeals involve such special considerations of the public interest that in addition to the general requirements and standards for special use approval set forth in Section 6-3-5 of this Title, the following specific requirements and standards are hereby established:

(A) Application Review And Hearing: An application for special use listed in Section 6-15-10-7 of this Chapter shall be filed with the Zoning Administrator and processed in accordance with the requirements set forth in Section 6-3-5 of this Title, and shall be in such form and accompanied by such information as shall be established from time to time by the Board. Each application shall contain the information listed in Section D.3 of Appendix D of this Title, in addition to the following information:

1. The location, dimensions, and total area of the site affected.
2. The location, dimensions, floor area, type of construction and use of each proposed building and structure.
3. The number, size and type of dwelling units, if any, in each building and the overall dwelling unit density.
4. The proposed treatment of open spaces and the exterior surfaces of all structures.
5. Means of ingress and egress and the number, location and dimensions of parking spaces and loading docks.
6. The proposed traffic circulation pattern within the area of the development, together with the location and description of public improvements to be installed.
7. The location and purpose of any proposed dedication or easement.
8. The general drainage plans of the developed tract.
9. The location, dimensions, and uses of: a) adjacent properties, b) abutting public rights of way or easements, and c) utilities serving the site.
10. Preliminary sketches (elevations and plan views) of proposed structure(s) and landscaping.
11. Significant topographical or physical features of the tract.
12. A statement as to why the proposed hospital use will not cause substantial injury to the value of other property in the neighborhood.

(B) Required Findings: The Zoning Board of Appeals shall not recommend approval of, nor shall the City Council grant a special use permit for, an additional hospital use unless they find, based on written findings of fact, that the standards governing special uses generally, and the following specific standards, have been satisfied:

1. That the proposed hospital use is compatible with the development allowed under the basic provisions of the zoning ordinance in the area in which it is proposed, and it is not of such a nature in height, bulk, or scale as to exercise any influence contrary to the purpose and intent of the zoning ordinance as specifically set forth herein.
2. That the proposed hospital use is compatible with and/or implements the adopted comprehensive general plan, as amended, this zoning ordinance, and any other pertinent City planning and development policies, particularly in terms of:
   (a) Land use.
   (b) Housing.
   (c) Traffic impact and parking.
Impact on schools, public services and facilities.

Essential character of the neighborhood.

Conservation of the tax value of land and buildings throughout the City and retention of taxable land on the tax rolls.

3. That the proposed use of any office or examining rooms within the hospital by a physician for treatment of his or her private patients is required because such practice or treatment is not feasible outside the hospital or is essential to the function of the hospital.

4. That the existing or proposed utility services are adequate for the proposed hospital use.

(C) Exception: The Zoning Board of Appeals may recommend approval of, and the City Council may grant a special use permit for a needed additional hospital use notwithstanding a temporary existing or expected noncompliance with the off street parking requirements in Chapter 16 of this Title, so long as the plan is specified for compliance within a reasonable period of time.

(D) Additional Requirements And Restrictions: The Zoning Board of Appeals shall report to the City Council its findings and recommendations in writing. The Zoning Board of Appeals may recommend, and the City Council may require such additional conditions as are deemed necessary for the protection of the public interest, including dates for initiation and completion of the use.

(Ord. 108-0-98)

6-15-10-11. - LOT COVERAGE.

The maximum building lot coverage in the oH district, including accessory structures is fifty-five percent (55%). The maximum impervious surface ratio in the oH district is seventy percent (70%).

(Ord. 115-0-04)

6-15-10-12. - YARD REQUIREMENTS.

The minimum yard requirements for the oH district are as follows:

<table>
<thead>
<tr>
<th>Type of Yard</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Front yard</td>
<td>Twenty-seven (27) feet for buildings; seventeen (17) feet for parking</td>
</tr>
<tr>
<td>(B) Side yard abutting a street</td>
<td>Fifteen (15) feet for buildings; ten (10) feet for parking</td>
</tr>
<tr>
<td>(C) Side yard</td>
<td>Ten (10) feet for buildings; parking prohibited</td>
</tr>
<tr>
<td>(D) Rear yard</td>
<td>Twenty (20) feet for buildings; five (5) feet for parking</td>
</tr>
</tbody>
</table>

(Ord. 43-0-93; amd. Ord. 108-0-98)

6-15-10-13. - TRANSITION LANDSCAPE STRIP.

A transition landscaped strip shall be provided and maintained along the entire length of the oH district boundary line to a depth of at least twenty (20) feet. The transition landscape strip shall adhere to the requirements set forth in the "Manual Of Design Guidelines" and shall be subject to site plan review.

In determining the required transition landscape strip no right of way or parking shall be included in the measurement of the required twenty (20) feet. After the effective date hereof, no building or structure shall be erected within the required transition landscape strip, and no new parking spaces shall be constructed within the required transition landscape strip.

(Ord. 43-0-93; amd. Ord. 108-0-98)

6-15-10-14. - BUILDING HEIGHT.

The maximum building height in the oH district is eighty-five (85) feet.

(Ord. 43-0-93; amd. Ord. 108-0-98)

6-15-11. - HISTORIC STRUCTURES, SITES, AND LANDMARKS DISTRICT.

6-15-11-1. - PURPOSE STATEMENT.

The purpose of the historic structures, sites, and landmarks district is to promote the conservation, protection, restoration, rehabilitation, use, and overall enhancement of structures, sites, and districts within the City officially designated as having historic significance. The provisions of this Section 6-15-11 are intended to promote coordination between the regulations of this Ordinance and the preservation ordinance, ordinance 23-0-75, as amended.

(Ord. 43-0-93; amd. Ord. 108-0-98)

6-15-11-2. - CROSS REFERENCE ON ZONING MAP.

The zoning map of the City of Evanston shall contain a footnote advising the user to refer to the preservation ordinance, ordinance 23-0-75, as amended, for applicability to a given property.

(Ord. 43-0-93; amd. Ord. 108-0-98)

6-15-11-3. - DISTRICT REQUIREMENTS.

The permitted and special uses and bulk regulations for all historic districts shall be the requirements of the underlying zoning district.

(Ord. 43-0-93; amd. Ord. 108-0-98)

6-15-11-4. - RELATIONSHIP TO PLANNED DEVELOPMENTS.

Whenever a planned development application, filed pursuant to Section 6-3-6 of this Title, pertains to a historic landmark or is wholly or partially located within an officially designated historic district it shall be first referred to the preservation commission for its review and recommendation. The Plan Commission shall be granted the discretionary power to grant relief from certain planned development requirements to allow greater flexibility and to ensure preservation of a historic district. Such relief shall be granted subject to guidance by the preservation commission.

(Ord. 43-0-93; amd. Ord. 108-0-98)
6-15-11-5. - RELATIONSHIP TO SPECIAL USES AND VARIATIONS.

Whenever an application is made for a special use or variation relating to a historic landmark, or a property located in a local historic district, the application shall be referred to the preservation commission that shall have the authority to make its recommendations to the appropriate decision making body relating to lot coverage, yard requirements, parking, building height, fences, and/or landscaping based upon its determination as to whether the special use or variation:

(A) Is necessary and/or appropriate in the interest of historic conservation so as to not adversely affect the historical architecture or aesthetic integrity of the landmark or character of local historic districts; or

(B) Is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation; and

(C) Will not be materially detrimental to the public health, safety, and welfare, or injurious to property in the district or vicinity where the property is located.

(Ord. 89-0-05)

6-15-11-6. - HISTORIC STRUCTURES SUBJECT TO EVANSTON PRESERVATION COMMISSION REVIEW.

(A) Changes to historic landmarks are subject to the regulations contained in the Historic Preservation Ordinance.

(B) For the location of historic landmarks, see Appendix C of this Title.

(Ord. 108-0-98)

6-15-11-7. - HISTORIC FENCES.

Historic fences, located within a designated historic district shall be subject to the fence regulations in Section 6-4-6-7 of this Title.

(Ord. 108-0-98)

6-15-12. - oRE RESIDENTIAL ESTATE OVERLAY DISTRICT.

6-15-12-1. - PURPOSE STATEMENT.

The purpose of the oRE residential estate overlay district is to support the continued existence of the large estate homes and lots in the City that individually are of special community and neighborhood significance. The overlay district is intended to ensure the maintenance of the existing lot sizes and lot coverage in order to preserve the intended character of these properties. The district does provide for some flexibility in use of these lots through the planned development process.

(Ord. 108-0-98)

6-15-12-2. - APPLICATION OF THE DISTRICT.

(A) The oRE district shall apply to the large estate homes in the R1 single-family residential district as mapped on the City Zoning Map. The oRE district shall meet a minimum lot size requirement of twenty thousand (20,000) square feet and the minimum lot width of one hundred (100) feet.

(B) The provisions of this Section shall serve as a supplement to the underlying zoning district regulations. Except as noted below, the oRE district shall follow all requirements of the R1 single-family residential district. Where a conflict exists between the provisions of this Section 6-15-12 and those of any underlying zoning district, the Overlay District provisions shall apply.

(Ord. 108-0-98)

6-15-12-3. - DESIGNATION OF THE OVERLAY DISTRICT.

The City Council may, upon the recommendation of the Plan Commission and in accordance with the procedures for amending the Zoning Map set forth in Chapter 3 of this Title, designate an area as an oRE district.

(Ord. 108-0-98)

6-15-12-4. - DISCONTINUATION OF OVERLAY DISTRICT.

In the event, the desire, the need for, or the emphasis on residential estates in Evanston should change, this overlay district shall be dissolved and the zoning of the land within its boundaries shall, pursuant to the procedures set forth in Section 6-3-4 of this Title, revert to the underlying zoning classification.

(Ord. 108-0-98)

6-15-12-5. - PERMITTED AND SPECIAL USE REQUIREMENTS.

The permitted and special uses for all oRE districts shall be the requirements of the underlying R1 single-family residential district.

(Ord. 108-0-98)

6-15-12-6. - LOT SIZE.

The minimum lot size in the oRE district is twenty thousand (20,000) square feet.

(Ord. 108-0-98)

6-15-12-7. - LOT WIDTH.

The minimum lot width in the oRE district is one hundred (100) feet.

(Ord. 108-0-98)

6-15-12-8. - LOT COVERAGE.

The maximum lot coverage in the oRE district is twenty-five percent (25%).

(Ord. 108-0-98)

6-15-12-9. - YARD REQUIREMENTS.

The minimum yard requirements for the oRE district are:

<table>
<thead>
<tr>
<th>Residential Structures</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Front yard</td>
<td>Twenty-seven (27) feet</td>
</tr>
<tr>
<td>2. Side yard abutting a street</td>
<td>Fifteen (15) feet</td>
</tr>
</tbody>
</table>
3. Side yard
   Ten (10) feet

4. Rear yard
   Thirty (30) feet

(B) Nonresidential Structures:

1. Front yard
   Twenty-seven (27) feet for building; parking prohibited

2. Side yard abutting a street
   Fifteen (15) feet for building; parking prohibited

3. Side yard
   Fifteen (15) feet for building; parking prohibited

4. Rear yard
   Thirty (30) feet for building; five (5) feet for parking

(Ord. 108-0-98)

6-15-10. - BUILDING HEIGHT.

The maximum building height in the oRE district is forty-five (45) feet or three and one-half (3 1/2) stories, whichever is less.

(Ord. 108-0-98)

6-15-13. - oRD REDEVELOPMENT OVERLAY DISTRICT.

6-15-13-1. - PURPOSE STATEMENT.

The oRD redevelopment overlay district is intended to allow for flexibility in land use layout and design in redevelopment areas where there is an opportunity for mixed use development or development projects in which one (1) or more of the uses are different from, but compatible with, the principal permitted uses in the district. Determination of appropriateness shall be considered on a case-by-case basis to ensure that a particular proposal meets basic standards of public health, safety, and welfare, and supports the economic development objectives of the City. Planned development is required for all developments located within the oRD districts.

(Ord. 108-0-98)

6-15-13-2. - PROCEDURE FOR DISTRICT DESIGNATION.

(A) The City Council may, upon the recommendation of the Plan Commission and in accordance with the procedures for amending the Zoning Map set forth in Chapter 3 of this Title, designate any area carrying the following zoning district designations as an oRD district: O1, I1, I2, C2, B2, B3, D2, D3, and D4.

(B) Any oRD district designated by the City Council shall be known as an overlay to the underlying zoning district with the designation oRD on the Zoning Map.

(Ord. 108-0-98)

6-15-13-3. - SIGNIFICANCE OF DESIGNATION.

(A) The regulations of this district shall supersede or supplement, as applicable, the regulations of the underlying zoning district.

(B) Where conflict results between the regulations of this overlay district and other provisions of this Ordinance, the provisions of this overlay district shall control.

(Ord. 108-0-98)

6-15-13-4. - SITE PLAN REVIEW.

Site plan review shall be required of every request for a building permit or a zoning certificate within the oRD district including those requiring planned development petitions as well as those not involving the construction or erection of new buildings or structures, except that the Zoning Administrator may waive this requirement when he finds that the requested alteration or addition does not involve any diminution to the character of the District.

(Ord. 108-0-98)

6-15-13-5. - PLANNED DEVELOPMENT REQUIRED.

Any person requesting a building permit involving construction of a new building or structure shall be required to submit an application for a planned development in accordance with the procedures set forth in Section 6-3-6 of this Title. It shall be the applicant's discretion to request either the development incentives available through a planned development, subject to the requirements of the underlying district, or the development incentives available through the oRD district pursuant to this Section 6-15-13. At no time, however, shall an applicant or development receive the development incentives for both a planned development and the oRD district.

(Ord. 108-0-98)

6-15-13-6. - PROCESSING OF PETITIONS NOT INVOLVING THE CONSTRUCTION OF NEW BUILDINGS.

Any request for a building permit or zoning certificate involving the reconstruction of, or addition to, an existing building or structure that includes or would cause a request to exceed the maximum height or floor area ratio of the underlying base zoning district, shall be required to follow the procedures for petition for a special use as set forth in Section 6-3-5 of this Title.

(Ord. 108-0-98)

6-15-13-7. - PERMITTED USES.

The permitted uses for the oRD district shall be as follows:

(A) Any use listed as permitted or special in the underlying base zoning district.

(B) Dwellings - multiple-family (when not more than thirty percent (30%) of a planned development site, excluding affordable housing, as determined by the Plan Commission. In no case, however, shall the total housing area, including affordable housing and other housing, exceed sixty percent (60%) of the site).

(C) Mixed use development.
6-15-13-8. - BULK REQUIREMENTS TO REMAIN THE SAME.

The following bulk requirements shall be governed by the underlying base zoning district and will not change due to the designation of the oRD District:

(A) Minimum lot size.
(B) Minimum lot width.

6-15-13-9. - BULK REQUIREMENT SUBJECT TO CHANGE.

The following bulk requirements may vary beyond those established for the underlying base zoning district if approved by the Plan Commission pursuant to the procedures for planned development set forth in Section 6-3-6 of this Title:

(A) Floor area ratio (FAR), if applicable.
(B) Maximum building height.
(C) Yards.

6-15-13-10. - COORDINATION WITH RELEVANT PLANS.

The Plan Commission shall, in arriving at its recommendation, consider the adopted Comprehensive General Plan, as amended, this Zoning Ordinance, and any other adopted land use or urban design plans relevant to the specific site. The Plan Commission shall, at the time of forwarding its recommendations to City Council, forward any recommendation pertaining to the specific site, contained in the Comprehensive General Plan, and any adopted land use or urban design plan.

6-15-13-11. - INCENTIVE SYSTEM.

In order to encourage and attract facilities and amenities which are of public benefit and deemed desirable by the Plan Commission and City Council, a system of incentives shall be available to all applicants for a building permit within the oRD district. The incentives provide for incremental increases in floor area ratio (FAR) and building height in exchange for the inclusion of one (1) or more public benefit features as determined, from time to time, by the City Council.

(A) Public Benefit Features:

1. Inclusion of nonexclusive childcare/adultcare in building,
2. Inclusion of below-grade public parking facility,
3. Inclusion of public parking spaces over and above what is required by the Ordinance,
4. Inclusion of street level landscape garden, plaza or park available for public use,
5. Inclusion of fifteen percent (15%) affordable housing units of residential total (affordable housing to be defined from time to time by the Evanston Housing and Homelessness Commission),
6. Inclusion of special access features or provisions to existing or planned public transit facilities,
7. Inclusion of a mixed use development plan where no single use exceeds eighty percent (80%) of the total floor area,
8. Public art.

For the purposes of this district, public benefit features are not considered to be the principal use on a zoning lot, but rather an accessory feature or use complementary to the principal use(s) whether they be permitted uses or special uses. Works of art and their locational setting shall require approval by the Evanston Arts Commission.

(B) Application For Incentives: FAR incentive shall be applied for as part of the planned development approval procedures set forth in Section 6-3-6 of this Title. The applicant shall include within the planned development application a request for such FAR/height incentive and detail the following: type, size, location in the proposed project, the design, an operational, maintenance and management plan, and the nature of public access to and/or availability of such public benefit features.

(C) Standards For The Granting Of Incentives: The City Council shall, upon recommendation from the Plan Commission, decide in each case whether the proposed public benefit feature(s) proposed has sufficient merit to justify the granting of an FAR/height incentive. In reviewing bonus proposals, the Plan Commission and City Council shall consider the degree to which the following standards are met by the proposed public benefit feature(s) within the overall context of the principal use(s) in which the proposed public benefit features are offered:

1. The size or capacity of the facility, feature, or provision.
2. The degree to which the location of the facility or feature within the structure, or on the site of which it is part, enhances the environment of the zoning district of which it is part, the street frontage where it is to be located and the zoning lot itself.
3. The degree of public accessibility to the facility or feature given its location and the specific nature and function of the public benefit feature.
4. The quality of design of the facility or feature in the context of the principal use of the zoning lot, the location of said zoning lot in the overlay redevelopment district, adjacent properties and uses, the use and street frontage character of the zoning lot, the purpose of the underlying base zoning district, said zoning lot within, and the policies, designs and plans of the City.
5. The degree to which the facility or feature enhances and protects the environment of the overlay redevelopment district including such elements as air quality, noise reduction, wind effect, temperature moderation, views, pedestrian environment, landscaping and areas for relaxation, and the enjoyment of the City's historic resources.
6. The degree to which the facility or feature lessens automobile traffic congestion and supports car-pooling, public transit, pedestrian and bicycle usage.
7. The degree to which the facility or feature increases the availability of quality employment opportunities to residents of the City.
8. The degree to which the facility or feature enhances the economy of the City.
9. The degree to which the facility or feature provides for or incorporates social services for the residents of the City such as, but not limited to, child daycare, counseling services, or adult daycare.
10. The degree to which the facility or feature provides for and protects the public health, welfare, and safety of residents, and employees, and the visitors to the City.

The City Council may find that the degree to which any of the above standards are met are not sufficient to grant an incentive and may deny the incentive being sought by the applicant.
Limitation On Incentives: The City Council may grant, upon recommendation of the Plan Commission, a fixed increase over the standards provided for each underlying base district. That increase may be either a percentage increase in allowable floor area ratio (FAR) or an increase in allowable building height, or both.

To protect the scale and functional capacity of the potential redevelopment areas of the City, an aggregate maximum floor area ratio and an aggregate maximum building height are provided for each zoning district that can be designated as an ORD district. These maximums are listed in Table 15-A of this Section. In no case shall the total exceed these listed maximum values.

**TABLE 15-A. AGGREGATE MAXIMUM ALLOWABLE INCENTIVE FOR REDEVELOPMENT OVERLAY DISTRICT FOR SELECTED BASE ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>Underlying Base Zoning District</th>
<th>Floor Area Ratio</th>
<th>Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Base District Standard</td>
<td>Incentive Cap</td>
</tr>
<tr>
<td>B2</td>
<td>2.0</td>
<td>1.5</td>
</tr>
<tr>
<td>B3</td>
<td>3.0</td>
<td>4.0</td>
</tr>
<tr>
<td>C2</td>
<td>1.0</td>
<td>1.5</td>
</tr>
<tr>
<td>O1</td>
<td>2.0</td>
<td>1.0</td>
</tr>
<tr>
<td>I1</td>
<td>0.75</td>
<td>0.5</td>
</tr>
<tr>
<td>I2</td>
<td>1.0</td>
<td>0.5</td>
</tr>
<tr>
<td>D2</td>
<td>2.75</td>
<td>1.25</td>
</tr>
<tr>
<td>D3</td>
<td>4.5</td>
<td>3.5</td>
</tr>
<tr>
<td>D4</td>
<td>4.5</td>
<td>1.5</td>
</tr>
<tr>
<td>When containing residential dwelling units</td>
<td>5.4</td>
<td>1.5</td>
</tr>
</tbody>
</table>

* When constructed as a “tower” in accordance with the provisions of Subsection 6-11-1-10(C)1(c) of this Title.

(Ord. 43-0-93; amd. Ord. 108-0-98; Ord. No. 61-O-12, § 3, 10-8-2012)

6-15-14. - oCSC CENTRAL STREET CORRIDOR OVERLAY DISTRICT.
6-15-14-1. - PURPOSE STATEMENT.

The oCSC district is intended as a primary means to implement the recommendations contained in the Central Street Master Plan (2007). The geographical scope of the plan extended the length of Central Street from Gross Point Road in the west to Ridge Avenue in the east, and includes intersecting portions of Gross Point Road, Crawford Avenue and Green Bay Road. Specifically, this overlay district seeks to:

(A) Preserve existing character and scale.
(B) Encourage a healthy mix of uses along the corridor; preserve independent and unique uses.
(C) Sustain and enhance the corridor as a location for diverse, unique, small scale, pedestrian oriented retail shops, services, and restaurants.
(D) Encourage retail uses close to transit.
(E) Allow a wide, consistent sidewalk width.
(F) Ensure wider, landscaped parkways as a transition between retail frontages and residential side streets.
(G) Provide improved sightlines for motorists.
(H) Ensure consistent building placement and create a pedestrian friendly and human scaled “street wall.”
(I) Articulate buildings and reduce the perceived height and mass of new development by using building stepbacks at upper stories.
(J) Establish new sidewalk standards for improved sidewalk widths, sightlines, and streetscapes.
(K) Encourage buildings with clearly defined bases, middles, and tops.
(L) Allow the intuitive identification of storefronts through the use of appropriate store windows and fenestration for retail and mixed use buildings.

(Ord. 5-0-08)

6-15-14-2. - APPLICATION OF THE DISTRICT.

Any property that comes to be located within this district shall retain its original zoning district designation, and shall gain the additional designation of the oCSC district. The provisions of this Section 6-15-14 shall serve as a supplement to the zoning district regulations of the underlying district. Where a conflict exists between the provisions of this Section 6-15-14 and those of the underlying zoning district, the provisions of this overlay district shall control.
6-15-14-3. - DESIGNATION OF OVERLAY DISTRICT.

The Central Street corridor overlay district shall be designated by the City Council and shown as an overlay to the underlying districts with the designation "oCSC" on the City zoning map.

6-15-14-4. - SUBAREAS.

(A) Purpose: The Central Street corridor overlay district contains seven (7) subareas that allow the district to be tailored to the needs and existing conditions of different areas along the corridor.

(B) Subareas Defined: The following subareas are defined as part of the Central Street corridor overlay district:

- Subarea 1; multi-family residential A: This subarea is based on properties having a base zoning district of R4.
- Subarea 2; multi-family residential B: This subarea is based on properties having a base zoning district of R5.
- Subarea 3; office: This subarea is based on properties having a base zoning district of O1.
- Subarea 4; mixed use A: This subarea is based on neighborhood commercial properties having a base zoning district of B1a.
- Subarea 5; mixed use B: This subarea is based on commercial properties having a base zoning district of B1a.
- Subarea 6; Gross Point/Crawford mixed use: This subarea is based on properties surrounding the intersection of Gross Point Road, Crawford Avenue, and Central Street, having a base zoning district of B1a.
- Subarea 7; Green Bay commercial: This subarea is based on properties along Green Bay Road having a base zoning district of C2.

(C) Subarea Designation: Subareas will be designated by the City Council and shown on the City zoning map or on a separate detail map that is indicated and referenced on the City zoning map. Subareas shall be indicated by appending the subarea number to the overlay district designation: oCSC-1 through oCSC-7.

6-15-14-5. - ADDITIONAL USES.

(A) Uses listed under “additional permitted uses” in Table 1 of this Section shall be permitted in the oCSC district, in the indicate subarea. These uses are in addition to those permitted in the base zoning district.

(B) Uses listed under “additional special uses” in Table 1 of this Section may be allowed in the oCSC district in the indicated subarea subject to the general provisions set forth in Section 6-3-5 of this Title, and the special provisions contained herein.

<table>
<thead>
<tr>
<th>Subarea</th>
<th>Additional Permitted Uses</th>
<th>Additional Special Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>2</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>3</td>
<td>Retail goods establishment (on ground floor only)</td>
<td>Commercial indoor recreation</td>
</tr>
<tr>
<td></td>
<td>Retail services establishment (on ground floor only)</td>
<td>Cultural facility</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Dormitory</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Performance entertainment venue</td>
</tr>
<tr>
<td>4</td>
<td>None</td>
<td>Commercial indoor recreation</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Cultural facility</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Performance entertainment venue</td>
</tr>
<tr>
<td>5</td>
<td>None</td>
<td>Commercial indoor recreation</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Cultural facility</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Performance entertainment venue</td>
</tr>
<tr>
<td>6</td>
<td>Automobile service station</td>
<td>Commercial indoor recreation</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Cultural facility</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Performance entertainment venue</td>
</tr>
<tr>
<td>7</td>
<td>None</td>
<td>Commercial indoor recreation</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Cultural facility</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Performance entertainment venue</td>
</tr>
</tbody>
</table>

6-15-14-6. - PROHIBITED USES.

Uses shown in Table 2 of this Section shall be prohibited in the indicated subarea. This prohibition supersedes any permitted uses identified in the base zoning district.

<table>
<thead>
<tr>
<th>Subarea</th>
<th>Prohibited Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
6-15-14-7. - ACTIVE GROUND FLOOR USES.

In subareas 3, 4, 5, 6 and 7, active uses shall occupy the ground floor level for a minimum depth of fifty (50) feet along the primary street frontage. "Active uses" are hereby defined as retail goods establishments, retail service establishments, food store establishments, hotels, restaurant - type 1, restaurant - type 2, specialty food store, indoor commercial recreation, performance entertainment venue, cultural facility.

(Ord. 5-0-08)

6-15-14-8. - BUILDING HEIGHT.

(A) Maximum Building Height: The maximum building height in the oCSC district, without bonuses, is shown under "maximum building height (the shorter of)" in Table 3, "Building Height," of this Section in both feet and number of stories. The maximum height is the shorter of the two.

TABLE 3: BUILDING HEIGHT

<table>
<thead>
<tr>
<th>Subarea</th>
<th>Maximum Building Height (The Shorter Of)</th>
<th>Transitional Height Plane</th>
<th>10% Required Stepback</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Feet</td>
<td>Stories</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>35</td>
<td>2.5</td>
<td>None</td>
</tr>
<tr>
<td>2</td>
<td>45</td>
<td>4</td>
<td>R1, R2, R3, R4</td>
</tr>
<tr>
<td>3</td>
<td>52</td>
<td>5</td>
<td>R1, R2, R3, R4</td>
</tr>
<tr>
<td>4</td>
<td>3</td>
<td>3</td>
<td>R1, R2, R3, R4</td>
</tr>
<tr>
<td>5</td>
<td>45</td>
<td>4</td>
<td>R1, R2, R3, R4</td>
</tr>
<tr>
<td>6</td>
<td>45</td>
<td>4</td>
<td>R1, R2, R3, R4</td>
</tr>
<tr>
<td>7</td>
<td>45</td>
<td>4</td>
<td>R1, R2, R3, R4</td>
</tr>
</tbody>
</table>

Notes:

1. Applies to properties adjacent to the districts listed.
2. See Subsection (C) of this Section, regarding the location of the additional 15 percent setback.

(B) Transitional Height Plane: A transitional height plane shall apply in those subareas as indicated under "transitional height plane" in Table 3 of this Section, for properties adjacent to or abutting the districts listed. See Chapter 18 of this Title for details on determining the transitional height plane. This height plane shall be used in place of any transitional height plane height restricting device required by the base district zoning code (for example, the O1 district, Section 6-15-2-9 of this Chapter).

(C) Required Stepback: As indicated under "10% required setback" in Table 3 of this Section, a setback from the required pedestrian area of ten percent (10%) of the lot width or depth, as applicable, is required for upper stories, with a minimum setback of five (5) feet. Ten percent (10%) or five (5) feet of the lot depth is required for building front stepback. Ten percent (10%) or five (5) feet of the lot width is required for building side stepbacks.

1. An additional stepback of fifteen percent (15%) of the lot depth or width is required in subarea 4 from Hartrey Street in the west to the north leg of Prairie Avenue in the east.
2. Buildings with front or side facades of seventy-five (75) feet or more are required to meet this requirement for sixty-five percent (65%) of the second floor front or side facade. Buildings with front or side facades less than seventy-five (75) feet must meet this requirement for one hundred percent (100%) of the second floor front or side facade. The requirements must be met for one hundred percent (100%) of the front or side facade for the third story and above.
3. Stepbacks are required only for building facades that are adjacent to street rights of way.

(D) Prohibition Of Sheet Walls: No more than twenty-five (25) feet of width of any building facade shall from a "sheer wall" from ground level to the topmost floor. A "sheer wall" is defined as a vertical unbroken plane of facade that is unarticulated in depth.
6-15-14-9. - FLOOR AREA RATIO.

(A) The maximum floor area ratio in the oCSC district without bonuses is shown by subarea under "maximum FAR without bonuses" in Table 4 of this Section.

(B) The maximum floor area ratio in the oCSC district with bonuses is shown by subarea under "maximum FAR with bonuses" in Table 4 of this Section.

<table>
<thead>
<tr>
<th>TABLE 4: MAXIMUM FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subarea</td>
</tr>
<tr>
<td>1</td>
</tr>
<tr>
<td>2</td>
</tr>
<tr>
<td>3</td>
</tr>
<tr>
<td>4</td>
</tr>
<tr>
<td>5</td>
</tr>
<tr>
<td>6</td>
</tr>
<tr>
<td>7</td>
</tr>
</tbody>
</table>

6-15-14-10. - SITE DEVELOPMENT ALLOWANCES.

Sections 6-3-6-5 and 6-3-6-6 and Subsections 6-8-1-10(C), 6-9-1-9(C) and 6-10-1-9(C) of this Title, and Subsection 6-15-1-9(C) of this Chapter notwithstanding, site development allowances for planned developments are not permitted in the oCSC district.

6-15-14-11. - DEVELOPMENT BONUSES.

Floor area ratio (FAR) bonuses are available and may be approved for developments in the subareas identified in Table 5, "Development Bonuses," of this Section:

<table>
<thead>
<tr>
<th>TABLE 5: DEVELOPMENT BONUSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subarea</td>
</tr>
<tr>
<td>1</td>
</tr>
<tr>
<td>2</td>
</tr>
<tr>
<td>3</td>
</tr>
<tr>
<td>4</td>
</tr>
<tr>
<td>5</td>
</tr>
<tr>
<td>6</td>
</tr>
<tr>
<td>7</td>
</tr>
</tbody>
</table>

(A) Bonus For Extra Parking:

1. Bonus Formula: A floor area bonus may be approved for qualifying parking in excess of that required, in accordance with the following standards:
   \[ \text{Bonus FAR} = \left( \frac{\text{number of qualified parking spaces in excess of requirement} \times 350 \text{ square feet/lot area}}{\text{lot area}} \right) \times 0.40 \]

2. Design Standards And Guidelines: A parking space is qualified if it meets the following standards:
   (a) It is located on site, specifically identified in the development plan, and legal text indicating that the parking space shall be made available to the general public regardless of whether they are visiting any of the on site uses shall be recorded with the property deed.
   (b) It is in excess of the number of on site spaces required by the zoning ordinance.
   (c) It is made available for use to the general public, as well as to on site users.
   (d) If parking spaces are posted as available for a limited time per user, the time period available to general public users shall not be less than the time period for on site users.
   (e) Aboveground parking garages must be concealed from public view.
   (f) Pedestrian access to the garage must be provided from the public sidewalk.

(B) Bonus For Underground Parking:
1. Bonus Formula: A floor area bonus may be approved for qualifying underground parking in subareas as shown under “underground parking” in Table 5 of this Section, in accordance with the following formula:

   Bonus FAR = \[ \frac{\text{number of qualified underground parking spaces} \times 350 \text{ square feet}}{\text{lot area}} \times 0.20 \]

2. Standards And Guidelines: An underground parking space is qualified if it meets the following standards:
   (a) Parking spaces must be located entirely below the lowest grade level of any adjacent street frontage.
   (b) Parking spaces must comply with all parking dimension and access requirements.
   (c) Vehicular access to the parking garage must be located off an alley.

(Ord. 5-0-08)

6-15-14-12. - PEDESTRIAN AREA REQUIREMENTS.

(A) Location: A pedestrian area shall be located between the front facade of all buildings and the curb along Central Street, Green Bay Road, Gross Point Road and Crawford Avenue and along all intersecting streets for properties occupied by nonresidential uses. Each pedestrian area shall consist of two (2) zones parallel to the curb: a sidewalk clear zone and a parkway/street furniture zone. In addition to satisfying all setback and required yard requirements of the underlying zoning district, each zone shall have a minimum width as specified in Table 6, “Pedestrian Area Requirements,” of this Section.

TABLE 6: PEDESTRIAN AREA REQUIREMENTS

<table>
<thead>
<tr>
<th>Subarea</th>
<th>Minimum Width Along Central, Green Bay, Gross Point, Crawford</th>
<th>Minimum Width Along Side Street Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(A) Clear Zone</td>
<td>(B) Parkway/Street Furniture Zone</td>
</tr>
<tr>
<td>1</td>
<td>5 feet</td>
<td>9 feet</td>
</tr>
<tr>
<td>2</td>
<td>5 feet</td>
<td>9 feet</td>
</tr>
<tr>
<td>3</td>
<td>8 feet</td>
<td>6 feet</td>
</tr>
<tr>
<td>4</td>
<td>8 feet</td>
<td>6 feet</td>
</tr>
<tr>
<td>5</td>
<td>8 feet</td>
<td>6 feet</td>
</tr>
<tr>
<td>6</td>
<td>15 feet</td>
<td>15 feet</td>
</tr>
<tr>
<td>7</td>
<td>8 feet</td>
<td>6 feet</td>
</tr>
</tbody>
</table>

(B) Sidewalk Clear Zone Requirements:
   1. The sidewalk clear zone shall be a minimum width as specified in Table 6 of this Section, shall be located immediately contiguous to the parkway/street furniture zone and shall be continuous.
   2. This zone shall be hardscape, and shall be unobstructed for a minimum height of eight (8) feet.
   3. Building entryway doors shall not open in a manner that causes them to swing into or in any way obstruct the sidewalk clear zone.

(C) Parkway/Street Furniture Zone Requirements: The parkway/street furniture zone shall have a minimum width as specified in Table 6 of this Section. This zone shall be located immediately adjacent to the curb and shall be continuous. This zone shall be landscaped or hardscaped, and may be used for the placement of trees, street furniture, benches, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.

(D) Vehicle Sightlines And Visibility: Nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede visibility within visibility triangles at street intersections between the heights of two and one-half (2 1/2) feet and eight (8) feet above grade.

(E) Utilities: Every commercially reasonable effort shall be made to place utilities underground or to the rear of structures to allow for unobstructed use of sidewalks.

(F) Relationship Of Building To Pedestrian Area: Each building with at least one (1) facade adjacent to the pedestrian area shall have a pedestrian entrance located on the ground floor of that facade and opening directly onto the pedestrian area. Such entrance shall be unlocked and accessible during business hours.

(G) Optional Sidewalk Setback Area: Buildings may be set back an additional distance up to ten (10) feet from the sidewalk. The resulting area between the front facade and the sidewalk may be used for landscaping, seating, public art, street furniture, outdoor dining, outdoor display of merchandise during business hours, or other similar uses, provided they are permissible for that location otherwise.

(Ord. 5-0-08)

6-15-14-13. - MINIMUM BICYCLE PARKING REQUIREMENTS.

(A) All nonresidential developments which provide automobile parking facilities shall provide bicycle parking facilities (bike racks) at a ratio of at least one (1) bicycle parking space for every ten (10) automobile parking spaces.

(B) Multi-family developments shall provide said facilities at a ratio of at least one bicycle parking space for every five (5) multi-family units.

(C) No development, except a one- or two-family development, shall have fewer than three (3) bicycle/moped parking spaces nor be required to exceed a maximum of ten (10) such spaces.

(D) Bicycle spaces shall be located within the parkway/street furniture zone a maximum distance of fifty (50) feet from the building entrance, or shall be located at least as close as the closest automobile space.

(E) Each space shall include a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user supplied lock.

(Ord. 5-0-08)
6-15-14-14. - FENESTRATION.

(A) Ground level retail and office uses that face a public way shall provide a minimum linear fenestration of sixty-five percent (65%), measured along the length of the street frontage. Corner buildings shall continue such fenestration around the corner of the building for at least forty (40) feet or the length of the building, whichever is shorter.

(B) Qualifying frontage shall meet the following conditions:
   1. Lower edge of lite (sill) is no higher than three (3) feet above grade.
   2. Upper edge of lite (header) is no lower than ten (10) feet above grade.

(C) Fenestration shall utilize clear glass. Painted glass, reflective glass or other similarly treated or opaque windows are not eligible. Entrances with glass elements may be counted towards fenestration requirement, as long as qualifying fenestration extends above the entrance to the minimum height specified above.

(Ord. 5-0-08)

6-15-14-15. - BUILDING FACADE ARTICULATION.

For all building facades facing public streets:

(A) The length of facade without intervening fenestration or entryway shall not exceed twenty (20) feet.

(B) Building floors from ground level to third story above ground level shall be delineated through the use of windows, belt courses, cornice lines or similar architectural detailing.

(C) Facades wider than twenty-five (25) feet shall be vertically articulated to give the appearance of being composed of multiple buildings. Such articulation shall be accomplished by using projections, recesses, material changes, parapets, cornices, varying roof heights/lines, or other similar architectural features.

(Ord. 5-0-08)

6-15-14-16. - ALLEY ACCESS.

New nonresidential or mixed use construction in the oCSC overlay district on zoning lots that abut a public alley narrower than eighteen (18) feet in width must provide a clear area immediately abutting and parallel to the public alley extending to a depth of eighteen (18) feet from the opposite edge of the existing alley. This area may not be used for parking and is to remain free of all obstructions, including, but not limited to, fences, posts, bollards, retaining walls, dumpsters, garbage cans, etc. Relief from this requirement based on exceptional site conditions or other practical difficulties may be granted by approval of the Zoning Administrator and the director of public works.

(Ord. 5-0-08)

6-15-15. - owE WEST EVANSTON OVERLAY DISTRICT.

The intent of the owE West Evanston overlay district is to implement the West Evanston physical planning and urban infill design master plan adopted by the Evanston City Council on May 14, 2007. To accomplish said intent, the overlay district employs form based zoning, also known as form based code, to regulate the redevelopment of what is commonly referred to as West Evanston. Said code, as may be amended from time to time, is hereby incorporated into the zoning ordinance by reference and shall be kept on file in the office of the City clerk.

The West Evanston overlay district shall be designated by the City Council and shown as an overlay to the underlying districts with the designation "owE" on the City zoning map.

(Ord. 127-0-08)

6-15-16. - WE1 WEST EVANSTON TRANSITIONAL DISTRICT.

6-15-16-1. - PURPOSE STATEMENT.

The WE1 West Evanston transitional district is intended to allow the continued operation and expansion of existing light manufacturing, light industrial, and commercial uses in a manner that minimizes adverse effects on nearby properties, and permits the redevelopment of surrounding areas in accordance with: a) the tax increment redevelopment plan and project for the West Evanston tax increment financing district, adopted by the City pursuant to Ordinance 102-0-05, as amended by Amendment 1 adopted by the City pursuant to Ordinance 7-0-08; and b) the West Evanston physical planning and urban infill design master plan, adopted by the City on May 14, 2007.

The WE1 West Evanston transitional district is also intended to ensure any abandonment, extended discontinuance of operations, or substantial change in use of the sites used for light manufacturing, light industrial, or commercial uses leads to the redevelopment of such sites for residential and mixed use purposes in accordance with the West Evanston physical planning and urban infill design master plan.

(Ord. 127-0-08)

6-15-16-2. - SUBDISTRICTS.

The WE1 district includes the following two (2) subdistricts:

(A) The WE1-B2 subdistrict includes the properties within the WE1 district designated for rezoning to the B2 district in the West Evanston physical planning and urban infill design master plan.

(B) The WE1-R4 subdistrict includes the properties within the WE1 district designated for rezoning to the R4 district in the West Evanston physical planning and urban infill design master plan.

(Ord. 127-0-08)

6-15-16-3. - PERMITTED USES.

The following uses are permitted in the WE1 district:

(A) Within both the WE1-B2 and WE1-R4 subdistricts, any use permitted in the I2 district pursuant to Section 6-14-3-2 of this Title, but only if such use is either: A continuation of a permitted use existing on a particular property as of the date of adoption of the ordinance establishing the WE1 district; or determined by the Zoning Administrator to be of the same or similar type and intensity of a permitted use existing on a particular property, with no substantially different or substantially greater off site impacts. For purposes of this Chapter, these uses are referred to as "existing I2 uses."

(B) Within the WE1-R4 subdistrict only, any use permitted in the C2 district pursuant to Section 6-10-4-2 of this Title, but only if such use is: 1) a continuation of a permitted use existing on a particular property as of the date of adoption of the ordinance establishing the WE1 district, or 2) determined by the Zoning Administrator to be of the same or similar type and intensity of a permitted use existing on a particular property, with no substantially different or substantially greater off site impacts. For purposes of this Chapter, these uses are referred to as "existing C2 uses."

(C) Within the WE1-B2 subdistrict only, any use that:
   1.  

(Ord. 127-0-08)
6-15-16-3. - EXPANSION, STRUCTURAL ALTERATION, AND RECONSTRUCTION OF EXISTING USES.

1. The expanded, altered, or reconstructed facilities shall contain a use or uses that are allowed in the WE1 district as either a permitted use under Section 6-15-16-3 of this Chapter or a special use under Section 6-15-16-4 of this Chapter.

2. For existing I2 uses, the expanded, altered, or reconstructed facilities comply with all requirements applicable to uses in the I2 district pursuant to Sections 6-14-1 and 6-14-3 of this Title.

3. For existing C2 uses and existing special uses, the expanded, altered, or reconstructed facilities comply with all requirements applicable to uses in the C2 district pursuant to Sections 6-10-1 and 6-10-4 of this Title.

4. For existing special uses, an amended special use approval is obtained pursuant to Section 6-3-5 of this Title, or the special use is approved by the Zoning Administrator pursuant to Section 6-3-5-16 of this Title.

5. The expanded, altered, or reconstructed facilities shall not exceed forty (40) feet in height.

6. The expanded, altered, or reconstructed facilities shall comply with all other requirements of this Code including, but not limited to, the environmental control code set forth in Section 4-10-10 of this Code and the prohibition on nuisances set forth in Section 8-4-1 of this Code.

7. In addition to the evaluation criteria set forth in Section 4-17 of this Code, the site plan and appearance review for any new building or structure or modifications to the exterior of an existing structure in the WE1 district shall include an evaluation of whether the proposed site and building plan fulfills the objectives of the West Evanston physical planning and urban infill design master plan, and conforms to the extent possible, considering the objectives of the proposed expansion, to the building type standards and landscape standards of comparable building types and lots under Section 6-15-15, "oWE West Evanston Overlay District," of this Chapter.
CHAPTER 16 - OFF-STREET PARKING AND LOADING

SECTION:

FOOTNOTE(S):

--- (23) ---
See Title 4, Chapter 12 of this Code.
--- (24) ---
See Title 4, Chapter 12 of this Code.

6-16-1. - SCOPE AND APPLICATION OF OFF-STREET PARKING AND LOADING REQUIREMENTS.
6-16-1-1. - SCOPE OF REGULATIONS.

The off-street parking and loading provisions of this Ordinance shall apply to all buildings and structures erected and all uses of land established after the effective date of this Ordinance:

However, where a building permit has been issued prior to the effective date of this Ordinance and provided that construction is begun within six (6) months of such effective date and diligently pursued to completion (completion to be accomplished within eighteen (18) months of the effective date of this Ordinance), parking and loading facilities in the amounts required for the issuance of said building permit may be provided in lieu of any different amounts required by this Ordinance. If such building permit pertains to a stage of development only, any subsequent stage for which a building permit is required shall comply with the parking and loading requirements set forth in this Chapter.

6-16-1-2. - EXEMPTION FROM OFF-STREET PARKING AND LOADING REQUIREMENTS FOR EXISTING BUILDINGS AND USES.

Changes in the use or intensity of use of a building and/or land area, which do not include construction of a new building, or building addition (i.e., increase in gross floor area), shall be exempt from the parking and loading requirements of this Chapter, except in the following cases:

(A) Changes in a use or intensity of a use regarding medical or dental offices in the business, commercial, office or transitional manufacturing districts.
(B) Changes in use to religious institution in the business, commercial, or downtown districts.

6-16-1-3. - EXISTING PARKING AND LOADING FACILITIES.

Accessory off-street parking and loading facilities in existence on the effective date hereof shall not hereafter be reduced below the parking and loading requirements of this Ordinance.

6-16-1-4. - EXEMPTION OF REQUIRED PARKING SPACES.

Except as limited in Section 6-16-1-3 of this Chapter, the first two thousand (2,000) square feet for any building on a nonresidential lot in the business B1, B1a, B2, B3, C1, C1a, C2, O1, MU, MUE and MXE districts, and the first three thousand (3,000) square feet for any building on a nonresidential lot in the D1, D2, D3, and D4 districts shall be exempt from the calculation for required parking spaces. The exemption shall be applied to the least generating use on the lot. Only one (1) exemption shall be allowed per zoning lot.

6-16-1-5. - VOLUNTARY PROVISION OF ADDITIONAL PARKING AND LOADING FACILITIES.

Nothing in this Ordinance shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities to serve any existing use of land or buildings, provided that all regulations of this Ordinance governing the location, design, and operation of such facilities are adhered to.

6-16-1-6. - DAMAGE OR DESTRUCTION.

For any conforming or legally nonconforming building or use that is in existence on the effective date hereof, that thereafter is damaged or destroyed by fire, collapse, explosion or other cause, and that is reconstructed, reestablished, or repaired, off-street parking or loading facilities in compliance with the requirements of this Chapter need not be provided, except that parking or loading facilities equivalent to any maintained at the time of such damage or destruction shall be restored or continued in operation. However, in no case, shall it be necessary to restore or maintain parking or loading facilities in excess of those required by this Ordinance for equivalent new uses or construction.

6-16-1-7. - SUBMISSION OF A SITE PLAN.

Any application for a building permit affected by this Chapter shall include a site plan, drawn to scale and fully dimensioned, showing any off-street parking or loading facilities to be provided in compliance with this Ordinance.

6-16-2. - GENERAL OFF STREET PARKING REQUIREMENTS.

Each principal building or use shall provide the minimum number of off-street parking spaces as identified in Table 16-B of this Chapter and the minimum off street loading facilities identified in Table 16-E of this Chapter.
Parking spaces required for all nonsingle-family/two-family dwellings and/or buildings shall be located on the same lot; provided, however, that when ten (10) or more parking spaces are required:

1. Said parking spaces may be provided on a lot located not more than one thousand (1,000) feet from the lot requiring said parking, provided the lot is within the same zoning district or a less restrictive zoning district and further provided, the lot shall be held under the same ownership or leasehold interest as the zoning lot occupied by the building or use to which the parking facilities are accessory. Said lot shall be owned by the owner of the building requiring the parking, except where otherwise provided in this Ordinance.

Private possession of off-street parking facilities may be either by deed or by such long-term lease as is approved by the Zoning Administrator. The deed or lease shall require such owner or his or her heirs or assigns to maintain the required number of parking facilities for the duration of the use served or the deed or lease, whichever ends first.

2. In all but R1 through R4 residential districts, part or all of the required parking spaces, regardless of the number required, may, at the City's discretion, be leased from the City to serve the subject property, so long as they are located not more than one thousand (1,000) feet from the lot requiring said parking, and are not located in a more restrictive zoning district than the building and uses they are to serve.

(C) In addition to the requirements for location of parking set forth in each zoning district, the following requirements shall apply:

1. The location of required parking spaces shall be no closer than the established building plan for the front and side yard abutting a street when a building is established with a greater setback than required by the district, and parking is prohibited in front and side yards abutting a street; and

2. The prohibition against parking in any yards shall not be interpreted to prohibit the use of surfaced driveways for the temporary parking of automobiles.

Ord. 43-0-93

6-16-2-2. - ACCESS.

All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner that will least interfere with street traffic movement. All vehicular access/driveways must be hard-surfaced pursuant to Subsection 6-16-2-8(E) of this Chapter. In addition, all vehicular access driveways shall be designed and constructed in accordance with Section 7-3-8 of this Code.

Ord. 43-0-93

6-16-2-3. - UTILIZATION OF REQUIRED PARKING SPACES.

Except as otherwise provided in this Section 6-16-2, required accessory off-street parking facilities provided for uses listed in Section 6-16-3 of this Chapter shall be solely for the parking of passenger automobiles of owners, guests, patrons, occupants, or employees of such uses.

Ord. 43-0-93

6-16-2-4. - SIZE OF PARKING STALLS.

Except for parallel parking spaces, each required off-street parking space shall be at least eight and one-half (8½) feet in width and at least eighteen (18) feet in length, exclusive of access drives or aisles, ramps, columns, or office work areas. For parallel parking, the width of the parking space shall be decreased to eight (8) feet and the length of the parking space shall be increased to twenty-one (21) feet. All other requirements as to size shall be as hereinafter set forth in the schedule of off-street parking requirements set forth in Table 16-B, Section 6-16-3-5 of this Chapter.

Ord. 43-0-93

6-16-2-5. - VERTICAL CLEARANCE.

Such space shall have a vertical clearance of at least seven (7) feet, and shall be measured at right angles to the axis of the vehicle.

Ord. 43-0-93

6-16-2-6. - HANDICAPPED PARKING.

(A) Any parking area to be used by the general public shall provide parking spaces designated and located to adequately accommodate the handicapped, and these shall be clearly marked as such. Handicapped stalls shall be located in close proximity to the most accessible handicapped entrance of the principal building.

(B) For up to and including the first twenty (20) parking stalls required on a site, one (1) shall be a handicapped space. When more than twenty (20) stalls are required, handicapped parking shall be provided at the rates indicated in Table 16-C, Section 6-16-3-5 of this Chapter.

(C) Each handicapped parking stall shall be sixteen (16) feet in width by eighteen (18) feet in length.

(D) The designation of handicapped parking stalls shall constitute consent by the property owner to the enforcement of the restriction of such spaces to handicapped motorists by the City.

Ord. 43-0-93

6-16-2-7. - OFF STREET PARKING DIMENSIONS.

(A) The dimensions for parking stalls and associated aisles are set forth in Table 16-A of this Section.

(B) The following exceptions to the dimensions set forth in Table 16-A of this Section shall apply:

1. Nonparallel parking stalls (those with a parking stall angle that exceeds 0 degrees) for which an abutting alley serves as a portion of an aisle need only be located with a minimum aisle (which may be partially comprised of driveways or public alleys) of thirteen (13) feet; provided that the application of said thirteen-foot minimum aisle width shall not result in a minimum parking stall setback from the alley lot line across which access to the stall is obtained, of less than two (2) feet, nor more than five (5) feet; and

2. Parallel parking stalls (those with a 0 degree parking stall angle) for which an abutting alley serves as a portion of an aisle need only be located a minimum of two (2) feet from the alley lot line across which access to the stall is obtained.
### Table 16-A Off-Street Parking Dimensions (in feet)

<table>
<thead>
<tr>
<th>°</th>
<th>O</th>
<th>W</th>
<th>L</th>
<th>A</th>
<th>SL</th>
<th>DL</th>
</tr>
</thead>
<tbody>
<tr>
<td>0°</td>
<td>8.0</td>
<td>21.0</td>
<td>12.0/24.0*</td>
<td>20.0/32.0*</td>
<td>28.0/40.0*</td>
<td></td>
</tr>
<tr>
<td>45°</td>
<td>8.5</td>
<td>17.25</td>
<td>11.0</td>
<td>28.25</td>
<td>45.5</td>
<td></td>
</tr>
<tr>
<td>60°</td>
<td>8.5</td>
<td>19.0</td>
<td>16.25</td>
<td>32.25</td>
<td>51.25</td>
<td></td>
</tr>
<tr>
<td>75°</td>
<td>8.5</td>
<td>19.5</td>
<td>16.75</td>
<td>36.25</td>
<td>55.75</td>
<td></td>
</tr>
<tr>
<td>90°</td>
<td>8.5</td>
<td>18.0</td>
<td>24.0*</td>
<td>42.0*</td>
<td>60.0*</td>
<td></td>
</tr>
</tbody>
</table>

**KEY:**
- **O** - Parking angle
- **L** - Parking space length
- **SL** - Single loaded module width
- **W** - Parking space width
- **A** - Aisle width
- **DL** - Double loaded module width

* Two-way traffic authorized

Note: Required parking for stall angles other than those contained in the above Table may be interpolated from said Table.

6-16-2-8. - DESIGN AND MAINTENANCE.

Parking lots and areas shall be designed to ensure safe and easy ingress, egress, and movement through the interior of the lot. The number of curb cuts onto major roads should be minimized. Parking lot islands should be provided on the interior of the parking lot to help direct traffic flow and to provide landscaped areas within such lots.

Parking lots shall be designed in accordance with the guidelines contained in the Manual of Design Guidelines to be prepared by the Plan Commission and adopted by the City Council. Such guidelines shall address:

- Minimum distances between curb cuts;
- Proximity of curb cuts to intersections;
- Provisions for shared driveways;
- Location, quantity and design of landscaped islands; and
- Design of parking lot interior circulation system.

(A) Plan: The design of parking lots or areas shall be subject to the approval of the Site Plan and Appearance Review Committee, in accordance with standards set forth in the Manual of Design Guidelines and any additional standards established by the Zoning Administrator.

(B) Landscaping and Screening: Landscaping and screening shall be provided in accordance with the requirements of Chapter 17, "Landscaping and Screening," and the landscape standards for parking lots set forth in the Manual of Design Guidelines.

(C) Lighting: Where a parking area or parking lot is illuminated fixed lighting shall be arranged to prevent direct glare beams onto any public property, including streets and any adjoining private property.

(D) Signs: Accessory signs shall be permitted on parking areas in accordance with the provisions specified in the Sign Ordinance of the City.

(E) Parking Lot Surface: All open parking areas or lots shall be improved in accordance with regulations applicable to driveway pavement thickness contained in Subsection 7-3-8(C) of the Evanston City Code.

6-16-2-9. - PROVISION FOR COLLECTIVE PARKING.
(A) Off-street parking facilities for separate uses may be provided collectively if the total number of spaces so provided is not less than the sum of the separate requirements of each such use and all regulations governing location of accessory parking spaces in relation to the use served are adhered to. No parking space or portion thereof shall serve as a required space for more than one (1) use unless otherwise authorized by the Zoning Administrator.

(B) The Zoning Administrator may authorize a reduction in the total number of required parking spaces for two (2) or more nonresidential uses jointly providing off-street parking when their respective hours of operation do not overlap. (See the Schedule for Minimum Off-Street Parking Requirements in Table 16-B of this Chapter.) Reduction of joint use parking shall be subject to the following conditions:

1. No more than fifty percent (50%) of the parking spaces required for a building or use may be supplied by parking facilities required for any other building or use.

2. The number of shared spaces for two (2) or more distinguishable land uses shall be determined by the following procedure:
   (a) Multiply the minimum parking required for each individual use, as set forth in Table 16-B Schedule of Minimum Off-Street Parking Requirements, Section 6-16-3 of this Chapter, by the appropriate percentage indicated in Table 16-D, Schedule of Shared Parking Calculations, Section 6-16-3 of this Chapter, for each of the six (6) designated time periods; then
   (b) Add the resulting sums for each of the six (6) columns; then
   (c) The minimum parking requirement shall be the highest sum among the six (6) columns resulting from the above calculations.

3. If one (1) or all of the land uses proposing to make use of joint parking facilities do not conform to one (1) of the general land use classifications in the Schedule of Shared Parking Calculations as determined by the Zoning Administrator, then the petitioner shall submit sufficient data to indicate that there is not substantial conflict in the principal operating hours of the uses.

4. The property owners involved in the joint use of off-street parking facilities shall submit a legal agreement approved by the City Attorney guaranteeing that the parking spaces shall be maintained so long as the use requiring parking is in existence or unless the required parking is provided elsewhere in accordance with the provisions of this Chapter. Such instrument shall be recorded by the property owner with the County Recorder of Deeds, and a copy filed with the Zoning Administrator.

(C) Within the RP research park district a land user may request and the Zoning Administrator may authorize a reduction in the total number of required parking spaces for two (2) or more nonresidential uses jointly utilizing off-street parking when their respective hours of operation do not overlap based upon an estimation of parking demand as computed from the following tables of the Urban Land Use Institute:

1. The table of default values as a percentage of peak month demands for various land uses and times, which also may be known as Table 16-F, Monthly Variation In Peak Parking Demand Ratios-Default Values (Percent Of Peak Month); and

2. The table of default values as a percentage of peak hour demands for various land uses and times, which also may be known as Table 16-G, Representative Hourly Accumulation By Percentage Of Peak Hour.

Any reduction in the total number of required parking spaces authorized by this Subsection is subject to the provisions of Subsections (A) and (B)4 of this Section.

Nothing herein shall prohibit a land user within the RP research park district from requesting and the Zoning Administrator from authorizing a reduction in the total number of required parking spaces for two (2) or more nonresidential uses jointly utilizing off-street parking when their respective hours of operation do not overlap based on Table 16-D of this Zoning Ordinance as provided for in Subsection (B) of this Zoning Ordinance.

<table>
<thead>
<tr>
<th>Month</th>
<th>Office</th>
<th>Retail</th>
<th>Restaurant</th>
<th>Cinema</th>
<th>Residential</th>
<th>Hotel Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Weekday</td>
<td>Saturday</td>
</tr>
<tr>
<td>January</td>
<td>100</td>
<td>65</td>
<td>80</td>
<td>90</td>
<td>100</td>
<td>90</td>
</tr>
<tr>
<td>February</td>
<td>100</td>
<td>65</td>
<td>75</td>
<td>70</td>
<td>100</td>
<td>90</td>
</tr>
<tr>
<td>March</td>
<td>100</td>
<td>70</td>
<td>90</td>
<td>50</td>
<td>100</td>
<td>95</td>
</tr>
<tr>
<td>April</td>
<td>100</td>
<td>70</td>
<td>90</td>
<td>70</td>
<td>100</td>
<td>95</td>
</tr>
<tr>
<td>May</td>
<td>100</td>
<td>70</td>
<td>95</td>
<td>70</td>
<td>100</td>
<td>95</td>
</tr>
<tr>
<td>June</td>
<td>100</td>
<td>75</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>July</td>
<td>100</td>
<td>75</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>August</td>
<td>100</td>
<td>75</td>
<td>85</td>
<td>70</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>September</td>
<td>100</td>
<td>75</td>
<td>80</td>
<td>80</td>
<td>100</td>
<td>95</td>
</tr>
<tr>
<td>October</td>
<td>100</td>
<td>75</td>
<td>80</td>
<td>70</td>
<td>100</td>
<td>95</td>
</tr>
<tr>
<td>November</td>
<td>100</td>
<td>80</td>
<td>80</td>
<td>50</td>
<td>100</td>
<td>85</td>
</tr>
<tr>
<td>December</td>
<td>100</td>
<td>100</td>
<td>90</td>
<td>50</td>
<td>100</td>
<td>85</td>
</tr>
<tr>
<td>Hour of day</td>
<td>Office</td>
<td>Retail</td>
<td>Restaurant</td>
<td>Cinema</td>
<td>Residential (non CBD)</td>
<td>Residential (CBD)</td>
</tr>
<tr>
<td>------------</td>
<td>--------</td>
<td>--------</td>
<td>------------</td>
<td>--------</td>
<td>-----------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Weekday</td>
<td>Saturn</td>
<td>Weekday</td>
<td>Saturn</td>
<td>Saturn</td>
<td>Daily</td>
<td>Daily</td>
</tr>
<tr>
<td>6:00 a.m.</td>
<td>3%</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>7:00 a.m.</td>
<td>20</td>
<td>20%</td>
<td>8%</td>
<td>3%</td>
<td>2%</td>
<td>2%</td>
</tr>
<tr>
<td>8:00 a.m.</td>
<td>63</td>
<td>60</td>
<td>18</td>
<td>10</td>
<td>5</td>
<td>3</td>
</tr>
<tr>
<td>9:00 a.m.</td>
<td>93</td>
<td>80</td>
<td>42</td>
<td>30</td>
<td>10</td>
<td>6</td>
</tr>
<tr>
<td>10:00 a.m.</td>
<td>100</td>
<td>80</td>
<td>68</td>
<td>45</td>
<td>20</td>
<td>8</td>
</tr>
<tr>
<td>11:00 a.m.</td>
<td>100</td>
<td>100</td>
<td>87</td>
<td>73</td>
<td>30</td>
<td>10</td>
</tr>
<tr>
<td>12:00 Noon</td>
<td>90</td>
<td>100</td>
<td>97</td>
<td>85</td>
<td>50</td>
<td>30</td>
</tr>
<tr>
<td>1:00 p.m.</td>
<td>90</td>
<td>80</td>
<td>100</td>
<td>95</td>
<td>70</td>
<td>45</td>
</tr>
<tr>
<td>2:00 p.m.</td>
<td>97</td>
<td>60</td>
<td>97</td>
<td>100</td>
<td>60</td>
<td>45</td>
</tr>
<tr>
<td>3:00 p.m.</td>
<td>93</td>
<td>40</td>
<td>95</td>
<td>100</td>
<td>60</td>
<td>45</td>
</tr>
<tr>
<td>4:00 p.m.</td>
<td>77</td>
<td>40</td>
<td>87</td>
<td>90</td>
<td>50</td>
<td>45</td>
</tr>
<tr>
<td>5:00 p.m.</td>
<td>47</td>
<td>20</td>
<td>79</td>
<td>75</td>
<td>70</td>
<td>60</td>
</tr>
<tr>
<td>6:00 p.m.</td>
<td>23</td>
<td>20</td>
<td>82</td>
<td>65</td>
<td>90</td>
<td>90</td>
</tr>
<tr>
<td>7:00 p.m.</td>
<td>7</td>
<td>20</td>
<td>89</td>
<td>60</td>
<td>100</td>
<td>95</td>
</tr>
<tr>
<td>8:00 p.m.</td>
<td>7</td>
<td>20</td>
<td>87</td>
<td>55</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>9:00 p.m.</td>
<td>3</td>
<td>—</td>
<td>61</td>
<td>40</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>10:00 p.m.</td>
<td>3</td>
<td>—</td>
<td>32</td>
<td>38</td>
<td>90</td>
<td>95</td>
</tr>
<tr>
<td>11:00 p.m.</td>
<td>—</td>
<td>—</td>
<td>13</td>
<td>13</td>
<td>70</td>
<td>85</td>
</tr>
<tr>
<td>12:00 Midnight</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
</tbody>
</table>
6-16-2-10. - RETAIL/SERVICE USES REQUIRED ON GROUND FLOOR OF PARKING STRUCTURES IN B, C AND D DISTRICTS.

Parking structures located in the B1, B1a, B2, B3, C1, C1a, C2, D1, D2, D3 and D4 districts shall include retail or service uses at the ground level of any portion of the structure fronting a dedicated public street.

(Ord. 136-0-05)

6-16-2-11. - BICYCLE PARKING FACILITIES.

New public, hospital, university or college buildings, and shopping centers shall provide bicycle parking facilities if required by the Site Plan and Appearance Review Committee.

(Ord. 43-0-93)

6-16-2-12. - INTERPRETING CALCULATION OF FRACTIONAL PARKING SPACES.

(A) When determination of the number of off street parking spaces required by this Ordinance results in a requirement of a fractional space, any fraction of less than one-half (1/2) may be disregarded, while a fraction of one-half (1/2) or more, shall be counted as one parking space.

(B) Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing on the premises, or both, at any one time.

(Ord. 43-0-93)

6-16-3. - SPECIFIC OFF STREET PARKING REQUIREMENTS.

6-16-3-1. - PARKING SPACE DESIGN AND PROVISION.

All off street parking spaces hereinafter required by this Chapter, except those required for single- and two-family dwellings, shall be designed and provided in accordance with the requirements of this Section 6-16-3. Off street parking spaces for new developments shall be provided at the rate specified for a particular use in Table 16-B, Section 6-16-3-5 of this Chapter.

(Ord. 43-0-93)

6-16-3-2. - PARKING SPACES FOR ACCESSORY USES.

Parking spaces for accessory uses not specifically enumerated within a parking class shall be assumed to be included in the principal (permitted or special) use requirement.

(Ord. 43-0-93)

6-16-3-3. - CALCULATION OF PARKING SPACE REQUIREMENTS FOR MIXED USE DEVELOPMENTS.

In computing required parking spaces, the total number of required spaces shall be based upon the parking requirements for the principal use of the zoning lot except that where residential uses are proposed as part of a mixed use development, the number of parking spaces for residential units shall be calculated separately from and in addition to the parking requirements for the nonresidential uses proposed as part of the mixed use development.

(Ord. 43-0-93)

6-16-3-4. - DETERMINATION OF REQUIRED NUMBER OF PARKING SPACES FOR USES NOT SPECIFIED HEREIN.

In the event this Chapter does not specify the number of parking spaces for a specific use, the Zoning Administrator shall determine the number of spaces required. In making this determination, the Zoning Administrator shall consider the following criteria:

(A) The number of parking spaces required for a use listed in Table 16-B, Section 6-16-3-5 of this Chapter that is the most similar to the proposed use in terms of the parked vehicles that are anticipated to be generated;

(B) The square footage to be occupied by the proposed use; and

(C) The number of employees and patrons that are anticipated for the proposed use.

(Ord. 43-0-93)

6-16-3-5. - PARKING REDUCTION ALLOWANCE FOR THE D1, D2, D3, AND D4 DISTRICTS.

For all new buildings located in the D1, D2, D3, and D4 districts, there shall be available a parking reduction allowance of twenty percent (20%). The reduction allowance shall be used to reduce the portion of a building’s nonresidential parking requirement so that buildings in the D1, D2, D3, and D4 districts shall be required to provide only eighty percent (80%) of the nonresidential required parking spaces for a given use. Parking spaces provided to satisfy a building’s residential parking requirement in the D1, D2, D3, and D4 districts shall be provided in full.

(Ord. 43-0-93)

TABLE 16-B — SCHEDULE OF MINIMUM OFF STREET PARKING REQUIREMENTS

Each principal building or use shall have the following minimum number of parking spaces:

(Ord. 43-0-93)
<table>
<thead>
<tr>
<th>Schedule:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling unit with 1 or fewer bedrooms: 1 1/4 spaces for each dwelling unit</td>
</tr>
<tr>
<td>Dwelling unit with 2 bedrooms: 1 1/2 spaces for each dwelling unit</td>
</tr>
<tr>
<td>Dwelling unit with 3 or more bedrooms: 2 spaces for each dwelling unit</td>
</tr>
<tr>
<td>For purposes of this use, any room other than a kitchen, living room, dining room, living-dining room, laundry room, bathroom, or lavatory shall be deemed a bedroom</td>
</tr>
<tr>
<td>Hotel or apartment hotel: 1 parking space for each 3 separate guestrooms, plus 1 space for each dwelling unit, plus 1 parking space for each 3 full time employees</td>
</tr>
<tr>
<td>Motel: 1 parking space for each separate guestroom, plus 1 space for each dwelling unit, plus 1 parking space for each 3 full time employees</td>
</tr>
<tr>
<td>Rooming house: 1 parking space for each 4 persons for whom rooming accommodations are provided</td>
</tr>
<tr>
<td>Sanitarium or asylum: 1 parking space for each 6 beds for which accommodations are offered, plus 1 parking space for each 4 employees other than doctors</td>
</tr>
<tr>
<td>Retirement home, hotel; long term care facility; short term care facility; rest home or nursing home or housing for the elderly: 1 parking space for each 4 employees, plus 1 parking space for each 6 infirmary or nursing home beds, plus 1 parking space for each 4 rooming units, plus 1 parking space for each 3 dwelling units</td>
</tr>
<tr>
<td>Shelters: 1 space per staff member</td>
</tr>
<tr>
<td>Residential care homes: 1 space per 4 persons of licensed capacity</td>
</tr>
<tr>
<td>Bed and breakfast establishments: 1 space per guestroom. For the purpose of satisfying this requirement, on street parking along the curb of the specific property may be counted</td>
</tr>
<tr>
<td>College/university institutions:</td>
</tr>
<tr>
<td>College/university, general: 1 parking space for each 3 faculty and staff members and other employees, plus 1 additional parking space for each 15 students enrolled. For the purposes of this requirement &quot;college/university&quot; shall include library - college/university, auditorium/theater - college/university, student union - college/university and chapel - college/university</td>
</tr>
<tr>
<td>Gymnasium/sports arena: Parking spaces equal to 10 percent of designed seating capacity</td>
</tr>
<tr>
<td>Exhibit hall: Parking spaces equal to 10 percent of designed capacity of the main assembly area</td>
</tr>
<tr>
<td>Fraternity and sorority: 1 parking space for each 5 residents, plus 1 parking space for each 3 full time employees</td>
</tr>
<tr>
<td>Dormitory: 1 parking space for each 5 residents, plus 1 parking space for each 3</td>
</tr>
<tr>
<td>Category</td>
</tr>
<tr>
<td>----------</td>
</tr>
<tr>
<td>Conference facility (college/university)</td>
</tr>
<tr>
<td>Religious institutions and educational institutions:</td>
</tr>
<tr>
<td>K - 9th grades</td>
</tr>
<tr>
<td>Senior high school</td>
</tr>
<tr>
<td>Senior high school auditorium, gymnasium or stadium</td>
</tr>
<tr>
<td>Religious institutions</td>
</tr>
<tr>
<td>Dance/music</td>
</tr>
<tr>
<td>Daycare centers - adult and child</td>
</tr>
<tr>
<td>Culture/entertainment:</td>
</tr>
<tr>
<td>Membership organizations</td>
</tr>
<tr>
<td>Cultural facilities (not including college/university facilities)</td>
</tr>
<tr>
<td>Performance entertainment venue</td>
</tr>
<tr>
<td>Use Description</td>
</tr>
<tr>
<td>--------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Swimming pool or skating rink</td>
</tr>
<tr>
<td>Automobile service stations, automobile body repair, and automobile repair</td>
</tr>
<tr>
<td>service establishments</td>
</tr>
<tr>
<td>Car wash</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Drive-through facility</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Restaurants, type 1 and type 2</td>
</tr>
<tr>
<td>Retail goods/services establishments and food stores</td>
</tr>
<tr>
<td>Wholesale</td>
</tr>
<tr>
<td>Funeral services</td>
</tr>
<tr>
<td>Financial institutions</td>
</tr>
<tr>
<td>Health, fitness, and recreation facilities</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Hospitals</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
during each hour of a typical day during the hours of 8:00 A.M. to 6:00 P.M. The analysis of the adequacy of parking spaces shall be based upon the comparison of actual use to the actual spaces available during the peak period (not to be less than 1 hour in duration). The report shall be specific as to the actual manner and method of such data preparation.

3. Subsequent to the second fiscal year of the hospital, beginning after October 1, 1979, the hospital shall provide parking spaces sufficient to accommodate actual demonstrated parking needs as follows: The Zoning Administrator, promptly upon receipt of the annual hospital report, shall reduce or increase the number of required parking spaces, as established herein, to equal the average actual use of the preceding fiscal year as reported in the annual hospital parking report, calculated herein, plus 10 percent or 100 additional spaces, whichever is less.

In the absence of the filing of the annual hospital report, the Zoning Administrator shall establish the parking requirement for the current fiscal year based on the following formula: The total number of parking spaces, as required herein, for the last year for which such data is available, plus 15 percent or 200 parking spaces for each successive year that no such report is filed, whichever is less.

4. Each hospital may charge such parking fee as it determines desirable, notwithstanding any previous conditions attached to variations or special uses.

5. Parking spaces required by this Title for hospitals may be located on a parking lot that is located more than 500 feet but not more than 10,000 feet from the hospital and that is accessory to another principal use, and is not customarily open and operating Monday through Friday between 7:00 a.m. and 3:00 p.m., provided that a satisfactory shuttle bus or comparable commuting arrangement is operating between the hospital and the parking lot and that suitable written contractual arrangement, approved by the corporation counsel of the City exists for the use of such lot. Such parking spaces, if accessory to another principal use, need not be improved in conformance with the surfacing, drainage and screening, landscaping and wheelstop requirements contained herein.

Office, medical and dental
5 spaces per 1,000 square feet gross floor area

All other offices
2 spaces per 1,000 square feet

Conference facility (non-college/university)
1 space per 50 square feet of gross floor area. If dining facilities located on the same zoning lot as the conference facility also are open to persons not associated with the conference facility, then off street parking spaces beyond those required for the conference facility shall be provided in accordance with the off street parking requirements for restaurants.

Industrial:

Industrial and manufacturing related activity
1 space per 3 employees, plus 1 space per company vehicle

Industrial service establishments
1 space per 1,000 square feet of gross floor area, plus 1 space for each company vehicle

Warehouse, general
1 space for each 2 employees, plus 1 space per company vehicle. Office
area parking requirements shall be calculated separately based on office parking rates

| Warehouse, self-storage | 1 space for every 10 storage units, plus 1 space for each employee |

Transportation/communication:

| Bus facility | 1 space for every 2 employees, plus 1 space for every bus |
| Commuter train facility | 1 space for every 10 passengers whose departure originates from facility |
| Media broadcasting facilities | 2 spaces for each 1,000 square feet of gross floor area, plus 1 space for every company vehicle |

(Ord. 45-0-09)

**TABLE 16-C - HANDICAPPED PARKING STALL REQUIREMENTS**

<table>
<thead>
<tr>
<th>Total Off Street Parking Spaces Provided</th>
<th>Required Minimum Number Of Accessible Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 to 20</td>
<td>1</td>
</tr>
<tr>
<td>21 to 50</td>
<td>2</td>
</tr>
<tr>
<td>51 to 75</td>
<td>3</td>
</tr>
<tr>
<td>76 to 100</td>
<td>4</td>
</tr>
<tr>
<td>101 to 150</td>
<td>5</td>
</tr>
<tr>
<td>151 to 200</td>
<td>6</td>
</tr>
<tr>
<td>201 to 300</td>
<td>7</td>
</tr>
<tr>
<td>301 to 400</td>
<td>8</td>
</tr>
<tr>
<td>401 to 500</td>
<td>9</td>
</tr>
<tr>
<td>501 to 1,000</td>
<td>2 percent of total number</td>
</tr>
<tr>
<td>Over 1,000</td>
<td>20 plus 1 for each 50 spaces over 1,000 spaces</td>
</tr>
</tbody>
</table>

**TABLE 16-D - SCHEDULE OF SHARED PARKING CALCULATIONS**

<table>
<thead>
<tr>
<th>General Land Use Classification</th>
<th>Weekdays</th>
<th>Weekends</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Midnight - 7:00 A.M.</td>
<td>7:00 A.M. - 6:00 P.M.</td>
</tr>
<tr>
<td>Office and industrial</td>
<td>5%</td>
<td>100%</td>
</tr>
<tr>
<td>Retail</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Restaurant</td>
<td>50%</td>
<td>70%</td>
</tr>
<tr>
<td>Hotel</td>
<td>100%</td>
<td>65%</td>
</tr>
</tbody>
</table>

How to use the schedule of shared parking:
For each applicable general land use category, calculate the number of spaces required for a use if it were freestanding (refer to the schedule of minimum off street parking requirements). Use those figures for each land use to calculate the number of spaces required for each time period for each use (six (6) time periods per use). For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six (6) time periods. Select the time period with the highest total parking requirement and use that total as the shared parking requirement.

(Ord. 43-0-93)

6-16-4. - GENERAL OFF STREET LOADING REQUIREMENTS.

6-16-4-1. - LOCATION.

(A) All required loading berths shall be located on the same zoning lot as the use served. All motor vehicle loading berths that abut a residential district or an intervening alley, separating a residential district from a business, commercial or industrial district shall be completely screened therefrom according to the standards contained in the “Manual Of Design Guidelines.”

(B) No permitted or required loading berth shall be located within thirty (30) feet of the nearest point of intersection of any two (2) streets. No loading berth shall be located in a required front yard. Any loading berth located in a required rear yard may be open to the sky.

(Ord. 43-0-93)

6-16-4-2. - ACCESS.

Each required off street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner that will least interfere with traffic movement, and shall be subject to approval by the Site Plan and Appearance Review Committee.

(Ord. 43-0-93)

6-16-4-3. - UTILIZATION OF OFF-STREET LOADING AREAS.

Space allocated to any off-street loading use shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

6-16-4-4. - SIZE.

Unless otherwise specified, a required off-street loading berth shall be at least ten (10) feet in width by at least thirty-five (35) feet in length for short berths, and twelve (12) feet in width by at least fifty (50) feet in length for long berths exclusive of aisle and maneuvering space. Maneuvering aprons of appropriate width and orientation shall be provided and will be subject to approval by the Site Plan and Appearance Review Committee.

6-16-4-5. - VERTICAL CLEARANCE.

All loading areas shall have a vertical clearance of at least fourteen (14) feet.

6-16-4-6. - MINIMUM FACILITIES.

Uses for which off-street loading facilities are required herein, but that are located in buildings of less floor area than the minimum prescribed for such required facilities, shall be provided with adequate receiving facilities, accessible by motor vehicle off any adjacent alley, service drive, or open space on the same zoning lot.

6-16-4-7. - CENTRAL LOADING.

Central loading facilities may be substituted for loading berths on the individual zoning lots, provided the following conditions are fulfilled:

(A) Each zoning lot served shall have direct access to the central loading area without crossing streets or alleys at-grade.

(B) Total off-street loading berths provided shall meet the minimum requirements herein specified, based on the use of the several types of uses served. (Area of types of uses may be totaled before computing number of loading berths.)

(C) No zoning lot served shall be more than five hundred (500) feet away from the central loading area.

(D) The tunnel or ramp connecting the central loading area with the zoning lot served shall be not less than seven (7) feet in width and have a clearance of not less than seven (7) feet.

6-16-4-8. - DESIGN AND MAINTENANCE.

(A) Design of Loading Areas: All loading areas shall be oriented away from adjacent residential or other incompatible uses. Loading areas should be designed in conformance with the standards contained in the Manual of Design Guidelines.

(B) Plan: The design of loading areas shall be subject to the approval of the Site Plan and Appearance Review Committee in accordance with any additional standards established by the Zoning Administrator.

(C) Landscaping and Screening: Landscaping and screening shall be provided in accordance with the requirements of Chapter 17, “Landscaping and Screening,” and the landscape standards set forth in the Manual of Design Guidelines.

(D) Lighting: Any lighting used to illuminate loading areas shall be so arranged as to prevent direct glare of beams onto any public property including streets and any adjoining private property, and residential properties in such a way as not to create a nuisance.

(E) Cleaning and Maintenance: Except in the industrial districts, no cleaning or maintenance of loading areas utilizing motorized equipment may be performed between 9:00 p.m. and 7:00 a.m. each day, except for snow removal.

(F) Signs: Accessory signs shall be permitted on loading areas in accordance with the provisions specified in the Sign Ordinance of the City.

(G) Loading Area Surface: Loading area surfaces shall be graded and drained to dispose of all surface water and to provide effective drainage without allowing the water to cross the sidewalk or driveway.

6-16-5. - SPECIFIC OFF-STREET LOADING REQUIREMENTS.

Off-street loading facilities for new developments shall be provided at the rate specified for a particular use in the following Schedule of Off-Street Loading Requirements.

**TABLE 16-E - SCHEDULE OF OFF-STREET LOADING REQUIREMENTS

<table>
<thead>
<tr>
<th>Use</th>
<th>Gross Floor Area (Square Feet)**</th>
<th>No. Of Berths And Size**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotels And Institutional Living</td>
<td>10,000—200,000</td>
<td>One Short</td>
</tr>
<tr>
<td></td>
<td>each additional 100,000</td>
<td>One Short</td>
</tr>
<tr>
<td>Category</td>
<td>Size Range</td>
<td>Footnote</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>--------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>30,000—100,000</td>
<td>One Short</td>
</tr>
<tr>
<td></td>
<td>each additional 200,000</td>
<td>One Short</td>
</tr>
<tr>
<td>Retail/Commercial</td>
<td>5,000—10,000</td>
<td>One Short</td>
</tr>
<tr>
<td></td>
<td>10,001—25,000</td>
<td>Two Short</td>
</tr>
<tr>
<td></td>
<td>25,001—60,000</td>
<td>Two Long</td>
</tr>
<tr>
<td></td>
<td>60,001—100,000</td>
<td>Three Long</td>
</tr>
<tr>
<td></td>
<td>each additional 200,000</td>
<td>One Long</td>
</tr>
<tr>
<td>Office Uses</td>
<td>10,000—200,000</td>
<td>One Short</td>
</tr>
<tr>
<td></td>
<td>each additional 100,000</td>
<td>One Short</td>
</tr>
<tr>
<td></td>
<td>up to 500,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>each additional 500,000</td>
<td>One Short</td>
</tr>
<tr>
<td>Hospitals, Universities And Colleges</td>
<td>10,000—300,000</td>
<td>One Short</td>
</tr>
<tr>
<td></td>
<td>each additional 200,000</td>
<td>One Short</td>
</tr>
<tr>
<td>Auditoriums, Cultural</td>
<td>10,000—20,000</td>
<td>One Short</td>
</tr>
<tr>
<td>And Conference</td>
<td>20,001—100,000</td>
<td>One Long</td>
</tr>
<tr>
<td>Facilities, Performance</td>
<td>each additional 100,000</td>
<td>One Long</td>
</tr>
<tr>
<td>Venue (Ord. 2-0-00)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Ord. 2-0-00)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial And Manufacturing Uses</td>
<td>5,000—10,000</td>
<td>One Short</td>
</tr>
<tr>
<td></td>
<td>10,001—40,000</td>
<td>One Long</td>
</tr>
<tr>
<td></td>
<td>40,001—100,000</td>
<td>Two Long</td>
</tr>
<tr>
<td></td>
<td>each additional 100,000</td>
<td>One Long</td>
</tr>
<tr>
<td>Transportation</td>
<td>10,000—40,000</td>
<td>One Short</td>
</tr>
<tr>
<td>Facilities (Air/Bus/Rail)</td>
<td>40,001—100,000</td>
<td>One Long, One Short</td>
</tr>
<tr>
<td></td>
<td>each additional 100,000</td>
<td>One Long</td>
</tr>
<tr>
<td>Freight Facilities</td>
<td>5,000—40,000</td>
<td>One Long</td>
</tr>
<tr>
<td></td>
<td>40,001 - 100,000</td>
<td>Two Long</td>
</tr>
<tr>
<td></td>
<td>each additional 100,000</td>
<td>One Long</td>
</tr>
<tr>
<td>Utilities And Communication Facilities</td>
<td>10,000—40,000</td>
<td>One Short</td>
</tr>
<tr>
<td></td>
<td>40,001—100,000</td>
<td>One Long, One Short</td>
</tr>
<tr>
<td></td>
<td>each additional 100,000</td>
<td>One Long</td>
</tr>
</tbody>
</table>

Footnotes:
**Berth (Loading Dock)** | Short | Long  
---|---|---
**Dimensions** | 10 ft. wide × 35 ft. deep | 12 ft. wide × 50 ft. deep

CHAPTER 17 - LANDSCAPE AND SCREENING
SECTION:

FOOTNOTE(S):
--- (25) ---
See also Title 4, Chapter 17 of this Code.

6-17-1. - PURPOSE STATEMENT.
(A) The landscaping and screening guidelines set forth in this Chapter 17, "Landscaping and Screening," are intended to help preserve and protect the appearance, character, general health, well-being, and safety of the City by ensuring the compatibility of different land uses.
(B) Specifically, these regulations are intended to increase the compatibility of adjacent uses by requiring a buffer or screen between such uses, so as to minimize the negative impacts of noise, dust, and other debris, unsightly views, motor vehicle headlight glare, and the intrusion of other sources of artificial light.

6-17-2. - SCOPE OF APPLICATION AND IMPLEMENTATION.
(A) The landscaping and screening guidelines set forth in this Chapter 17, "Landscaping and Screening," shall apply to all applications in all zoning districts except those applications pertaining to single-family dwellings, two-family dwellings, temporary uses permitted to Section 6-4-8, "Temporary Uses," and any use located in the U-3 district that is sited further than one hundred (100) feet from a publicly dedicated right of way.
(B) The extent of landscaping recommended for a given site shall be proportionate to the size of the site and the extent of development proposed. A new development shall require comprehensive landscaping whereas a building or parking lot addition may require less comprehensive landscape treatment.

6-17-2-1. - SITE PLAN AND APPEARANCE REVIEW COMMITTEE.
(A) The landscape guidelines set forth in this Chapter 17, "Landscaping and Screening," shall be implemented by the Site Plan and Appearance Review Committee through the site plan review process described in Chapter 3, "Implementation and Administration" and set forth in the separate Site Plan and Appearance Review Ordinance, Ordinance No. 31-0-93, as amended, a copy of which is included as Appendix E to this document.
(B) The Site Plan and Appearance Review Committee's interpretation of the landscape guidelines shall be consistent with the landscape standards contained in the Manual of Design Guidelines, described in Section 6-17-2-2 below.

6-17-2-2. - MANUAL OF DESIGN GUIDELINES.
The Plan Commission shall prepare a Manual of Design Guidelines for review and approval by the City Council, that shall be a separate document from this Ordinance. The Manual shall include detailed landscape design guidelines to assist developers in the preparation of landscape plans and the Site Plan and Appearance Review Committee in its review of landscape plans. The detailed design guidelines contained in the Manual shall guide the Site Plan and Appearance Review Committee in its implementation of the general landscape guidelines set forth in this Chapter 17, "Landscaping and Screening."

The scope of landscaping guidelines that shall be contained in the Manual of Design Guidelines is set forth in Section 6-17-2-3 below.

6-17-2-3. - SCOPE OF LANDSCAPE GUIDELINES IN THE MANUAL OF DESIGN GUIDELINES.
The Manual of Design Guidelines shall contain guidelines that address the following landscape elements:

(A) Landscape Elements of General Applicability:
1. Prohibited trees.
2. Minimum plant sizes.
3. Plant variety.
5. Building foundation landscaping.
6. Design and planting of retention and detention ponds.
7. Front yard coverage in live landscaping.

(B) Landscape Elements of Specific Applicability:
1. Perimeter landscaping for residential and nonresidential uses.
2. Perimeter and interior site landscaping for parking lots, parking decks, and loading areas.
3. Screening for refuse disposal areas, satellite dishes, air conditioners, electrical equipment and mechanical equipment.
4. Screening for ground signs and ground lights.
5. Parkway trees.

6-17-3. - LANDSCAPE PLAN.
All landscape plans shall be prepared, and plant material installed and maintained, in accordance with the Manual of Design Guidelines. Upon application by the owner of the property to the Site Plan and Appearance Review Committee through the Zoning Administrator, the Site Plan and Appearance Review Committee may waive or modify any landscape requirements upon making a written finding that the strict application of such standard is not practicable in light of the dimensions of the site and the approved plan of development.

6-17-4. - LANDSCAPE MAINTENANCE.
6-17-4-1. - RESPONSIBILITY.
The owner of the premises shall be responsible for watering, maintenance, repair, and replacement of all landscaping, fences and other visual barriers, including refuse disposal area screens, that have fallen into disrepair (in the case of fences) or died (in the case of plant material).

6-17-4-2. - PLANT MATERIAL MAINTENANCE.
All plant materials shall be maintained in a healthy, vigorous growing condition, and neat and orderly appearance. They shall be replaced as necessary, and shall be kept free of refuse and debris.

6-17-5. - PENALTY FOR NONCOMPLIANCE WITH MAINTENANCE STANDARDS.

A property owner, notified by the Zoning Administrator that his landscaping violates the provisions of this Chapter 17, "Landscaping and Screening," shall be granted a reasonable period of time within which to restore or replace said plant material, fence, wall and/or other barrier. If such violation is not corrected by the next current growing season, the property owner shall be subject to a fine as set forth in Section 6-3-10-5, "Penalties and Remedies for Violations."

6-17-6. - TREE PRESERVATION.

Existing trees shall be preserved in place wherever possible. If this is not possible, those existing trees that are healthy, of manageable size for transplanting, and with an attractive form shall be transplanted on site. Special precautions shall be made during construction to prevent damage to preserved trees and special techniques shall be used, as described in the Manual of Design Guidelines, to ensure successful transplants.

6-17-7. - SITE PERIMETER LANDSCAPING FOR RESIDENTIAL AND NONRESIDENTIAL USES.

Residential and nonresidential uses shall be subject to the site perimeter landscaping requirements set forth in the Manual of Design Guidelines and all other general requirements of the Manual's landscape guidelines.

6-17-8. - PARKING AREA LANDSCAPING.

Parking and loading areas shall be subject to the landscape screening requirements set forth in the Manual of Design Guidelines and all other provisions of the Manual's landscape guidelines.

6-17-9. - APPEAL.

An appeal of any decision of the Site Plan and Appearance Review Committee in connection with its implementation of the landscape requirements of this Chapter 17, "Landscaping and Screening," may be made to the Planning and Development Committee of the City Council within thirty (30) days of the Site Plan and Appearance Review Committee's final decision on the landscape requirements for the site.

CHAPTER 18 - DEFINITIONS

FOOTNOTE(S):

--- (26) ---
See Section 6-4-6 of this Ordinance for provisions for accessory uses or structures.

--- (27) ---
See Section 6-4-7 of this Ordinance and Title 8, Chapter 22 of this Code for bed and breakfast establishment regulations.

--- (28) ---
1. See Chapter 6 of this Title.

--- (29) ---
See Section 6-4-3 of this Title.

--- (30) ---
See Section 6-4-2 of this Title.

--- (31) ---
See Section 6-4-6-7 of this Title.

--- (32) ---
See Section 6-3-6 of this Title.

--- (33) ---
See Sections 6-4-4-4 and 6-4-4-5 of this Title.

--- (34) ---
See Sections 6-4-4-6 and 6-4-4-7 of this Title.

--- (35) ---
See Section 6-4-6-6 of this Title.

--- (36) ---
See Title 4, Chapter 17 of this Code.

--- (37) ---
See Title 8, Chapter 24 of this Code.

--- (38) ---
See Section 6-3-5-11 of this Title.

--- (39) ---
See Section 6-4-5 of this Title.

--- (40) ---
See Chapter 6 of this Title.
--- (41) ---

See Section 6-3-5 of this Title.
--- (42) ---

See Section 6-3-7 of this Title.

6-18-1. - DEFINITIONS GENERALLY.

For the purposes of this Ordinance, certain terms and words are defined in this Chapter, and are used in this Ordinance in that defined context. Any words not defined in this Chapter, shall be construed as defined in normal dictionary usage.

6-18-2. - RULES FOR GENERIC DEFINITIONS.

6-18-2-1. - PURPOSE OF GENERIC DEFINITIONS.

Certain terms in this Chapter are defined to be inclusive of many uses in order to eliminate overlay detailed listings of uses in the zoning districts established by this Ordinance. These terms shall be referred to in this Ordinance as "generic" definitions. Examples of generic definitions used in this Ordinance are "retail goods establishment," "commercial indoor recreation" and "light manufacturing."

6-18-2-2. - COMPONENTS OF GENERIC DEFINITIONS.

A generic definition has three (3) components: a) a brief listing of examples of uses intended to be included within the scope of the definition; b) an identification (where appropriate) of certain uses that are not meant to be included by the term; and c) a statement that for the purposes of each zoning district, any other uses specifically listed within the particular zoning district shall not be construed as falling within the generic definition.

6-18-2-3. - USES NOT LISTED OR NOT WITHIN SCOPE OF GENERIC DEFINITIONS.

A use that is not specifically listed in a zoning district or does not fall within a generic definition as defined in this Chapter, or as interpreted by the Zoning Administrator pursuant to Section 6-3-10 of this Ordinance, "Enforcement," is prohibited.

6-18-3. - DEFINITIONS.

For the purposes of this Ordinance, the following terms shall have the following meanings:

(Ord. 13-0-98)

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>ABUTTING</td>
<td>Having a common property line or district line.</td>
</tr>
<tr>
<td>ACCESSORY USE OR STRUCTURE</td>
<td>A structure or use that: a) is subordinate to and serves a principal building or a principal use, except for a drive-in facility; b) is subordinate in area, extent, and purpose to the principal structure or principal use served; c) contributes to the comfort, convenience, or necessity of the occupants, business, or industry of the principal structure or principal use served; and d) is located on the same lot as the principal structure or principal use served, except as otherwise expressly authorized by the provisions of this Ordinance. Accessory parking facilities may be authorized to be located elsewhere. An accessory structure attached to a principal building in a substantial manner by a wall or roof shall be considered part of the principal building.</td>
</tr>
<tr>
<td>ADJACENT</td>
<td>Nearby, or next to, but not necessarily touching or abutting, (e.g., across from a street or alley).</td>
</tr>
<tr>
<td>ADJOINING</td>
<td>Touching or joining at any one (1) point, line, or boundary.</td>
</tr>
<tr>
<td>ADULT DAYCARE</td>
<td>A community-based, structured comprehensive program of a variety of health, social, and related support services in a protective setting for persons who for reasons of physical or mental impairment are in need of such services during any part of a day not exceeding twelve (12) hours in a twenty-four-hour period.</td>
</tr>
<tr>
<td>ALLEY</td>
<td>A public or private right of way that affords a service access to abutting property.</td>
</tr>
<tr>
<td>ANIMAL HOSPITAL</td>
<td>A use or structure intended or used primarily for the testing and treatment of the disorders of animals, including the indoor boarding of animals for such purpose, but not the training or grooming of animals, or outdoor cages, pens, or runs for the animals.</td>
</tr>
<tr>
<td>ANTENNA</td>
<td>An apparatus, external to or attached to the exterior of a building, together with any supporting structure, for sending or receiving electromagnetic waves.</td>
</tr>
<tr>
<td>APARTMENT</td>
<td>See definition of Dwelling, Multiple-Family.</td>
</tr>
<tr>
<td>ASSISTED LIVING FACILITY</td>
<td>A facility for adults in need of some protective oversight or assistance due to functional limitations that provides a living arrangement integrating shelter, food and other supportive services to maintain a resident’s functional status. Those facilities that include personal care such as assistance with activities of daily living shall be licensed as sheltered care facilities pursuant to provision of the Evanston City Code.</td>
</tr>
<tr>
<td>ATTIC</td>
<td>The top story of a building under a sloping roof with no finished floor and/or finished ceiling; rather, the area is defined by the top of the ceiling beams of the story immediately below the top story and the roof rafters. An attic may be further defined as a half-story, provided the sum of all areas of the top story where the vertical clearance is seven and one-half (7½) feet or more does not exceed sixty percent (60%) of the story immediately below the top story (as measured within the outer face of all exterior walls). (Ord. 13-0-98)</td>
</tr>
<tr>
<td>AUTOMOBILE BODY REPAIR</td>
<td>A building, property, or activity the principal use of which is automobile body repair or auto detailing other than those types of repairs permitted at automobile service stations (gas stations) and automobile repair service establishments.</td>
</tr>
<tr>
<td>Term</td>
<td>Definition</td>
</tr>
<tr>
<td>------</td>
<td>------------</td>
</tr>
<tr>
<td><strong>ESTABLISHMENT:</strong></td>
<td>A building, property, or activity the principal use of which is the repair or replacement of parts, oils, coolants, lubricants, tires, and other similar services. &quot;Automobile repair establishment&quot; shall include, but is not limited to, muffler shops, oil change shops, car care centers, tire centers and other uses similar in nature and impact. &quot;Automobile repair establishment&quot; shall not include an automobile body repair establishment or a car wash or other use that is otherwise in a zoning district as a permitted or special use.</td>
</tr>
<tr>
<td><strong>AUTOMOBILE REPAIR SERVICE ESTABLISHMENT:</strong></td>
<td>A building, property, or structure the principal use of which dispenses or offers for retail sale of automotive fuels or oils and incidental convenience goods; having pumps and storage tanks thereon, and where battery, tire and other similar services, are rendered, but only if rendered wholly within lot lines. &quot;Automobile service stations&quot; shall not include an automobile body repair establishment or a car wash.</td>
</tr>
<tr>
<td><strong>AUTOMOBILE SERVICE STATION (GAS STATION):</strong></td>
<td>A principal use consisting of a large room or hall that is available for rent for use for specific banquets, exhibitions, and/or meetings that may include the provision of food, drink, and/or entertainment. (Ord. No. 129-O-12, § 2, 1-14-2013)</td>
</tr>
<tr>
<td><strong>BASEMENT:</strong></td>
<td>A portion of a building located partly underground but having less than one-half (½) its clear floor-to-joist height below the average grade of the adjoining ground. (See also definition of Cellar.)</td>
</tr>
<tr>
<td><strong>BED AND BREAKFAST ESTABLISHMENT [27]:</strong></td>
<td>An owner-occupied single-family or two-family dwelling where short-term lodging and morning meals are provided for compensation.</td>
</tr>
<tr>
<td><strong>BERM:</strong></td>
<td>A hill or contour of land that acts as a visual barrier between a lot and adjacent properties, alleys, or streets.</td>
</tr>
<tr>
<td><strong>BLOCK:</strong></td>
<td>A tract of land bounded by streets or by a combination of one (1) or more streets and public parks, cemeteries, railroad rights of way, bulkhead lines or shorelines of waterways, or corporate boundary lines.</td>
</tr>
<tr>
<td><strong>BOARDING HOUSE:</strong></td>
<td>A building or portion thereof where lodging and meals are provided to five (5) or more persons who are not members of the operator’s family, and by prearrangement for definite periods of time and for compensation, whether direct or indirect.</td>
</tr>
<tr>
<td><strong>BUILDING:</strong></td>
<td>Anything constructed for the shelter or enclosure of persons, animals, or movable property of any kind and that includes a roof and is permanently affixed to the land.</td>
</tr>
<tr>
<td><strong>BUILDING, COMPLETELY ENCLOSED:</strong></td>
<td>A building separated on all sides from the adjacent open space, or from other buildings or other structures, by a permanent roof and by exterior walls having only windows and normal entrance or exit doors, or by party walls.</td>
</tr>
<tr>
<td><strong>BUILDING ENVELOPE:</strong></td>
<td>The three-dimensional space within which a structure is permitted to be built on a zoning lot and that is defined with respect to such bulk regulations as height, yards, building coverage, and floor area ratio.</td>
</tr>
<tr>
<td><strong>BUILDING ENVELOPE (For Review Of Fences Only):</strong></td>
<td>That area of a zoning lot within which a structure may be built and consisting of that area not within the required front yard, required street side yard, required side yard(s), and required rear yard (see Figure 6-18-3, &quot;Zoning Lot Components,&quot; of this Section).</td>
</tr>
<tr>
<td><strong>BUILDING HEIGHT, ABSOLUTE:</strong></td>
<td>The perpendicular distance measured from the established grade to the highest point of the building, including parapet walls, but excluding chimneys, spires, and mechanical penthouses, provided the penthouses cannot be seen from the street. The highest point of turrets, towers, belfries, cupolas, lanterns, window's walks, and similar structures or features are used as the highest point of the structure when said structure or structure feature is: a) the highest point of the structure, and b) has an outer perimeter enclosing an area of sixteen (16) square feet or more regardless of the presence of floors. Said structure or feature is a spire when it has an outer perimeter enclosing an area of less than sixteen (16) square feet. Said structures or structure features include: turrets, towers, belfries, cupolas, lanterns, window's walks or similar structures. (Ord. 112-0-03)</td>
</tr>
<tr>
<td><strong>BUILDING HEIGHT, MEAN:</strong></td>
<td>(A) The perpendicular distance measured from the established grade to the high point of the roof for a flat roof, the deck line of a mansard roof, and to the mean height level for gable, hip or gambrel roofs. Mean height level is computed as the average of the height of the high point of the roof and the highest level where the plane of the main roof, excluding dormers, intersects the plane of an outside wall below the main roof. Chimneys and spires shall not be included in calculating the height nor shall mechanical penthouses or solar collectors, provided the penthouses and collectors cannot be seen from the street. The highest point of the following structures or structure features is used as the high point of the roof in computing mean height level when said structure or feature is: 1) the highest point of the structure and 2) has an outer perimeter enclosing an area of sixteen (16) square feet or more regardless of the presence of floor. Said structure or feature is treated as a spire when having an outer perimeter enclosing an area of less than sixteen (16) square feet. Said structures or features include: turrets, towers, belfries, cupolas, lanterns, window's walks or similar structures.</td>
</tr>
<tr>
<td><strong>BUILDING MATERIALS ESTABLISHMENT:</strong></td>
<td>A building, property or activity, the principal use of which is the selling of lumber or other associated building material and supplies in bulk to contractors and the general public. &quot;Building materials establishment&quot; shall not include a retail goods establishment or a wholesale goods establishment.</td>
</tr>
<tr>
<td><strong>BUILDING, NONCOMPLYING [28]:</strong></td>
<td>A lawfully established building that by virtue of the adoption hereof does not comply with all the applicable requirements of this Title governing height, bulk and location on a lot.</td>
</tr>
<tr>
<td><strong>BUILDING, PRINCIPAL:</strong></td>
<td>A building in which the business of the principal use of the lot on which the building is located is conducted.</td>
</tr>
<tr>
<td><strong>BUILDING, RESIDENTIAL:</strong></td>
<td>A principal building arranged, designed, used or intended to be used for residential occupancy by one (1) or more families. “Residential building” shall include, but is not limited to, the following types: a) single-family dwelling, b) two-family dwelling, c) multiple-family dwelling, and d) a row of single-family attached dwellings developed initially under single ownership or control.</td>
</tr>
<tr>
<td><strong>BUILDING, TEMPORARY:</strong></td>
<td>A building not designed or intended to be permanently placed or affixed on the lot upon which it is located.</td>
</tr>
<tr>
<td><strong>BULK:</strong></td>
<td>A composite characteristic of a given building or structure as located upon a given lot, not definable as a single quantity but involving all of these characteristics: 1) size and height of building or structure, 2) location of exterior walls at all levels in relation to lot lines, streets or to other buildings or structures, 3) floor area ratio, 4) all open spaces allocated to the building or structure, and 5) amount of lot area provided per dwelling unit, and 6) lot coverage.</td>
</tr>
<tr>
<td><strong>BUSINESS:</strong></td>
<td>An occupation, employment, or enterprise that occupies time, attention, labor, and materials, or wherein merchandise is exhibited, bought or sold, and/or where services are offered for compensation.</td>
</tr>
<tr>
<td><strong>BUSINESS OR VOCATIONAL SCHOOL:</strong></td>
<td>A privately-owned or publicly-owned post-secondary school, other than a community college or four-year &quot;college/university institution,&quot; providing occupational or job skills in a variety of technical subjects and trades for specific occupations. (Ord. No. 3-O-14, § 2, 2-10-2014)</td>
</tr>
<tr>
<td><strong>CANDLEPOWER:</strong></td>
<td>The total luminous intensity of a light source expressed in footcandles. Maximum (peak) candlepower is the largest amount of footcandles emitted by any lamp, light source, or luminaire.</td>
</tr>
<tr>
<td><strong>CAR WASH:</strong></td>
<td>A building or portion thereof where facilities for washing, cleaning and detailing automobiles are provided, that involve machine or hand-operated mechanical devices or equipment.</td>
</tr>
<tr>
<td><strong>CATERER:</strong></td>
<td>A building, property, or activity, the principal use or purpose of which is the preparing and serving and delivering of meals or food items only for consumption off the premises at public or private functions such as: weddings, receptions, dinners or banquets. Over-the-counter sales of prepared food items shall be prohibited in conjunction with this use. (Ord. 39-0-95)</td>
</tr>
<tr>
<td><strong>CELLAR:</strong></td>
<td>The portion of a building located partly or wholly underground and having one-half (1/2) or more than one-half (1/2) of its clear floor-to-joist height below the average grade of the adjoining ground.</td>
</tr>
<tr>
<td><strong>CERTIFICATE OF OCCUPANCY:</strong></td>
<td>The official certification that a premises conforms to the provisions of the Zoning Regulations and Building Code and may be used or occupied. A certificate of occupancy must be issued before a structure may be occupied.</td>
</tr>
<tr>
<td><strong>CERTIFICATE OF ZONING COMPLIANCE:</strong></td>
<td>A written certification that a structure, use, or parcel of land is, or will be in compliance with the requirements of this Ordinance. (See Section 6-3-2.)</td>
</tr>
<tr>
<td><strong>CHILD RESIDENTIAL CARE HOME:</strong></td>
<td>A dwelling unit shared by four (4) to eight (8) unrelated persons, under the age of twenty-one (21) years, exclusive of staff, who require assistance and/or supervision while pursuing a primary or secondary education curriculum, and who reside together in a family-type environment as a single housekeeping unit. “Child residential care home” shall not include a home for persons who are currently addicted to alcohol or narcotic drugs or who are criminal or juvenile offenders serving on work release, probationary or court-ordered supervisory programs for offenders; nor a dormitory, fraternity/sorority dwelling, boarding house, rooming house or nursing home. (Ord. 40-0-95)</td>
</tr>
<tr>
<td><strong>COACH HOUSE:</strong></td>
<td>A secondary or accessory dwelling located on the same zoning lot as the principal dwelling unit.</td>
</tr>
<tr>
<td><strong>COLLEGE/UNIVERSITY INSTITUTION:</strong></td>
<td>A privately-owned or publicly-owned institution providing full-time or part-time education, other than “business or vocational school,” beyond the high school level, including any lodging rooms or housing for students or faculty. (Ord. No. 3-O-14, § 2, 2-10-2014)</td>
</tr>
<tr>
<td><strong>COMMERCIAL INDOOR RECREATION:</strong></td>
<td>Public or private recreation facilities, tennis ball, racquet or other courts, swimming pools, bowling alleys, skating rinks, or similar uses that are enclosed in buildings and primarily for the use of persons who do not reside on the same lot as that on which the recreational use is located. “Commercial indoor recreation” shall include, but not be limited to, health and fitness establishments or any accessory use, such as snack bars that sell prepackaged food items, pro shops, and locker rooms that are designed and intended primarily for the use of patrons of the principal recreational use. “Commercial indoor recreation” shall not include cultural facilities, community centers and recreation centers, or any use that is otherwise listed specifically in a zoning district as a permitted or special use. For purposes of this definition, the term “commercial purpose,” as defined in this Section, shall not apply. (Ord. No. 47-O-13, § 2, 6-10-2013)</td>
</tr>
<tr>
<td><strong>COMMERCIAL OUTDOOR RECREATION:</strong></td>
<td>Public or private swimming pools, tennis courts, ball fields, ball courts, and fishing piers that are not enclosed in buildings and are operated on a commercial or membership basis primarily for the use of persons who do not reside on the same lot as that on which the recreational use is located. “Commercial outdoor recreation” shall include any accessory uses, such as snack bars, pro shops, and clubhouses that are designed and intended primarily for the use of patrons of the principal recreational use. “Commercial outdoor recreation” shall not include skateboarding courses, water slides, mechanical rides, go-cart or motorcycle courses, raceways, drag strips, stadiums, marinas, overnight camping, or gun firing ranges, or any use that is otherwise listed specifically in a zoning district as a permitted or special use.</td>
</tr>
<tr>
<td><strong>COMMERCIAL PARKING GARAGE:</strong></td>
<td>A privately or publicly owned and used structure used for parking or storage of automobiles, generally available to the public, and involving payment of a charge for such parking or storage.</td>
</tr>
<tr>
<td><strong>COMMERCIAL PARKING LOT:</strong></td>
<td>An area reserved or used for parking or storage of automobiles, which is either privately or publicly owned generally available to the public, and involving payment of a charge for such parking or storage.</td>
</tr>
<tr>
<td><strong>COMMERCIAL PURPOSE:</strong></td>
<td>An occupation, employment or enterprise that is carried on for profit by the owner, lessee or licensee, except for activities carried on by a not for profit organization that utilizes the proceeds of such activities solely for the purposes for which it is organized.</td>
</tr>
<tr>
<td><strong>COMMERCIAL SHOPPING CENTER:</strong></td>
<td>A concentration of related commercial establishments with one (1) or more major anchor tenants, shared parking, and unified architectural and site design. A shopping center normally has single or coordinated ownership/operations/management control and may include out parcels as well as architecturally connected units.</td>
</tr>
<tr>
<td><strong>COMMERCIAL STORAGE FACILITY:</strong></td>
<td>A commercial land use consisting of the rental of fully enclosed interior building space for the storage of personal property (miniwarehouse). An industrial warehouse is not considered commercial storage facility. (Ord. 43-O-93)</td>
</tr>
<tr>
<td><strong>COMMUNITY CENTER:</strong></td>
<td>A place, structure, area or other facility that is open to the public, under the jurisdiction of a public or nonprofit agency, and is used for community recreation, education and/or service activities. A community center may include, but is not limited to, the following uses: auditorium, multipurpose room, gymnasium, meeting space, open space, playground, playing courts, playing field, and swimming pool. Community center does not include retail services, membership organizations, commercial indoor recreation, commercial outdoor recreation, transitional shelter, transitional treatment facility, short or long term care facility. (Ord. 67-O-09)</td>
</tr>
<tr>
<td><strong>CONFERENCE FACILITY (COLLEGE/ UNIVERSITY):</strong></td>
<td>A building or portion thereof operated by a college/university institution used for holding assemblies, conferences, conventions, public meetings, seminars, workshops, or other similar activities. Such a facility may include executive level training programs and executive level educational seminars but may not include classrooms or other facilities used for training and primarily for the use of persons who do not reside on the same lot as that on which the recreational use is located. “Commercial indoor recreation” shall include, but not be limited to, health and fitness establishments or any accessory use, such as snack bars that sell prepackaged food items, pro shops, and locker rooms that are designed and intended primarily for the use of patrons of the principal recreational use. “Commercial indoor recreation” shall not include cultural facilities, community centers and recreation centers, or any use that is otherwise listed specifically in a zoning district as a permitted or special use. For purposes of this definition, the term “commercial purpose,” as defined in this Section, shall not apply. (Ord. No. 47-O-13, § 2, 6-10-2013)</td>
</tr>
<tr>
<td><strong>UNIVERSITY</strong>:</td>
<td>regular college or university degree program classes. A conference facility may include dining facilities for the use of participants, as well as other compatible accessory uses but may not include sleeping or dwelling quarters or lodging as an accessory use to the conference facility.</td>
</tr>
<tr>
<td><strong>CONFERENCE FACILITY (NONCOLLEGE/UNIVERSITY)</strong>:</td>
<td>A building or portion thereof used for holding assemblies, conferences, conventions, public meetings, seminars, trade shows, workshops, or other similar activities that is not a conference facility (college/university). A conference facility may include dining facilities for the use of participants, as well as other compatible accessory uses but may not include sleeping or dwelling quarters or lodging as an accessory use to the conference facility. (Ord. 82-0-98)</td>
</tr>
<tr>
<td><strong>CONGREGATE HOUSING</strong>:</td>
<td>Rental housing which provides a living arrangement of self-contained units that integrates shelter, food service and other services for independent adults who do not require twenty-four (24) hour oversight. Services may include meals, laundry, transportation, housekeeping and organized activities which create opportunities for socialization.</td>
</tr>
<tr>
<td><strong>CONVENIENCE STORE</strong>:</td>
<td>Any food store establishment having a building size or occupying a sales floor space under three thousand two hundred (3,200) square feet. (Ord. 114-0-02)</td>
</tr>
<tr>
<td><strong>CULTURAL FACILITY</strong>:</td>
<td>An indoor theater, auditorium, or other building or structure designed, intended, or used primarily for musical, dance, dramatic, or other performances, or a library, museum or gallery operated primarily for the display, rather than the sale, of works of art. A &quot;cultural facility&quot; does not include a performance entertainment venue. (Ord. 2-0-00)</td>
</tr>
<tr>
<td><strong>DAYCARE CENTER — ADULT</strong>:</td>
<td>Any place other than a family home in which persons receive adult daycare services during any part of a day not exceeding twelve (12) hours in a twenty-four (24) hour period licensed pursuant to this Code.</td>
</tr>
<tr>
<td><strong>DAYCARE CENTER — CHILD</strong>:</td>
<td>Any place other than a family home in which children nine (9) years of age and under receive child daycare services during any part of a day not exceeding twelve (12) hours in a twenty-four (24) hour period licensed pursuant to this Code.</td>
</tr>
<tr>
<td><strong>DAYCARE HOME — ADULT</strong></td>
<td>A family home in which not less than four (4) and not more than eight (8) persons receive adult daycare services during any part of a day not exceeding twelve (12) hours in a twenty-four (24) hour period.</td>
</tr>
<tr>
<td><strong>DAYCARE HOME — CHILD</strong></td>
<td>A family home that receives not less than four (4) and not more than eight (8) children, nine (9) years of age and under, for care during any part of the day not exceeding twelve (12) hours in a twenty-four (24) hour period. The maximum of eight (8) children includes the family's natural or adopted children under age eighteen (18) and those children who are in the home under full time care.</td>
</tr>
<tr>
<td><strong>DAYCARE CENTER — DOMESTIC ANIMAL</strong>:</td>
<td>Any establishment for which the principal use or purpose is the housing of domestic animals for periods of time that shall neither exceed twelve (12) hours in any twenty-four (24) hour period, nor include overnight stays. Multiple animals shall be permitted outside on the premises when accompanied by staff and only between the hours of 8:30 a.m. and 4:30 p.m. on any day. Individual animals shall be permitted outside on the premises to relieve themselves at any time during the Center's hours of operation when accompanied by staff. Prior to beginning operation of any such Center, the operator shall submit to the Zoning Administrator a contingency plan for those times when an owner fails to claim his/her animal(s) before the Center closes for the day, and, thereafter, comply with said plan. The operator of any such Center shall comply with the applicable regulations of Title 8, Chapter 4, and Title 9, Chapter 4 of the City Code, as amended. (Ord. No. 67-O-11, § 2, 9-12-2011)</td>
</tr>
<tr>
<td><strong>DISABLED</strong>:</td>
<td>As defined pursuant to Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendment Act of 1988, a person having: a) a physical or mental impairment that substantially limits such person's ability to live independently; b) a record of having such an impairment; or c) being regarded as having such an impairment. &quot;Disabled&quot; shall not include current illegal use of or addiction to a controlled substance, nor shall it include any person whose residency in the home would constitute a direct threat to the health and safety of the other individuals.</td>
</tr>
<tr>
<td><strong>DISTRICT OVERLAY</strong>:</td>
<td>An overlay district is a second set of regulations applied to any part or all of a zoning district or any number of districts. The overlay district regulations may relax or further restrict the number or types of uses allowed as well as the way permitted activities operate within the overlay district boundaries. Such districts are mapped on the City of Evanston zoning map.</td>
</tr>
<tr>
<td><strong>DORMER</strong>:</td>
<td>A structure projecting from a slanting roof to accommodate a window.</td>
</tr>
<tr>
<td><strong>DORMITORY</strong>:</td>
<td>A building or portion thereof that contains living quarters for students, staff, or members of an accredited college, university, boarding school, theological school, hospital, religious order, or comparable organization; provided that said building is owned or managed by said organization and contains not more than one (1) cooking and eating area; and further provided that said building complies with the rooming house ordinance of the City.</td>
</tr>
<tr>
<td><strong>DRIVE-THROUGH FACILITY</strong>:</td>
<td>A facility, establishment or portion thereof that is designed, intended or used for transacting business with customers located in motor vehicles. &quot;Drive-through facility&quot; shall only be permitted in connection with a listed permitted or special use. (Ord. 39-0-95)</td>
</tr>
<tr>
<td><strong>DRIVEWAY</strong>:</td>
<td>A private access way that provides direct access from a street to a parking space.</td>
</tr>
<tr>
<td><strong>DRIVEWAY, Private way for vehicular use by two (2) or more owners.</strong></td>
<td></td>
</tr>
</tbody>
</table>
### DWELLING:
A residential building or portion thereof. "Dwelling" shall not include a hotel, motel, boarding house, rooming house, dormitory, nursing home, mobile home, or institution.

### DWELLING, FRATERNITY/SORORITY:
A building that is occupied only by a group of university or college students who are associated together in a fraternity/sorority that is chartered by a national or international fraternity/sorority or is officially recognized by the university or college and who receive from the fraternity/sorority lodging and/or meals on the premises for compensation.

### DWELLING, MULTIPLE-FAMILY:
A detached residential building containing three (3) or more dwelling units, including what is commonly known as an apartment building, but not including group, row, or town houses.

### DWELLING, SINGLE-FAMILY ATTACHED (GROUP, ROW, OR TOWN HOUSES):
Three (3) or more dwelling units joined side by side.

### DWELLING, SINGLE-FAMILY DETACHED:
A residential building containing not more than one (1) dwelling unit entirely surrounded by open space on the same lot.

### DWELLING, TWO-FAMILY:
A residential building containing not more than two (2) dwelling units entirely surrounded by open space on the same lot.

### DWELLING UNIT:
A room or group of contiguous rooms that include facilities used or intended to be used for living, sleeping, cooking and eating, and that are arranged, designed or intended for use exclusively as living quarters.

### EDUCATIONAL INSTITUTION - PRIVATE:
A privately owned preschool, elementary school, middle school, or high school.

### EDUCATIONAL INSTITUTION - PUBLIC:
A publicly owned preschool, elementary school, middle school, or high school, or a facility owned by a public school district containing classrooms, and libraries, offices or similar support facilities for one (1) or more of the following district purposes: educational services and related programs for faculty and staff and for students, preschool age children and their families; district administrative staff offices. A zoning lot developed as an educational institution must be principally used for classrooms for preschool, elementary school, middle school, or high school students. (Ord. 24-0-01)

### EFFICIENCY UNIT:
A dwelling unit consisting of one (1) principal room together with bathroom, kitchen, hallway, closets and/or dining room alcove directly off the principal room, provided such dining alcove does not exceed one hundred twenty-five (125) square feet in area. An efficiency unit created after December 2, 1960, shall contain at least three hundred (300) square feet of floor area.

### EVANSTON LANDMARK:
A landmark of historic importance as defined in the Evanston preservation ordinance, Ordinance 23-0-75, as amended.

### FACADE OF THE PRINCIPAL BUILDING, FRONT-FACING:
Any facade of the principal building which approximately parallels the front lot line, exceeds ten (10) feet in length, and is located within fifteen (15) feet of that portion of, or is, the facade of the principal building closest to the front lot line (see Figure 6-18-3, front-facing facade of the principal building).
FACADE OF THE PRINCIPAL BUILDING, STREET FACING:

Any facade of the principal building which approximately parallels a street lot line(s), exceeds ten (10) feet in length, and is located within fifteen (15) feet of that portion of, or is, the facade of the principal building closest to the corresponding street lot line (see Figure 6-18-3, "Street-Facing Facade of the Principal Building," of this Section).

<table>
<thead>
<tr>
<th>FAMILY</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Type (A) Family:</td>
<td>One (1) or more persons related by blood, marriage, or adoption living together as a single housekeeping unit in a dwelling unit.</td>
</tr>
<tr>
<td>(B) Type (B) Family:</td>
<td>Two (2) unrelated persons and their children living together as a single housekeeping unit in a dwelling unit.</td>
</tr>
<tr>
<td>(C) Type (C) Family:</td>
<td>A group of not more than three (3) unrelated persons living together as a single housekeeping unit in a dwelling unit.</td>
</tr>
<tr>
<td>(D) Type (D) Family:</td>
<td>A group of two (2) or more persons containing within it one (1) or more families, as defined in Subsections (A) and (B) of this definition, including a husband and wife married to one another and their children, as well as adults, living together in a dwelling unit as a single housekeeping unit and management, in premises in which the adult occupants are affiliated with a bona fide not for profit corporation organized for religious purposes chartered by the state of Illinois, that owns or rents the property and has been in existence for at least five (5) years prior to seeking certification by the director of planning and zoning as provided herein; provided, that in no case shall the total occupancy of the</td>
</tr>
</tbody>
</table>

(Ord. 15-0-99)
**FENCE** (11): A structure, other than a building, that is a barrier and used as a boundary or means of protection or confinement. (Ord. 43-0-93)

**FENESTRATION:** The design and placement of windows in a building. (Ord. 5-9-08)

**FIELD HOUSE:** A place, structure, or other facility used for and providing athletic and recreational programs for a college/university institution. "Field house (college/university)" shall include any accessory uses, such as, but not limited to, locker rooms, snack bars, administrative offices and classrooms which are designed and intended primarily for the use of college/university related persons and patrons of the principal recreational use.

**FINANCIAL INSTITUTION:** A building, property or activity, the principal use or purpose of which is the provision of financial services, including but not limited to banks, facilities for automated teller machines ("ATMs"), credit unions, savings and loan institutions, and mortgage companies. "Financial institution" shall not include any use or other type of institution that is otherwise listed specifically in a zoning district as a permitted or special use.

**FLOOR AREA (GROSS FLOOR AREA):** The sum of the gross horizontal areas of the several floors of a building, except a cellar floor, measured from the exterior faces of the exterior walls or from the center line of walls separating two (2) buildings. The "floor area" of a building shall also include, but not be limited to, basements, all attic space, finished or unfinished, having five (5) feet or more space from floor to rafters, interior balconies and mezzanines; and enclosed porches or porches covered by a roof suitable for covering a habitable room. Any space devoted to required off-street parking or loading for the building shall not be included in "floor area." The following areas shall be excluded from calculations for "floor area": elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building.

**FLOOR AREA OF A DWELLING UNIT OR A LODGING ROOM:** The sum of the gross horizontal areas of the rooms constituting the dwelling unit or lodging room, including closets, baths, utility rooms, enclosed porches and hallways when accessible only to the occupants of said dwelling unit or lodging room and not accessible to other occupants of the building or to the general public, and only when such rooms, halls or other areas are an integral part of said dwelling unit or lodging room. Floor area shall be measured from the interior faces of the outermost walls defining the dwelling unit or lodging room but shall not include any unfinished space or finished space having a head room of less than five (5) feet.

**FLOOR AREA, GROUND:** The sum of the gross horizontal area of the ground floor of a building, measured from the exterior faces of the exterior walls or from the center line of walls separating two (2) buildings. The ground floor area of a building also shall include recessed, unenclosed, or partially enclosed areas under a floor above exterior stairways, porches, and similar areas but excluding open terraces.

**FLOOR AREA RATIO:** The numerical value obtained by dividing the gross floor area of a building or buildings by the lot area on which such building or buildings are located.

**FOOD STORE ESTABLISHMENT:** A building or portion thereof where the direct retail sale of food items such as meats, cereals, grains, produce, baked goods, dairy products, canned and frozen prepared food products, beverages, cleaning supplies, pet food and supplies, pharmaceuticals, over-the-counter medicines, personal products, household goods, books and magazines, plants, and other sundry and similar items are available to be purchased by the consumer. "Food store establishments" shall include, but not be limited to, a candy or confectionery store, grocery store, a food and drug supermarket, meat or fish market, fruit and vegetable market, retail bakery, and other uses similar in nature and impact. "Food store establishment" shall not include any use or other type of establishment that is otherwise listed specifically in a zoning district as a permitted or special use. Seating for the consumption of food and/or beverages by customers is prohibited. (Ord. 39-0-95)

**FOOT-CANDLE:** A unit of illumination produced on a surface, all points of which are one (1) foot from a uniform point source of one (1) standard candle.

**FOSTER CHILD:** A child giving, receiving, and sharing affection and care in a family other than his or her biological family, as if related by blood or as if legally adopted.

**GARAGE, PRIVATE:** An accessory building or an accessory portion of the principal building, including a carport, that is intended for and used for storing the privately owned motor vehicles, boats, and trailers of the family or families resident upon the premises, and in which no business, service, or industry connected directly or indirectly with motor vehicles, boats, and trailers is carried on.

**GARAGE, STORAGE:** A building or premises used for the housing only of motor vehicles, boats, and trailers where no equipment or parts are sold and vehicles are not rebuilt, serviced, repaired, hired or sold.

**GOVERNMENT INSTITUTION:** A building or structure owned and operated by a municipal, state, federal, or other taxing body institution in which governmental services are provided or conducted.
<table>
<thead>
<tr>
<th>GRADE, ESTABLISHED:</th>
<th>The elevation established for regulating the height of buildings. Established grade shall be the mean level of the public sidewalk, where present, or if no sidewalk, the mean finished surface of the ground off the subject property immediately adjacent to the front lot line. (Ord. 112-0-03)</th>
</tr>
</thead>
<tbody>
<tr>
<td>GUEST, PERMANENT:</td>
<td>A person who occupies or has the right to occupy a residential accommodation for a period of thirty (30) days or more.</td>
</tr>
<tr>
<td>GUEST, TRANSIENT:</td>
<td>A guest who does not have a lease and occupies an apartment, lodging room, or other living quarters on a daily or weekly basis.</td>
</tr>
<tr>
<td>HEALTH HAZARD:</td>
<td>A classification of a chemical for which there is statistically significant evidence based on at least one (1) study conducted in accordance with established scientific principles that acute or chronic health effects may occur in exposed persons. The term &quot;health hazard&quot; includes chemicals that are carcinogens, toxic or highly toxic agents, reproductive toxins, irritants, corrosives, sensitizers, hepatotoxins, nephrotoxins, agents which act on the hematopoietic system, and agents which damage the lungs, skin, eyes, or mucous membranes.</td>
</tr>
<tr>
<td>HISTORIC LANDMARK:</td>
<td>See definition of Evanston Landmark.</td>
</tr>
<tr>
<td>HOME OCCUPATION:</td>
<td>An accessory use of a dwelling unit that is used for a gainful activity involving the provision, assembly, processing or sale of goods and/or services that is incidental and secondary to the use of a dwelling unit, but excluding the provision of shelter or lodging. (See Chapter 5 of this Title.)</td>
</tr>
<tr>
<td>HOSPITAL:</td>
<td>An institution licensed by state law providing health services and medical or surgical care to patients and injured persons. (See Section 6-15-10 of this Title.)</td>
</tr>
<tr>
<td>HOSPITAL BASED SPECIALIST:</td>
<td>A medical practitioner licensed by the state of Illinois to practice medicine who restricts his/her practice to one (1) of the following seven (7) medical specialties: a) emergency medicine; b) radiology; c) nuclear medicine; d) pathology; e) anesthesiology; f) neonatology; and g) perinatology. These physicians see essentially all of their patients in the hospital facilities.</td>
</tr>
<tr>
<td>HOTEL:</td>
<td>A building in which lodging is offered with or without meals principally to transient guests. An apartment hotel may have a dining room open to the public that is accessible only from an inner lobby or corridor.</td>
</tr>
<tr>
<td>HOTEL, APARTMENT:</td>
<td>A hotel with dwelling units in which all accommodations are provided in dwelling units and in which at least twenty-five percent (25%) of the guestrooms are for occupancy by transient guests.</td>
</tr>
<tr>
<td>IMPERVIOUS SURFACE:</td>
<td>Any hard surfaced, manmade area that does not readily absorb or retain water.</td>
</tr>
<tr>
<td>INDEPENDENT LIVING FACILITY:</td>
<td>A living arrangement of dwelling units or rooming units for older adults who do not require any oversight or assistance with personal or medical care needs. Facility may provide general services such as meals, transportation, housekeeping, and opportunities for socialization. (See definitions of Retirement Hotel and Congregate Housing.)</td>
</tr>
<tr>
<td>INDOOR RECREATION FACILITY (COLLEGE/ UNIVERSITY):</td>
<td>A place, structure, or other facility used for and providing indoor recreation facilities, tennis, ball, racquet or other courts, swimming pools, bowling alleys, or similar uses that are enclosed in buildings and are operated primarily for the use of college/university related persons. &quot;Indoor recreation facilities (college/university)&quot; shall include any accessory uses, such as, but not limited to, cafeterias, administrative offices, classrooms and locker rooms, which are designed and intended primarily for the use of college/university related persons and patrons of the principal recreational use. &quot;Indoor recreation facilities (college/university)&quot; shall not include theaters, cultural facilities, commercial recreation centers, community centers and recreation centers, or any use which is otherwise listed specifically in the zoning districts as a permitted or special use.</td>
</tr>
<tr>
<td>INDUSTRIAL SERVICE ESTABLISHMENT:</td>
<td>A building, property, or activity of which the principal use or purpose is the provision of industrial oriented services directly to the industrial use establishments. This term shall include, but will not be limited to, tool shops, machine repair and service shops, blade sharpening shops and similar establishments. &quot;Industrial services establishments&quot; shall not include any use or other type of establishment that is otherwise listed specifically in a zoning district as a permitted or special use.</td>
</tr>
<tr>
<td>INSTITUTION:</td>
<td>An organization or establishment providing religious, educational, charitable, medical, cultural, or governmental services.</td>
</tr>
<tr>
<td>JOINT PARKING FACILITY:</td>
<td>A parking facility used for joint parking by two (2) or more businesses or other establishments.</td>
</tr>
<tr>
<td>JUNKYARD:</td>
<td>An open area where discarded, used, or secondhand materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled including, but not limited to, scrap iron and other metals, paper, rags, rubber tires and bottles. Junkyard includes wrecking yards, but does not include landfills, waste transfer stations or uses carried on entirely within enclosed buildings. (Ord. 43-0-93)</td>
</tr>
<tr>
<td>Term</td>
<td>Definition</td>
</tr>
<tr>
<td>------</td>
<td>------------</td>
</tr>
<tr>
<td>KENNEL:</td>
<td>Any establishment for which the principal use or purpose is the housing of domestic animals, including overnight stays. Multiple animals shall be permitted outside on the premises when accompanied by staff and only between the hours of 8:30 a.m. and 4:30 p.m. on any day. Individual animals shall be permitted outside on the premises to relieve themselves at any time during the Center's hours of operation when accompanied by staff. Prior to beginning operation of any such Kennel, the operator shall submit to the Zoning Administrator a contingency plan for those times when an owner fails to claim his/her animal(s), and, thereafter, comply with said plan. The operator of any such Kennel shall comply with the applicable regulations of Title 8, Chapter 4, and Title 9, Chapter 4 of the City Code, as amended. (Ord. No. 67-O-11, § 2, 9-12-2011)</td>
</tr>
<tr>
<td>KNEE-WALL, EXTERIOR:</td>
<td>That portion of a building, with vertical walls, located between the top full story and a half story. Exterior knee-walls shall not exceed three (3) feet in height. In order to allow for additional height while minimizing bulk, exterior knee-walls above the second story are not allowed except on buildings with gable or hip roofs. (Ord. No. 72-O-12, § 11, 10-22-2012)</td>
</tr>
<tr>
<td>LIVE-WORK UNIT:</td>
<td>A structure or portion of a structure: a) that combines an allowed commercial or manufacturing activity with a residential living space for the owner or proprietor of the commercial or manufacturing activity, and that person's household; b) where the resident owner or proprietor of the business is responsible for the commercial or manufacturing activity performed; and c) where the commercial or manufacturing activity conducted takes place pursuant to a valid business license or permit associated with the premises. (Ord. 67-O-09)</td>
</tr>
<tr>
<td>LODGING:</td>
<td>A place of business including the following uses: hotels, motels, inns, and other uses similar in nature and impact.</td>
</tr>
<tr>
<td>LODGING ROOM (ROOMING UNIT):</td>
<td>A room or group of rooms forming a single habitable unit that is not physically a part of a dwelling unit or, though physically a part of a dwelling unit, is used or intended for use by a person or persons other than members of the family occupying said dwelling unit, and that is used or intended to be used as sleeping and living quarters, but without facilities for cooking, eating, food storage or food preparation.</td>
</tr>
<tr>
<td>LONG TERM CARE FACILITY:</td>
<td>A facility that provides personal, sheltered, intermediate or skilled care for persons in need of such care, regardless of age. (Ord. 43-O-93)</td>
</tr>
<tr>
<td>LOT:</td>
<td>A parcel of land located within a single block which shall be either a &quot;lot of record&quot; or a &quot;zoning lot&quot; and shall have frontage upon a &quot;street.&quot; (Ord. 10-O-95)</td>
</tr>
<tr>
<td>LOT AREA:</td>
<td>The area of horizontal plane bounded by the vertical planes through front, side, and rear lot lines.</td>
</tr>
<tr>
<td>LOT, CORNER:</td>
<td>A lot situated at the junction of and abutting on two (2) or more intersecting streets; or a lot at the point of deflection in alignment of a single street, the interior angle of which does not exceed one hundred thirty-five degrees (135°).</td>
</tr>
<tr>
<td>LOT COVERAGE, BUILDING:</td>
<td>The ratio between the ground floor areas of all buildings or structures on a lot and the total area of the lot.</td>
</tr>
<tr>
<td>LOT DEPTH:</td>
<td>The mean horizontal distance between the front lot line and the rear lot line of a lot, measured within the lot boundaries.</td>
</tr>
<tr>
<td>LOT, FLAG:</td>
<td>A line with access provided to the bulk of the lot by means of a narrow corridor.</td>
</tr>
<tr>
<td>LOT LINE:</td>
<td>A line dividing one (1) lot from another lot or from a street or alley.</td>
</tr>
<tr>
<td>LOT LINE, FRONT:</td>
<td>A lot line that is a street lot line. Any street lot line of a corner lot may be established by the owner as the front lot line.</td>
</tr>
<tr>
<td>LOT LINE, REAR:</td>
<td>That boundary of a lot that is most distant from and is, or is approximately, parallel to the front lot line. If the rear lot line is less than ten (10) feet in length, or if the lot forms a point at the rear, the rear lot line shall be deemed to be a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front lot line.</td>
</tr>
<tr>
<td>LOT LINE, SIDE:</td>
<td>Any boundary of a lot that is not a front or rear lot line. On a corner lot, a side lot line may be a street lot line.</td>
</tr>
<tr>
<td>LOT, NONCONFORMING:</td>
<td>A use or activity that lawfully existed prior to the adoption, revision, or amendment of this Ordinance, but that fails by reason of such adoption, revision, or amendment to conform to the requirements of the zoning district in which it is located. (See Chapter 6 of this Title.)</td>
</tr>
<tr>
<td>LOT OF RECORD:</td>
<td>Is a lot that is part of a subdivision, the plat of which has been recorded in the office of the recorder of deeds of Cook County, or a parcel of land, the deed to which was recorded in the office of said recorder of deeds prior to the adoption of this Ordinance.</td>
</tr>
<tr>
<td>LOT, OPEN SALES:</td>
<td>Any zoning lot or portion of a zoning lot used for retail sales in which said sales or the inspection of merchandise by prospective purchasers predominately occurs outside of an area enclosed by walls. Open sales lot does not include the following uses: uses allowed and/or regulated in Section 6-4-8-3, “Permitted Temporary Use Regulations,” of this Title; automobile and recreational vehicle sales; sales of plants for landscaping or gardening; the “farmers’ market” as defined and regulated by Title 3, &quot;Business Regulations,&quot; Chapter 25, “Farmers’ Market” of this Code. (Ord. 114-O-02)</td>
</tr>
<tr>
<td>LOT, REVERSED CORNER:</td>
<td>A corner lot where the street side lot line is substantially a continuation of the front lot line of the first lot to its rear.</td>
</tr>
<tr>
<td><strong>LOT, THROUGH:</strong></td>
<td>A lot with lot lines on two (2) streets, that is not a corner lot. All street lot lines shall be deemed front lot lines. (Ord. 18-0-94)</td>
</tr>
<tr>
<td>------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>LOT WIDTH:</strong></td>
<td>(A) The distance between the side lot lines measured across the rear of the required front yard; or</td>
</tr>
<tr>
<td></td>
<td>(B) One hundred twenty-five percent (125%) of the distance between the side lot lines at the point where said side lot lines intersect the street, whichever is shorter.</td>
</tr>
<tr>
<td><strong>LOT, ZONING:</strong></td>
<td>A single tract of land located within a single block that, at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. Therefore, a &quot;zoning lot or lots&quot; may or may not coincide with a lot of record.</td>
</tr>
<tr>
<td><strong>MANUFACTURING, HEAVY:</strong></td>
<td>The assembly, fabrication, or processing of goods and materials using processes that ordinarily have greater than minimal impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, visual impact, odors, glare, or health and safety hazards, or that otherwise do not constitute &quot;light manufacturing,&quot; or any area where the area occupied by outdoor storage of goods and materials used in the assembly, fabrication, or processing exceeds twenty-five percent (25%) of the floor area of all buildings on the property. Heavy manufacturing generally includes processing and fabrication of large or bulky products made from extracted or raw materials or products involving flammable or explosive materials and processes that require extensive floor areas or land areas for the fabrication and/or incidental storage of the products. &quot;Heavy manufacturing&quot; shall not include any use that is otherwise listed specifically in a zoning district as a permitted or special use.</td>
</tr>
<tr>
<td><strong>MANUFACTURING, LIGHT:</strong></td>
<td>The assembly, fabrication, or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed entirely within a building, or where the area occupied by outdoor storage of goods and materials used in such processes does not exceed twenty-five (25%) of the floor area of all buildings on the property. Light manufacturing generally includes processing and fabrication of finished products predominantly from previously prepared materials and includes processes that do not require extensive floor areas or land areas. &quot;Light manufacturing&quot; shall not include any use that is otherwise listed specifically in a zoning district as a permitted or special use.</td>
</tr>
<tr>
<td><strong>MEDIA BROADCAST STATIONS:</strong></td>
<td>A building or portion thereof used for the production and broadcast of media related programming. This term shall include, but will not be limited to, radio and television broadcasting stations and other uses similar in nature and impact.</td>
</tr>
<tr>
<td><strong>MEMBERSHIP ORGANIZATION:</strong></td>
<td>Lands, buildings or portions thereof, or premises owned or operated by an organization of a professional, business, trade, civic, social, fraternal, political, or religious nature operating on a membership basis and engaged in promoting the interest of their members. (Ord. 43-0-93)</td>
</tr>
<tr>
<td><strong>MICRO-DISTILLERY:</strong></td>
<td>A facility that produces alcoholic beverages in quantities not to exceed thirty-five thousand (35,000) gallons per year and includes an accessory tasting room. A tasting room allows customers to taste samples of products manufactured on-site and purchase related sales items. Sales of alcohols manufactured outside the facility are prohibited. (Ord. No. 71-O-10, § 2, 10-25-2010; Ord. No. 38-O-13, § 2, 5-13-2013)</td>
</tr>
<tr>
<td><strong>MINIMUM LINEAR FENESTRATION:</strong></td>
<td>A minimum total horizontal distance along a facade containing fenestration that meets the specified criteria, usually in terms of height and placement of windows and doors. (Ord. 5-0-08)</td>
</tr>
<tr>
<td><strong>MODULE WIDTH, DOUBLE LOADED (OF PARKING SPACES):</strong></td>
<td>The distance between parking spaces (stalls) on both (2) sides of any access aisle as measured perpendicular to said aisle and from the farthest point of spaces (stalls) on one (1) side of said aisle to the farthest point of spaces (stalls) on the other side of said aisle.</td>
</tr>
<tr>
<td><strong>MODULE WIDTH, SINGLE LOADED (OF PARKING SPACES):</strong></td>
<td>The distance between parking spaces (stalls) on one (1) side of an access aisle as measured perpendicular to said aisle from the farthest point of said spaces (stalls) and including the width of said aisle (at its minimum dimension).</td>
</tr>
<tr>
<td><strong>MOTOR VEHICLE:</strong></td>
<td>A self-propelled wheeled vehicle designed primarily for transportation of persons or goods along public streets.</td>
</tr>
<tr>
<td><strong>NURSERY SCHOOL:</strong></td>
<td>See definition of Daycare Center—Child.</td>
</tr>
<tr>
<td><strong>OFFICE:</strong></td>
<td>A use or structure where business or professional activities are conducted and/or business or professional services are made available to the public, including, but not limited to, tax preparation, accounting, architecture, legal services, medical clinics and laboratories, dental laboratories, psychological counseling, real estate and securities brokering, and professional consulting services, but not including drive-through service windows, the cutting or styling of hair, or recreational facilities or amusements. &quot;Office&quot; shall not include any use that is otherwise listed specifically in a zoning district as a permitted or special use.</td>
</tr>
</tbody>
</table>
| **OPACITY, FENCE:** | A measurement of the amount of vision blocked by the various components of a fence, expressed as a percent. Fence opacity shall be measured across a typical section of fence, from the vertical centerline of one (1) fence post to the vertical
centerline of a second fence post (see Figure 6-18-3, “Fence Opacity,” of this Section).

| OPEN SPACE: | An area of naturally existing or planted vegetation adjacent or surrounding a land use, unoccupied in its entirety by any enclosed structure, or portion of such land use, used as a buffer for the purposes of screening and softening the effects of the use, building or structure, no part of which buffer is used for parking or outdoor storage. |
| OUTDOOR RECREATION FACILITY (COLLEGE/UNIVERSITY): | A place or other facility used for and providing outdoor recreation facilities, tennis, ball, racquet or other courts, swimming pools, golf courses and fishing piers which are not enclosed in buildings and are operated primarily for the use of college/university related persons. “Outdoor recreation facilities (college/university)” shall include any accessory uses, such as, but not limited to, clubhouses, locker rooms, or bleachers which are designed and intended primarily for the use of college/university related persons and patrons of the principal recreational use. “Outdoor recreation facilities (college/university)” shall not include skateboarding courses, go-cart or motorcycle courses, stadiums, field houses, marinas, overnight camping, or gun firing ranges, or any use which is otherwise listed specifically in the zoning districts as a permitted or special use. |
| OUTDOOR STORAGE: | The keeping or storage of any goods, material, equipment, part or merchandise in an enclosed, but open to the sky, area, for more than a twenty-four (24) hour period. "Open storage" shall not include junkyard or salvage yard establishments or landfill. |
| OWNER: | Any full or part owner, joint owner, tenant in common, tenant in partnership, joint tenant or tenant by the entirety with legal or beneficial Title to the whole or to part of a structure or land. |
| PARKING AREA: | One (1) or more parking spaces including access drives, aisles, ramps and maneuvering area, serving a principal building located on the same lot. |
| PARKING LOT: | An area reserved or used for parking or storage of motor vehicles, hauling trailers or boats on premises on which there is no principal building. |
| PARKING SPACE: | An accessible area used or intended for use for temporary storage of one (1) motor vehicle, hauling trailer or trailer mounted boat; said parking space may be located in a private or storage garage, a private or public parking lot, a parking garage, a carport or in the open. Temporary storage is further limited to include only the storage of vehicles that are fully capable of legal operation on the public streets. Any other storage of vehicles shall be considered as the storage of goods and shall be prohibited except where specifically permitted by this Ordinance. |
| PARKING STRUCTURE, DECK, OR GARAGE: | A structure used for the parking or storage of motor vehicles. |
| PAWNBROKER: | A building or use, the principal purpose of which is the lending of money on deposit or pledge of personal property, or dealing in the purchase of personal property on condition of selling the same back at a stipulated price and that is licensed pursuant to Title 3, Chapter 12 of this Code. (Ord. 43-0-93) |
| PAYDAY LOAN OR | Any business that makes or offers a loan transaction where a cash advance, post-dated check, or other financial |
| CONSUMER LOAN ESTABLISHMENT: | instrument, which the parties agree will be held for a period of time before presentment for payment or deposit, is accepted as collateral for the loan, or by which a loan transaction is made or offered in lieu of a title to personal or real property, in an amount not exceeding twenty-five thousand dollars ($25,000.00), that is not expressly done through a bank, savings and loan association, or credit union. No payday loan or consumer loan establishment shall be permitted within one thousand (1,000) feet, measured property line to property line, of another such establishment. (Ord. No. 35-O-12, § 2, 3-26-2012) |
| PEDESTRIAN AREA: | The area between the front facade of a building and the curb. The pedestrian area consists of a sidewalk clear zone closest to the building, and a parallel parkway/street furniture zone that is between the sidewalk and the curb. (Ord. 5-0-08) |
| PERFORMANCE ENTERTAINMENT VENUE: | A commercial land use in which the principal activity is the provision of performance entertainment in a nontheatrical setting without a theatrical stage other than a raised platform or without fixed seating. A performance entertainment venue may or may not, subject to all applicable legislation, include the service of alcoholic liquor, and may or may not allow dancing. A performance entertainment venue is not an establishment in which the principal use is the service of prepared food and beverages and in which the land user provides entertainment as an accessory or incidental to the service of prepared food and beverages, nor is a performance entertainment venue a cultural facility in which performance entertainment is provided in a theatrical setting or with fixed seating. A performance entertainment venue includes, without limitation: |
| PERSON: | An individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two (2) or more persons having a joint or common interest, or any other legal entity. |
| PLANNED DEVELOPMENT: | A tract of land that is developed as a unit under single ownership or control. One (1) or more principal buildings may be located on a single lot. |
| POND, DETENTION: | An area containing a temporary pool of water and with the capacity to detain storm water for long periods of time. |
| POND, RETENTION: | An area containing a permanent pool of water as well as capacity to detain additional storm water for long periods of time. |
| PREMISES: | A distinct portion of real estate, land or lands with or without buildings or structures. It may or may not have the same meaning as “lot,” “building” or “structure.” |
| PRESERVATION ORDINANCE: | Ordinance 14-0-83, as amended, of the City of Evanston. |
| PUBLIC TRANSPORTATION CENTER: | A building or portion thereof used as a terminus for rail or bus passenger service. This term shall include, but not be limited to, train and bus stations and other uses similar in nature and impact. |
| PUBLIC UTILITIES: | A building or portion thereof used for providing, monitoring, and housing utilities for public consumption or use. This term shall include, but will not be limited to, operations providing water, sewer, gas, public works facilities, and other uses similar in nature and impact. |
| READY MIX/CONCRETE: | A place, structure, or activity primarily engaged in the manufacturing and sale of Portland cement concrete. “Ready mix/concrete” shall include, but not be limited to, establishments engaged in the production and sale of central mixed concrete, shrink mixed concrete, and truck mixed concrete. |
| RECREATION CENTER: | A place, structure, area or other facility used for and providing recreation programs and facilities generally open to the public and designed to accommodate and serve significant segments of the community. |
| RECYCLING DROP: | An accessory use, structure, or set of outdoor containers designed or intended for the depositing or collection of clean,
<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>OFF STATION:</td>
<td>source separated, and recyclable papers, glass, metals, or plastics, but having no mechanical facilities for the processing of such materials.</td>
</tr>
<tr>
<td>RELIGIOUS INSTITUTION:</td>
<td>A church, synagogue, temple, meetinghouse, mosque, or other place of religious worship, including any accessory use or structure, such as a school, daycare center, or dwelling.</td>
</tr>
<tr>
<td>REPAIR (For Review Of Fences Only):</td>
<td>Any action in which a person fixes, mends, restores, or removes that portion of a fence which provides its opacity (e.g., vertical boards, slats, pickets, chainlink) and/or associated horizontal supports. Repair shall include any action to an existing fence not specifically included within the definition of “replace.” (Ord. 43-0-93)</td>
</tr>
<tr>
<td>REPLACE (For Review Of Fences Only):</td>
<td>Any action in which a person removes more than twenty-five percent (25%) of the number of posts within a fence, except any action in which a person removes three (3) or fewer posts. (Ord. 15-0-99)</td>
</tr>
<tr>
<td>RESALE ESTABLISHMENT:</td>
<td>A building, property, or activity, the principal use or purpose of which is the resale of used clothing, furniture, and/or other goods, products or merchandise directly to the consumer. “Resale establishment” shall not include businesses that sell primarily cars, antiques, books, recorded music, and/or artwork. (Ord. 122-0-09)</td>
</tr>
<tr>
<td>RESEARCH AND DEVELOPMENT INDUSTRIES:</td>
<td>A building, property, or structure in which are located facilities for scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the building, property, or structure.</td>
</tr>
<tr>
<td>RESIDENTIAL CARE HOME - CATEGORY I:</td>
<td>A dwelling unit shared by four (4) to eight (8) unrelated persons, exclusive of staff, who require assistance and/or supervision and who reside together in a family type environment as a single housekeeping unit. “Residential care home — category I” shall not include a home for persons who are currently addicted to alcohol or narcotic drugs or are criminal offenders serving on work release or probationary programs. (Ord. 126-0-08)</td>
</tr>
<tr>
<td>RESIDENTIAL CARE HOME — CATEGORY II:</td>
<td>A dwelling unit shared by nine (9) to fifteen (15) unrelated persons, exclusive of staff, who require assistance and/or supervision and who reside together in a family type environment as a single housekeeping unit. “Residential care home — category II” shall not include a home for persons who are currently addicted to alcohol or narcotic drugs or are criminal offenders serving on work release or probationary programs. (Ord. 43-0-93)</td>
</tr>
<tr>
<td>RESTAURANT, TYPE 1:</td>
<td>An establishment in which the principal use is the service of prepared food and beverages for consumption on the premises. All service of prepared food and beverages for consumption on the premises shall require customers to order at a table, booth, or dining counter with service by a waiter or waitress at said table, booth, or dining counter and shall also require the use of reusable (nondisposable) flatware and dishware. Drive-through facilities are prohibited.</td>
</tr>
<tr>
<td>RESTAURANT, TYPE 2:</td>
<td>An establishment in which the principal use is the service of prepared food and/or beverages for consumption on and/or off the premises and that is not a “restaurant, type 1” as defined herein. This definition shall not include establishments where incidental prepared food and beverage service is accessory to a bakery, food establishment, convenience store, food store establishment, meat market, or similar principal use nor shall it include cafeterias that are accessory to hospitals, colleges, universities, schools or other similar principal uses. (Ord. 9-0-10)</td>
</tr>
<tr>
<td>RETAIL GOODS ESTABLISHMENT:</td>
<td>A building, property, or activity, the principal use or purpose of which is the sale of goods, products, or merchandise directly to the consumer. “Retail goods establishment” shall include, but not be limited to, department stores, hardware stores, apparel stores, art galleries, and other uses similar in nature and impact. “Retail goods establishment” shall not include dealers in firearms, handguns, or ammunition, or any use or other type of establishment that is otherwise listed specifically in a zoning district as a permitted or a special use.</td>
</tr>
<tr>
<td>RETAIL SERVICES ESTABLISHMENT:</td>
<td>A building, property, or activity, the principal use or purpose of which is the provision of personal services directly to the consumer. The term “retail services establishment” shall include, but shall not be limited to, barbershops, beauty facilities, laundry and dry cleaning establishments (plant off premises), tailoring shops, shoe repair shops and the like. “Retail services establishment” shall not include: businesses that exchange, loan, rent, manufacture, service, alter, repair, or otherwise transfer for consideration, firearms, handguns, or ammunition; tattoo facilities; or any use that is otherwise listed specifically in a zoning district as a permitted or a special use. (Ord. 126-0-08)</td>
</tr>
<tr>
<td>RETIREMENT COMMUNITY:</td>
<td>Housing developed, planned, designed, and operated to provide a full range of accommodations and services for older adults including independent living, assisted living, sheltered care, and nursing home care. Residents may move from one (1) level to another as needs change. This term shall include, but will not be limited to, continuing care communities and life care retirement communities.</td>
</tr>
<tr>
<td>RETIREMENT HOME (HOME FOR THE AGED):</td>
<td>A facility for older adults that provides services and roaming units, dwelling units of any type, sheltered care, or intermediate or skilled nursing care services.</td>
</tr>
<tr>
<td>RETIREMENT HOTEL:</td>
<td>An establishment where meals are provided as part of the price of the accommodations, that caters primarily to nontransient guests and either holds itself out to the public as a retirement facility, selectively caters to or solicits the elderly, or has admission standards based on age. A retirement hotel may not offer any type of long term care, including...</td>
</tr>
<tr>
<td>Term</td>
<td>Definition</td>
</tr>
<tr>
<td>------</td>
<td>------------</td>
</tr>
<tr>
<td>RIGHT OF WAY:</td>
<td>A strip of land dedicated to or owned by the public for use as a roadway, walk or other way. (Ord. 43-0-93)</td>
</tr>
<tr>
<td>ROOMING HOUSE:</td>
<td>A building or portion thereof containing lodging rooms that accommodate more than three (3) persons who are not members of the keeper’s family, and where lodging, excluding food service, is provided for compensation, whether direct or indirect. (Ord. 49-0-09)</td>
</tr>
<tr>
<td>SATELLITE DISH ANTENNA:</td>
<td>A device incorporating a reflective surface that is solid, open mesh, or bar configured and is in the shape of a flat plate, shallow dish, cone, horn or cornucopia. Such device shall be used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally based equipment. This term shall include, but will not be limited to, what are commonly referred to as satellite earth stations, television receive only antennas (TVROs) and satellite microwave antennas or towers.</td>
</tr>
<tr>
<td>SCOREBOARD:</td>
<td>A display device, appurtenant to an athletic facility, that enables spectators and/or participants in an athletic contest to be informed of the progress of such contest.</td>
</tr>
<tr>
<td>SCREENING:</td>
<td>A structure erected, and earth mound constructed, vegetation planted or some combination of these devices used for concealing the area behind it from view.</td>
</tr>
<tr>
<td>SHELTER FOR ABUSED PERSONS:</td>
<td>A building, or portion thereof, in which residential accommodations are provided on an emergency basis for persons who are victims of abusive treatment.</td>
</tr>
<tr>
<td>SHELTERED CARE HOME:</td>
<td>An establishment that provides shelter, food, assistance with meals, assistance with activities of daily living, and twenty-four (24) hour supervision and monitoring of the mental and health status of residents who are incapable of maintaining a private independent residence or incapable of managing themselves.</td>
</tr>
<tr>
<td>SHORT TERM CARE FACILITY:</td>
<td>An establishment that provides personal care, sheltered care, and intermediate or skilled care for persons in need of such care, regardless of age.</td>
</tr>
<tr>
<td>SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPARC):</td>
<td>The committee established by ordinance 31-0-93, as amended, whose major purpose is to review submitted site plans pursuant to the provisions of this Title. (Ord. 43-0-93)</td>
</tr>
<tr>
<td>SLOPE RATIO:</td>
<td>The ratio of the vertical rise of a sloped surface to its horizontal run (e.g., a surface that rises two (2) inches within a run of twelve (12) inches has a slope ratio of 2:12). (Ord. No. 72-O-12, § 11, 10-22-2012)</td>
</tr>
<tr>
<td>SOLAR COLLECTOR:</td>
<td>A silent device, structure, or part of a device or structure, which is used primarily to transform solar energy into thermal, chemical, or electrical energy. The solar collector shall be used as part of a system which makes use of such energy for the purposes of water heating, space heating or cooling, or power generation. (Ord. 35-0-08)</td>
</tr>
<tr>
<td>STADIUM:</td>
<td>An enclosed athletic or sports ground with tiers of seats for spectators. (Ord. 43-0-93)</td>
</tr>
<tr>
<td>STEPBACK:</td>
<td>An additional setback that applies to upper stories of a building. Stepbacks can be effective in reducing the perception of building mass at ground level, reducing potential &quot;wind tunnel&quot; effects, increasing the amount of sunlight at ground level, providing increased articulation of the street wall, and avoiding a &quot;canyon effect&quot; for corridors. (Ord. 5-0-08)</td>
</tr>
<tr>
<td>STORY:</td>
<td>That portion of a building included between the surface of any floor and the surface of the floor above; or if there is no floor above, the attic, or space between the floor and the ceiling above. A basement shall be counted as a story, except in residential districts. A cellar shall not be counted as a story.</td>
</tr>
<tr>
<td>STORY, HALF:</td>
<td>That portion of a building between a sloped roof and the building’s top story or exterior knee-wall, if applicable. The minimum slope ratio of any roof above a half story shall be 2:12. (Ord. 13-0-98; Ord. No. 72-O-12, § 10, 10-22-2012)</td>
</tr>
<tr>
<td>STREET (AVENUE, COURT, PLACE, ROAD, TERRACE OR PARKWAY):</td>
<td>A publicly dedicated right of way not less than thirty-three (33) feet in width or a permanently reserved easement of access approved by the City Council, that affords a primary means of access to abutting property.</td>
</tr>
<tr>
<td>STREET, TYPE 1:</td>
<td>A street or portion thereof upon which the City Council has found by ordinance that fences are permitted in the required front or required street side yards of properties adjacent to said street or portion thereof. (Ord. 15-0-99)</td>
</tr>
<tr>
<td>STRUCTURAL ALTERATIONS:</td>
<td>Any change, other than incidental repairs, in the supporting members of a building or structure such as bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or exterior walls.</td>
</tr>
<tr>
<td>STRUCTURE:</td>
<td>Anything erected, the use of which requires more or less permanent location on the ground or attachment to something having a permanent location on the ground.</td>
</tr>
<tr>
<td>STUDENT:</td>
<td>A building or premises owned or operated by a religious organization primarily engaged in providing religious, educational...</td>
</tr>
<tr>
<td><strong>RELIGIOUS ORGANIZATION MEETINGHOUSE:</strong></td>
<td>and other services, meals and socialization to a limited segment of the university and student population. There shall be no overnight sleeping accommodations permitted in a student religious organization meetinghouse. “Student religious organization meetinghouse” shall not include a student union, recreational facility or any other facility that is designed and intended to serve the university or college population as a whole or which otherwise is specifically listed as a permitted or special use in the university housing, university athletic facilities, university lakefront campus or transitional campus districts. (Ord. 20-0-97)</td>
</tr>
<tr>
<td><strong>SUBSTANTIAL REHABILITATION AND SUBSTANTIAL ADDITIONS:</strong></td>
<td>Construction or proposed construction that increases the floor area of the principal structure by thirty-five percent (35%) or more including as added floor area any newly constructed areas at or above the first floor with an interior vertical clearance of seven (7) feet or more. (Ord. 112-0-03)</td>
</tr>
<tr>
<td><strong>TATTOO FACILITY [39]:</strong></td>
<td>Any place, except a hospital or other facility operated by a licensed medical practitioner, where the act of puncturing the skin and inserting indelible colors to form a permanent design is performed, regardless of whether a fee is involved. (Ord. 100-0-97)</td>
</tr>
<tr>
<td><strong>TOWNHOUSE:</strong></td>
<td>See definition of Dwelling, Single-Family Attached (Group, Row Or Town Houses).</td>
</tr>
<tr>
<td><strong>TRADE CONTRACTOR:</strong></td>
<td>A building or portion thereof used for the housing of where building and construction trade services are provided to the public. &quot;Trade contractor&quot; shall include, but will not be limited to, contractor offices, including landscaper’s showrooms, construction supplies and storage including plumbing, heating, air conditioning, and building equipment, materials, sales, and other uses similar in nature and impact.</td>
</tr>
<tr>
<td><strong>TRANSITION LANDSCAPE STRIP:</strong></td>
<td>A designated area, located primarily along lot lines, consisting of vegetative screening, earth berms or mounds, fencing or decorative walls that creates a transition between districts or incompatible uses. (All transition landscape strips shall be designed and built in accordance with the City's &quot;Manual Of Design Guidelines.&quot;)</td>
</tr>
<tr>
<td><strong>TRANSITIONAL HEIGHT PLANE:</strong></td>
<td>A two-dimensional, geometric plane that defines the upper boundary (i.e., maximum permitted height) of the buildable area of a higher intensity district that is adjacent to a lower intensity residential district. The effect of a transitional height plane (plane) is to progressively lower the allowable building height of a higher intensity district as one approaches that district’s boundary and the adjacent lower intensity residential district. The plane does not supersede other building height restrictions; it is an additional height restriction that must be considered in conjunction with any other height restrictions imposed.</td>
</tr>
<tr>
<td><strong>A transitional height plane extends over the higher intensity district, upward and away from all adjacent lower intensity residential districts, as follows:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>(A) The origin of the plane is a horizontal line in space in the higher intensity district at the location of the defined setback closest to the adjacent lower intensity residential district, and having a height the same as the defined maximum building height of the adjacent lower intensity residential district.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>(B) The plane extends orthogonally from this line of origin away from the lower intensity residential district and upward over the higher intensity district at an elevation of forty-five degrees (45°) from horizontal, as measured from the grade directly below the line of origin.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>(C) If the higher intensity district is adjacent to a lower intensity residential district(s) on more than one (1) side, transitional height planes must be calculated for each such adjacent side. (Ord. 5-0-08)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>TRANSITIONAL SHELTER [39]:</strong></td>
<td>A building, or portion thereof, in which sleeping accommodations are provided on an emergency basis for the temporarily homeless.</td>
</tr>
<tr>
<td><strong>TRANSITIONAL TREATMENT FACILITY [39]:</strong></td>
<td>A facility licensed by the state of Illinois that provides supervision, counseling and therapy through a temporary living arrangement for individuals recovering from addiction to alcohol or narcotic drugs in order to facilitate their transition to independent living. Residents of this facility have been previously screened in another treatment setting and are determined to be sober/drug free but require twenty-four (24) hour staff supervision and a peer support structure in order to strengthen their recovery/sobriety. Transitional treatment facility shall not include any facility for persons awaiting adjudication by any court of competent jurisdiction or any facility for persons on parole from correctional institutions.</td>
</tr>
<tr>
<td><strong>USE:</strong></td>
<td>The purpose or activity for which the land, building or structure thereon is designed, arranged or intended, or for which it is occupied or maintained.</td>
</tr>
<tr>
<td><strong>USE, ALLOWED:</strong></td>
<td>Listed use either permitted or special, principal or accessory.</td>
</tr>
<tr>
<td><strong>USE, INSTITUTIONAL:</strong></td>
<td>A use of land employed by public or quasi-public organizations providing services to the public that individuals cannot readily provide for themselves. Institutional uses include, but are not limited to, churches, cemeteries, hospitals, nursing homes, libraries, museums, government buildings, facilities of fraternal orders, school, community centers, schools or homes for the disabled, religious retreats, monasteries, convents, and group homes.</td>
</tr>
<tr>
<td>USE, NONCONFORMING</td>
<td></td>
</tr>
<tr>
<td>---------------------</td>
<td></td>
</tr>
<tr>
<td>A use of land, buildings, structures, or premises that was lawfully established as of the date of the adoption of this Ordinance and is not listed as a permitted use, special use or a unique use, under the provisions of this Ordinance.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USE, PERMITTED:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use of land, buildings, structures or premises that is a listed permitted use in the zoning district in which such use is located.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USE, PRINCIPAL:</th>
</tr>
</thead>
<tbody>
<tr>
<td>The main use of land, building, or structure as distinguished from a subordinate or accessory use.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USE, R1 RESIDENTIAL PRESERVATION UNIQUE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A use determined by the City Council to be a residential use which is not listed as an authorized use, but that will be of substantial land use or economic benefit to the City, whose authorization would not be appropriate through a zoning amendment. Such a land use may be approved only as follows:</td>
</tr>
</tbody>
</table>

- (A) It is in an R1 residential district; |
- (B) It is in a designated Evanston preservation district; |
- (C) It is in a structure designated by ordinance as an Evanston landmark; |
- (D) The parcel for which application for the use is made is a minimum of two (2) acres; |
- (E) The parcel for which application for the use is made is improved with a structure with a minimum gross floor area of fourteen thousand five hundred (14,500) square feet as defined in Subsection 6-3-7-10(H) of this Title; |
- (F) Any multi-family structure for which the use is approved must contain no more than four (4) dwelling units. A development plan for an R1 residential preservation unique use exception may provide for more than one (1) principal use on a single zoning lot; and |
- (G) All resultant dwelling units created shall have a minimum floor area, as defined in this Section, of two thousand (2,000) square feet. (Ord. 49-0-04) |

<table>
<thead>
<tr>
<th>USE, SPECIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any building, structure or use that, on the effective date hereof, complies with the applicable regulations governing special uses in the zoning districts in which such building, structure, or use is located.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USE, TEMPORARY:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A land use of a duration less than ninety (90) days or as listed, allowed and regulated in Section 6-4-8-3 of this Title. (Ord. 114-0-02)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USE, UNIQUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A use determined by the City Council, to be an unusual one of a kind use that is not listed as an authorized use, but that will be of substantial land use or economic benefit to the City and whose authorization would not be appropriate through a zoning amendment. (Ord. 49-0-04)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>VEHICLE SALVAGE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A place, structure, or activity, the principal use of which is the salvaging of motorized vehicles, including buses. &quot;Vehicle salvage&quot; shall not include automobile and recreation vehicle sales, automobile repair service, automobile service station establishments and vehicle storage establishments.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>VEHICLE STORAGE ESTABLISHMENT:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A building, property, or activity, the principal use of which is the storage of nondisabled motorized vehicles, including buses. &quot;Vehicle storage establishment&quot; shall not include automobile and recreational vehicle sales, automobile repair service, automobile service station establishments, and vehicle salvage establishments.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>VEHICLE TOWING ESTABLISHMENTS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A building, property, or activity, the principal use of which is the retrieving or securing of distressed, disabled, abandoned, or illegally parked motorized vehicles.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WAREHOUSE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A building or portion thereof used for the storage of goods and/or materials. This term shall include, but not be limited to, commercial storage facilities, miniwarehouses, and other uses similar in nature and impact.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WHOLESALE GOODS ESTABLISHMENT:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A building, property, or activity, the use or purpose of which is the sale of goods, products, or merchandise, in bulk quantities to retailers or persons who will in turn sell the goods, products, or merchandise directly to the consumer. &quot;Wholesale goods establishment&quot; shall not include any use or other type of establishment that is otherwise listed specifically in a zoning district as a permitted or a special use.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YARD:</th>
</tr>
</thead>
<tbody>
<tr>
<td>An open space on a lot that is unoccupied and unobstructed from its lowest level to the sky, except as otherwise permitted in this Ordinance. A required yard extends along a lot line and at right angles to such line to a minimum depth or width specified in the yard regulations for the district in which such lot is located.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YARD, FRONT:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A yard extending along the full width of a front lot line between side lot lines and from the front lot line to the front building line in depth.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YARD, FRONT REQUIRED (For Review Of Fences)</th>
</tr>
</thead>
<tbody>
<tr>
<td>That area on a zoning lot between the front lot line, two (2) side lot lines (interior or street), and the line established by the front yard requirement of each zoning district of Subsection 6-4-1-9(A)3 or (A)5 of this Title (see Figure 6-18-3, &quot;Zoning Lot Components,&quot; of this Section).</td>
</tr>
</tbody>
</table>
YARD, INTERIOR SIDE REQUIRED (For Review Of Fences Only):
That area on a zoning lot between the interior side lot line, the line established by the front yard requirement of each zoning district or Subsection 6-4-1-9(A)3 or (A)5 of this Title, the line established by the rear yard requirement of each zoning district, and the line established by the side yard requirement of each zoning district (see Figure 6-18-3, “Zoning Lot Components,” of this Section). (Ord. 15-0-99)

YARD, REAR:
The portion of the yard on the same lot with the principal building located between the building and the rear lot line extending for the full width of the lot.

YARD, REAR REQUIRED (For Review Of Fences Only):
For zoning lots that are not also corner lots, that are on a zoning lot between the rear lot line, two (2) side lot lines, and the line established by the rear yard requirement of each zoning district. For zoning lots that are also corner lots, that area on a zoning lot between the rear lot line, the interior side lot line, the line established by the side yard abutting a street requirement of each zoning district, and the line established by the rear yard requirement of each zoning district (see Figure 6-18-3, “Zoning Lot Components,” of this Section). (Ord. 9-0-01).

YARD, SIDE:
A yard extending along a side lot line between the front and rear yards, except that a side yard abutting a street shall be defined as the yard extending along a side lot line between the front yard and the rear lot lines.

YARD, STREET SIDE REQUIRED (For Review Of Fences Only):
That area on a zoning lot between the street side lot line, the line established by the front yard requirement of each zoning district or Subsection 6-4-1-9(A)3 or (A)5 of this Title, the rear lot line, and the line established by the side yard abutting a street requirement of each zoning district (see Figure 6-18-3, “Zoning Lot Components,” of this Section). (Ord. 9-0-01)

YARD WASTE TRANSFER FACILITY:
A nongovernmental facility that accepts yard waste, as defined in City Code Section 8-4-1, as amended, and/or landscape waste, as defined in 415 ILCS 5/3.270, as amended, for sorting and/or consolidation prior to transfer to an off-site recycling and/or composting facility. Yard/landscape waste shall remain onsite before such transfer for no longer than twenty-four (24) hours or other time period designated in 415 ILCS 5/39.2(o), as amended. Composting onsite is prohibited. Any mechanical facilities used for the processing of such yard/landscape waste must be incidental in nature. (Ord. No. 46-O-13, § 2, 5-28-2013)

ZIGGURAT SETBACK:
A design characteristic in three-dimension (3-D) that forms one (1) or more setbacks to a vertical plain.

ZONING ADMINISTRATOR:
The staff person or persons to whom the administrative responsibilities under this Ordinance are assigned by the director of planning and zoning.

ZONING MAP:
The official map delineating the boundaries of the zoning districts established in Section 6-7-2 of this Title.

APPENDICES
APPENDIX A - DISTRICT USE MATRICES

The following District Use Matrices are provided only as an overview of the uses allowed (permitted or special uses) in Evanston’s zoning districts. In the event that there is any discrepancy between the District Use Matrix and the specific uses listed within the text of each district, the uses listed in the district shall control.

CITY OF EVANSTON ZONING ORDINANCE
ADOPTED 4/26/93
DISTRICT USE MATRIX

| APPENDIX A |
|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| USES | R1 | R2 | R3 | R4 | R5 | R6 | B1 | B2 | B3 | C1 | C1a | C2 | D1 | D2 | D3 | D4 | RP | MU | MUE | I1 | I2 | I3 |
| Animal hospital | | | | | | | | | | | | | | | | | | | | | |
| Apartment Hotel | | | | | | | | | | | | | | | | | | | | | |
| Artist Studio | P(1) | P(1) | P(1) | | | | | | P | P | | | | | | | | | | |
| Assisted Living Facility | S | S | S | S | S | S | S | S | S | | | | | | | | | | | | |
| Automobile and Recreational Vehicles Sales | | | | | | | | | | | | | | | | | | | | | |

APPENDIX A - DISTRICT USE MATRICES

The following District Use Matrices are provided only as an overview of the uses allowed (permitted or special uses) in Evanston’s zoning districts. In the event that there is any discrepancy between the District Use Matrix and the specific uses listed within the text of each district, the uses listed in the district shall control.

CITY OF EVANSTON ZONING ORDINANCE
ADOPTED 4/26/93
DISTRICT USE MATRIX

| USES | R1 | R2 | R3 | R4 | R5 | R6 | B1 | B2 | B3 | C1 | C1a | C2 | D1 | D2 | D3 | D4 | RP | MU | MUE | I1 | I2 | I3 |
| Animal hospital | | | | | | | | | | | | | | | | | | | | | |
| Apartment Hotel | | | | | | | | | | | | | | | | | | | | | |
| Artist Studio | P(1) | P(1) | P(1) | | | | | | P | P | | | | | | | | | | |
| Assisted Living Facility | S | S | S | S | S | S | S | S | S | | | | | | | | | | | | |
| Automobile and Recreational Vehicles Sales | | | | | | | | | | | | | | | | | | | | | |

APPENDICES
APPENDIX A - DISTRICT USE MATRICES

The following District Use Matrices are provided only as an overview of the uses allowed (permitted or special uses) in Evanston’s zoning districts. In the event that there is any discrepancy between the District Use Matrix and the specific uses listed within the text of each district, the uses listed in the district shall control.

CITY OF EVANSTON ZONING ORDINANCE
ADOPTED 4/26/93
DISTRICT USE MATRIX

<p>| USES | R1 | R2 | R3 | R4 | R5 | R6 | B1 | B2 | B3 | C1 | C1a | C2 | D1 | D2 | D3 | D4 | RP | MU | MUE | I1 | I2 | I3 |
| Animal hospital | | | | | | | | | | | | | | | | | | | | | |
| Apartment Hotel | | | | | | | | | | | | | | | | | | | | | |
| Artist Studio | P(1) | P(1) | P(1) | | | | | | P | P | | | | | | | | | | |
| Assisted Living Facility | S | S | S | S | S | S | S | S | S | | | | | | | | | | | | |
| Automobile and Recreational Vehicles Sales | | | | | | | | | | | | | | | | | | | | | |</p>
<table>
<thead>
<tr>
<th>Establishment Type</th>
<th>S</th>
<th>P</th>
<th>P</th>
</tr>
</thead>
<tbody>
<tr>
<td>Automobile Body Repair Establishment</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Automobile Repair Service Establishment</td>
<td>S</td>
<td>P</td>
<td>S</td>
</tr>
<tr>
<td>Automobile Service Station</td>
<td>S</td>
<td>S</td>
<td>P</td>
</tr>
<tr>
<td>Automobile Storage Lot</td>
<td></td>
<td></td>
<td>S</td>
</tr>
<tr>
<td>Bed and Breakfast Establishment</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Boarding House</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Building Material Establishment</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Car Wash</td>
<td>S</td>
<td>S</td>
<td></td>
</tr>
<tr>
<td>Cemetery</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Commercial Indoor Recreation</td>
<td>S</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Commercial Outdoor Recreation</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Commercial Parking Garage</td>
<td>S</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Commercial Parking Lot</td>
<td>S</td>
<td></td>
<td>S</td>
</tr>
<tr>
<td>Commercial Shopping Center</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Community Center</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Center - public</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Congregate Housing</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Cultural Facility</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Day Care Center - Adult</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Day Care Center - Child</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Day Care Home - Adult</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Day Care Home - Child</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Drive-Through Facility</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>------------------------</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Dwelling - Multiple-Family</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Dwelling - Single-Family Attached</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Dwelling - Single-Family Detached</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Dwelling - Two-Family</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Dwellings (above the ground floor)</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Educational Institution - Private</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Educational Institution - Public</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Financial Institution</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Government Institution</td>
<td>S</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Heavy Cargo and Freight Terminal</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Heavy Manufacturing</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Home Occupation</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Hotel</td>
<td>S</td>
<td>P</td>
<td>S</td>
</tr>
<tr>
<td>Independent Living Facility</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Industrial Service Establishment</td>
<td>P</td>
<td>S</td>
<td>P</td>
</tr>
<tr>
<td>Light Manufacturing</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Long Term Care Facility</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Media Broadcasting Station</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Media Broadcasting Tower</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Membership Organization</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>-------------------------</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Outdoor Storage</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Park</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Pawn Broker</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Pharmaceutical Manufacturing</td>
<td>P</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Planned Development</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Playground</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Public Transportation Center</td>
<td>P</td>
<td>S</td>
<td>P</td>
</tr>
<tr>
<td>Public Utility</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Ready-Mix/Concrete</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Recording Studio</td>
<td>S</td>
<td>P</td>
<td>S</td>
</tr>
<tr>
<td>Recreation Center</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Recreation Center - Public</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Recycling Center</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Religious Institution</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Research and Development Industries</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Residential Care Home: Category I</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Residential Care Home: Category II</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Restaurant: Type 1</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Restaurant: Type 2</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Retail Goods Establishment</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Retail Services Establishment</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Retirement Community</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Retirement</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Home</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>---------------------------</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Retirement Hotel</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rooming House</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Sheltered Care Home</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Shelter for Abused Persons</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Specialty Food Store</td>
<td>S</td>
<td>S</td>
<td>P(4)/S</td>
</tr>
<tr>
<td>Transitional Shelter</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Transitional Treatment Facility - Category I</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Transitional Treatment Facility - Category II</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Transitional Treatment Facility - Category III</td>
<td>S</td>
<td>S</td>
<td></td>
</tr>
<tr>
<td>Vehicle Salvage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Storage Establishment</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Towing Establishment</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehouse Establishment</td>
<td>P</td>
<td>S</td>
<td>P</td>
</tr>
<tr>
<td>Wholesale Goods Establishment</td>
<td>S</td>
<td>S</td>
<td>P</td>
</tr>
</tbody>
</table>
**APPENDIX A**

<table>
<thead>
<tr>
<th>USES</th>
<th>O1</th>
<th>T1</th>
<th>T2</th>
<th>U1</th>
<th>U2</th>
<th>U3</th>
<th>OS</th>
<th>oH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative office (college and university)</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td>S</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Administrative, operational, and maintenance use (hospital)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Any expansion or change in a hospital service or program causing the</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>average number of patients treated daily at such hospital as</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>reported in the current Annual Hospital Report</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Any new construction which constitutes a physical expansion to</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>the gross floor area of any hospital building</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arboreta</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed and breakfast establishments (1)</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Botanical garden</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cemetery</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Classroom (hospital)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Classroom facility (college and university)</td>
<td>S</td>
<td>P</td>
<td>S</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clinic</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial indoor recreation</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial outdoor recreation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial parking garage</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>S</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial parking lot</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community center - public</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conservatory</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cultural facility</td>
<td>P</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Day care center - Adult</td>
<td></td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Day care center - Child</td>
<td></td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Day care home - Adult</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Day care home - Child</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Department staff office (college and university)</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td>S</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Department chairpersons as limited (Evanston Hospital (5) and St.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Francis Hospital (0)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Department directors’ offices as limited (Evanston Hospital (14) and</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>St. Francis Hospital (0)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dormitory (college and university)</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drive-through facility (accessory)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Fraternity (college and university)</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Multi-Family</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Multiple-family (college and university)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Single-family attached (college and university)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Single-family detached (college and university)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Type</td>
<td>P</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------------------------------------------</td>
<td>---</td>
<td>---</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Single-family detached</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Sorority (college and university)</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Two-family</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Two-family (college and university)</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Educational institution - private</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Educational institutions - public</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Faculty offices (college and university)</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td>S</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fieldhouse</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Financial institutions</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forest preserve</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Golf courses - public</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Government institution</td>
<td>P</td>
<td>S</td>
<td>P</td>
<td>S</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heliport</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home occupation</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hospital based specialist</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Indoor recreation facility (college and university)</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laboratory related to teaching, research, and patient care</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Media broadcasting station</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Membership organization</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor recreation facility (college and university)</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking lot (accessory to a principal use located in the University Athletic facility district)</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking lot (college and university)</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking structure (college and university)</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planned development</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Playground</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private utility substations and transmission facility</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public utility</td>
<td>P</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreation center - public</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Religious institution</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Research facility (college and university)</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential care home - category I</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential care home - category II</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant - Type I</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail goods establishment</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail service establishment</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-----------------------------</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Scoreboard</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shelter for abused persons</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Short-term residential facility operated by a hospital</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stadium</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Staff examination rooms provided that said facility shall not be used for the private, for profit practice of medicine</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storage facility (hospital)</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Student union</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surgical care facility including recovery facility</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Temporary event</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transitional shelter</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transitional treatment facility - Category I</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transitional treatment facility - Category II</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoological garden</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

notes

(1) See district text for limitation regarding size on Bed and Breakfast establishments.

APPENDIX B - DISTRICT BULK MATRICES

The following District Bulk Matrices are provided only as an overview of the bulk requirements for each district. In the event that there is any discrepancy between the District Bulk Matrix and the specific requirements within the text of each district, the requirements listed in the district shall control.

APPENDIX B

Table 1-A

Bulk Requirements - Residential Districts

Evanston Zoning Ordinance

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Coverage</th>
<th>Front</th>
<th>Side Yard Abutting a Street</th>
<th>Side</th>
<th>Rear</th>
<th>Yards — Nonresidential</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R1 - Single-Family Residence</td>
<td>7,200 sq. ft.</td>
<td>35 ft.</td>
<td>30%</td>
<td>27 ft. for building; Prohibited for parking</td>
<td>15 ft. for building; Prohibited for parking</td>
<td>5 ft.</td>
<td>30 ft.</td>
</tr>
<tr>
<td>R2 - Single-Family Residence</td>
<td>5,000 sq. ft.</td>
<td>35 ft.</td>
<td>40%</td>
<td>27 ft. for building; Prohibited for parking</td>
<td>15 ft. for building; Prohibited for parking</td>
<td>5 ft.</td>
<td>30 ft.</td>
</tr>
<tr>
<td>R3 - Two-Family Residence</td>
<td>5,000 sq. ft. for single-family; 3,500 sq. ft. for two-family; 7,200</td>
<td>35 ft.</td>
<td>45%</td>
<td>27 ft. for building; Prohibited for parking</td>
<td>15 ft. for building; Prohibited for parking</td>
<td>5 ft.</td>
<td>30 ft.</td>
</tr>
<tr>
<td>R4 - General Residence</td>
<td>5,000 sq. ft. for single-family; 2,500 sq. ft. for two-family and single-family attached; 2,500 sq. ft. for multiple-family and group occupancy; 10,000 sq. ft. for nonresidential</td>
<td>35 ft. for single-family and two-family; 60 ft (each d.u. requires frontage on public street) for single-family attached; 50 ft. for nonresidential</td>
<td>40%</td>
<td>27 ft. for building; Prohibited for parking</td>
<td>15 ft. for building; Prohibited for parking</td>
<td>5 ft.</td>
<td>25 ft.</td>
</tr>
<tr>
<td>R5 - General Residence</td>
<td>5,000 sq. ft. for single-family detached; 2,000 sq. ft. for single-family attached (1st 3 d.u.) 1,200 sq.ft. for each add’l. d.u.; 2,500 sq.ft. for two-family; 1,500 sq. ft. (1st 4 d.u.), 800 sq.ft. for each add’l. d.u. for multiple-family; 10,000 sq. ft. for nonresidential</td>
<td>35 ft. for single-family and two-family; 60 ft (each d.u. requires frontage on public street) for single-family attached; 50 ft. for nonresidential</td>
<td>45%</td>
<td>27 ft. for building; Prohibited for parking</td>
<td>15 ft. for building; Prohibited for parking</td>
<td>3 ft.</td>
<td>25 ft.</td>
</tr>
<tr>
<td>R6 - General Residence</td>
<td>4,000 sq. ft. for single-family detached; 2,000 sq. ft. (1st 2 d.u.) 1,000 sq.ft. for each add’l d.u. for two-family and single-family attached; 5,000 sq. ft. (1st d.u.), 400 sq. ft. each for each add’l d.u. for multiple-family and group occupancy; 10,000 sq. ft. for nonresidential</td>
<td>35 ft. for single-family and two-family; 60 ft (each d.u. requires frontage on public street) for single-family attached; 50 ft. for nonresidential</td>
<td>50%</td>
<td>27 ft. for building; Prohibited for parking</td>
<td>15 ft. for building; Prohibited for parking</td>
<td>3 ft.</td>
<td>25 ft.</td>
</tr>
</tbody>
</table>
## APPENDIX B

**Table 1-B**  
Evanston Zoning Ordinance

<table>
<thead>
<tr>
<th>Lot Size Minimum</th>
<th>Lot Width Minimum</th>
<th>FAR Maximum</th>
<th>Yards</th>
<th>Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Front Abutting a Street</td>
</tr>
<tr>
<td><strong>B1 - Business</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>District</td>
<td></td>
<td></td>
<td></td>
<td>NONE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>B3 - Business</strong></td>
<td></td>
<td></td>
<td></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>C1 - Commercial</strong></td>
<td>NONE</td>
<td>1.0</td>
<td>NONE for building; Landscaped setback subject to site plan review for parking</td>
<td>5 ft. for building; 5 ft. for parking</td>
</tr>
<tr>
<td><strong>C1a - Commercial</strong></td>
<td>NONE</td>
<td>4.0</td>
<td>NONE for building; Landscaped setback subject to site plan review for parking</td>
<td>5 ft. for building; 5 ft. for parking</td>
</tr>
<tr>
<td><strong>C2 - Commercial</strong></td>
<td>NONE</td>
<td>1.0</td>
<td>5 ft. for building; 5 ft. for parking</td>
<td>5 ft. for building; 5 ft. for parking</td>
</tr>
<tr>
<td><strong>D1 - Downtown Fringe</strong></td>
<td>NONE</td>
<td>—</td>
<td>15 ft. for building; Prohibited for surface parking</td>
<td>15 ft. for building; Prohibited for surface parking</td>
</tr>
</tbody>
</table>
| District | Lot Size Minimum (sq. ft.) | Lot Minimum | Yards | Build-to-Front Property Line | Build-to-Front Property Line; Prohibited for surface parking | Build-to-Front Property Line | Build-to-Front Property Line; Prohibited for surface parking | Build-to-Front Property Line | Build-to-Front Property Line; Prohibited for surface parking | Build-to-Front Property Line | Build-to-Front Property Line; Prohibited for surface parking | Build-to-Front Property Line | Build-to-Front Property Line; Prohibited for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Garage; 5 ft. for surface parking | Building and Gar...
## APPENDIX B

### Table 1-D

**Bulk Requirements - Manufacturing Districts**

**Evanston Zoning Ordinance**

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>FAR Maximum</th>
<th>Minimum Transitional Yards</th>
<th>Minimum Nontransitional Yards</th>
<th>Bl. Hi</th>
</tr>
</thead>
<tbody>
<tr>
<td>MU - Transitional Manufacturing District</td>
<td>Lot Minimum 4,000 sq. ft. for single-family detached; 2,000 sq. ft./d.u. for two-family and single-family attached; 1,500 sq. ft./d.u. for multiple-family; 6,000 sq. ft. for nonresidential</td>
<td>35 ft. for single-family detached; 60 ft. (each d.u. requires frontage on public street) for single-family attached, 3 or more; 50 ft. for two-family; 50 ft. for multiple-family; 35 ft. for nonresidential</td>
<td>0.45</td>
<td>See subsection 6-13-2-6(B)</td>
<td>See subsection 6-13-2-6(B)</td>
</tr>
</tbody>
</table>

| MUE - Transitional Manufacturing Employment District | Lot Minimum 4,000 sq. ft. for single-family detached; 2,000 sq. ft./d.u. for two-family and single-family attached; 1,500 sq. ft./d.u. for multiple-family; NONE for nonresidential | 35 ft. for single-family detached; 60 ft. (each d.u. requires frontage on public street) for single-family attached, 3 or more; 50 ft. for two-family; 50 ft. for multiple-family | 0.45 | See subsection 6-13-3-6(B) | See subsection 6-13-3-6(B) | See subsection 6-13-3-6(B) | See subsection 6-13-3-6(B) | 20 ft. | 20 ft. | 25 ft. | 4C ft. |

## APPENDIX B

### Table 1-E

**Bulk Requirements - Special Purpose and Overlay Districts**

**Evanston Zoning Ordinance**

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot</th>
<th>FAR</th>
<th>Residential Yards</th>
<th>Nonresidential Yards</th>
</tr>
</thead>
<tbody>
<tr>
<td>District</td>
<td>Minimum Width</td>
<td>Coverage Width</td>
<td>Maximum Width</td>
<td>Front</td>
</tr>
<tr>
<td>--------------------------</td>
<td>---------------</td>
<td>----------------</td>
<td>---------------</td>
<td>-------</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Abutting a Street</td>
</tr>
<tr>
<td>O1 - Office District</td>
<td>NONE</td>
<td>NONE</td>
<td>2.0</td>
<td>—</td>
</tr>
<tr>
<td>T1 - Traditional Campus District</td>
<td>5,000 sq. ft. for single-family; 2,500 sq. ft./d.u. for two-family; 7,200 sq. ft. for nonresidential</td>
<td>35 ft.</td>
<td>40%</td>
<td>NONE</td>
</tr>
<tr>
<td>T2 - Traditional Campus District</td>
<td>5,000 sq. ft. for single-family; 2,500 sq. ft./d.u. for two-family; 600 sq. ft./d.u. for multiple-family; 5,000 sq. ft./d.u. for nonresidential</td>
<td>35 ft.</td>
<td>50%</td>
<td>NONE</td>
</tr>
<tr>
<td>U1 - University Housing District</td>
<td>230 sq. ft./d.u. for 1 acre/lot</td>
<td>—</td>
<td>65%</td>
<td>—</td>
</tr>
<tr>
<td>U2 - University Athletic Facility District</td>
<td>600 sq. ft./d.u. for residential; NONE for nonresidential</td>
<td>—</td>
<td>—</td>
<td>1.5</td>
</tr>
<tr>
<td>U3 - University Lakefront Campus District</td>
<td>400 sq.ft./d.u.</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>oH - Hospital</td>
<td>—</td>
<td>—</td>
<td>55%</td>
<td>—</td>
</tr>
<tr>
<td>Overlay District</td>
<td>17 ft. for parking</td>
<td>10 ft. for parking</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------------------</td>
<td>--------------------</td>
<td>--------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>OS - Open Space District</td>
<td>20,000 sq. ft.</td>
<td>25 ft.</td>
<td>0.15</td>
<td>—</td>
</tr>
</tbody>
</table>

APPENDIX C - LISTING OF EVANSTON LANDMARKS — BY ADDRESS

1025 Asbury Avenue
1038 Asbury Avenue
1112 Asbury Avenue
1117 Asbury Avenue
1120 Asbury Avenue
1124 Asbury Avenue
1141 Asbury Avenue
1231 Asbury Avenue
1232 Asbury Avenue
1239 Asbury Avenue
1308 Asbury Avenue
1311 Asbury Avenue
1314 Asbury Avenue
1318 Asbury Avenue
1326 Asbury Avenue
1332-1334 Asbury Avenue
1335 Asbury Avenue
1404 Asbury Avenue
1425-35 Asbury Avenue (Fence only; 1200 Block Lake St.; 1426-36 Ridge Ave.)
1454 Asbury Avenue
1459 Asbury Avenue
1501 Asbury Avenue
1512 Asbury Avenue
1513 Asbury Avenue
1710 Asbury Avenue
1714 Asbury Avenue
1720 Asbury Avenue
1723 Asbury Avenue
1724 Asbury Avenue
1733 Asbury Avenue
1734 Asbury Avenue
1742 Asbury Avenue
1800 Asbury Avenue
1812 Asbury Avenue
1817 Asbury Avenue
1820 Asbury Avenue
1832 Asbury Avenue
1833 Asbury Avenue
1910-12 Asbury Avenue
1916 Asbury Avenue
1918 Asbury Avenue
2142 Asbury Avenue
2146 Asbury Avenue
2231 Asbury Avenue
2319 Asbury Avenue
2769 Asbury Avenue (1234 Isabella St.)
327 Ashland Avenue
914 Ashland Avenue
943 Ashland Avenue
1208 Ashland Avenue
1319 Ashland Avenue
1321 Ashland Avenue
1323 Ashland Avenue
1417 Ashland Avenue
1500 Ashland Avenue
1505 Ashland Avenue
1550 Ashland Avenue
1570-74 Ashland Avenue
1575 Ashland Avenue
1580 Ashland Avenue (1502 Davis St.)
1583 Ashland Avenue
1600-02 Ashland Avenue
1615 Ashland Avenue
1618 Ashland Avenue
1619 Ashland Avenue
1624 Ashland Avenue
1625 Ashland Avenue
1630 Ashland Avenue
1631 Ashland Avenue
2500-16 Ashland Avenue (1601-15 Lincoln Ave.)
305 Barton Avenue
600 Barton Avenue
1701-13 Benson Avenue (1700-04 Sherman Ave.; 801-25 Church St.)
1717 Benson Avenue
2750 Broadway Avenue
2305 Brown Avenue
2326 Brown Avenue
716 Brummel Street
815-17 Brummel Street
819-21 Brummel Street
200 Burnham Place (1224 Sheridan Rd.)
222 Burnham Place
2332 Bryant Avenue
2338 Bryant Avenue
610 Callan Street
630 Central Street
639 Central Street
639 Central Street, rear (630 Clinton Pl.)
720 Central Street
1024-28 Central Street (CTA Station)
1400-06 Central Street
1722 Central Street
1926-28 Central Street
2200 Central Street
2517 Central Street
2519 Central Street
2523 Central Street
2949 Central Street
2153 Central Park Avenue
2236 Central Park Avenue
2310 Central Park Avenue
2411 Central Park Avenue
2435 Central Park Avenue
2518 Central Park Avenue
401 Chicago Avenue (Entry Gate)
1425-35 Chicago Avenue
1450 Chicago Avenue (607 Lake St.)
1468 Chicago Avenue (610 Grove St.)
1501-11 Chicago Avenue (531 Grove St.)
1604-10 Chicago Avenue (601-03 Davis St.)
1702 Chicago Avenue
1724 Chicago Avenue
1730 Chicago Avenue
1810-12 Chicago Avenue
300 Church Street
310 Church Street
404 Church Street
405 Church Street (1704 Judson Ave.)
630-42 Church Street (1633-49 Orrington Ave.)
801-25 Church Street (1700-04 Sherman Ave., 1701-3 Benson Ave.)
1124-36 Church Street (1627-45 Ridge Ave.)
1312 Church Street
1316 Church Street
1330 Church Street
1333 Church Street
1416 Church Street
1427 Church Street
1817 Church Street
411 Clark Street (1800 Sheridan Rd.)
614 Clark Street
816 Clark Street
912-18 Clark Street
1028 Clark Street
3431-33 Clifford Street
630 Clinton Place (639 Clinton Street rear)
724 Clinton Place
726 Clinton Place
802 Clinton Place
806 Clinton Place
811 Clinton Place
107-11 Clyde Avenue (565-69 Howard St.)
1016 Colfax Street
2207 Colfax Street
2525 Colfax Street
2603 Colfax Street
2615 Colfax Street
2733 Colfax Street
2819 Colfax Street
3040 Colfax Street
822 Crain Street
1220 Crain Street
1319 Crain Street
139 Custer Avenue
721-25 Custer Avenue
3312 Dartmouth Place
617-619 Dartmouth Street
210 Davis Street
305 Davis Street
601-03 Davis Street (1604-10 Chicago Ave.)
610-12 Davis Street
630-32 Davis Street
1101-15 Davis Street
1125 Davis Street (1601-11 Ridge Ave.)
1300-02 Davis Street
1306 Davis Street
1315 Davis Street
1316 Davis Street
1322 Davis Street
1326 Davis Street
1332 Davis Street
1401 Davis Street
1414 Davis Street
1502 Davis Street
1522 Davis Street
113 Dempster Street
115 Dempster Street
147 Dempster Street
200 Dempster Street
217 Dempster Street
231 Dempster Street
318-320 Dempster Street
325 Dempster Street
326-28 Dempster Street (1243-49 Judson Ave.)
413-15 Dempster Street
600-10 Dempster Street
910 Dempster Street (1305-11 Maple Ave.)
1311 Dempster Street
1120 Dobson Street
1713 Dobson Street
1600 Dodge Avenue
2009 Dodge Avenue
2763 Eastwood Avenue
900-904 Edgemere Court
911 Edgemere Court
919-21 Edgemere Court
932 Edgemere Court
711 Elgin Road
1415 Elinor Place
1416 Elinor Place
1421 Elinor Place
442-48 Elmwood Street (900-10 Oakton St.) (439-45 Ridge Ave.)
836-38 Elmwood Street
905-15 Elmwood Street
1000 Elmwood Street
1102 Elmwood Street
1106 Elmwood Street
1112 Elmwood Street
1120 Elmwood Street
1308 Elmwood Street
1316 Elmwood Street
1323 Elmwood Street
1335 Elmwood Street
1401-07 Elmwood Street
1423 Elmwood Street
1426 Elmwood Street
1451-57 Elmwood Street
600 Emerson (1876-92 Sheridan Rd.)
618-40 Emerson (1817 Orrington Ave.; 619-47 University Pl.; East Women's Quadrangle)
710-20 Emerson (701-21 University Pl.; 1870 Orrington; West Women's Quadrangle)
711 Emerson Street
1024 Emerson Street
1109 (1111) Emerson Street
1806 Emerson Street
2700 Euclid Park Place
2707 (2741) Euclid Park Place
2738 Euclid Park Place
2749 (2711) Euclid Park Place
2767 Euclid Park Place
2231 Ewing Avenue
2322 Ewing Avenue
410 Florence Avenue
1102 Florence Avenue
1208 Florence Avenue
1428 Florence Avenue
1503 Florence Avenue
701 Forest Avenue
703 Forest Avenue
707 Forest Avenue
731 Forest Avenue
736 Forest Avenue
808-16 Forest Avenue
813-15 Forest Avenue
901 Forest Avenue (231-35 Main St.)
903-05 Forest Avenue
1000 Forest Avenue
1021 Forest Avenue
1025 Forest Avenue
1030 Forest Avenue
1039 Forest Avenue
1043 Forest Avenue
1047 Forest Avenue
1100 Forest Avenue
1100 Forest Avenue, rear
1101 Forest Avenue (237 Greenleaf St.)
1120 Forest Avenue
1134 Forest Avenue
1140 Forest Avenue
1143 Forest Avenue
1200 Forest Avenue
1203 Forest Avenue
1208 (1210) Forest Avenue
1215 Forest Avenue
1217 Forest Avenue
1218 Forest Avenue
1225 Forest Avenue
1228 Forest Avenue
1230-32 Forest Avenue
1236 Forest Avenue
1243 Forest Avenue
1244 Forest Avenue
1246 Forest Avenue
1304 Forest Avenue
1314 Forest Avenue
1315 Forest Avenue
1318 Forest Avenue
1324 Forest Avenue
1332 Forest Avenue
1404 Forest Avenue
1414 Forest Avenue
1501 Forest Avenue
1509 Forest Avenue
1513 Forest Avenue
1605 Forest Place (flagpole and base)
1616 Forest Place
1622 Forest Place
1632 Forest Place
820 Gaffield Place
909-11 Gaffield Place
1022 Garnett Place
501 Garrett Place (Howes Chapel)
1835 Grant Street
2700 Grant Street
2909 Grant Street
101 Greenleaf Street
124 Greenleaf Street
237 Greenleaf Street (Coach House to 1101 Forest Ave.)
414 Greenleaf Street
800 Greenleaf Street
827 Greenleaf Street
1207 Greenleaf Street
1215 Greenleaf Street
144 Greenwood Street
202 Greenwood Street
214 Greenwood Street
225 Greenwood Street
228 Greenwood Street
235 Greenwood Street
320 Greenwood Street
404 Greenwood Street
416 Greenwood Street
425 Greenwood Street
526 Greenwood Street
1015 Greenwood Street
1022 Greenwood Street
1033 Greenwood Street (1401 Oak St.)
1112 Greenwood Street
1333 Greenwood Street
1506 Greenwood Street
1510 Greenwood Street
405 Grove Street
425 (419-31) Grove Street (1501-07 Hinman Ave.)
531 Grove Street (1501-11 Chicago Ave.)
610 Grove Street (1468 Chicago Ave.)
618-28 Grove Street (1511-21 Sherman Ave.)
1112 Grove Street
1419 Grove Street
205-07 Hamilton Street (1201-13 Michigan Ave.)
208 Hamilton Avenue
225 Hamilton Avenue
421-25 Hamilton Avenue (1203-05 Hinman Ave.)
2035 Harrison Street
1325 Judson Avenue
1400-04 Judson Avenue
1412 Judson Avenue
1422 Judson Avenue
1424 Judson Avenue
1427 Judson Avenue
1512 Judson Avenue
1514 Judson Avenue
1615 Judson Avenue
1624 Judson Avenue
1630 Judson Avenue
1704 Judson Avenue (405 Church St.)

204 Lake Street
207 Lake Street
215 Lake Street
216 Lake Street
222 Lake Street
303 Lake Street
314 Lake Street
404 Lake Street
512 Lake Street
607 Lake Street (1450 Chicago Ave.)
1012 Lake Street
1032 Lake Street (1421 Oak Ave.)
1100-08 Lake Street (1426-36 Oak St.) Centennial Fountain and Merrick Rose Garden
1101-11 Lake Street (1450-56 Oak Ave.)
1200 Block Lake Street (fence only; 1425-35 Asbury Ave; 1426-36 Ridge Ave.)
1319 Lake Street
1322 Lake Street
1327 Lake Street
1419 Lake Street
1501 Lake Street
1613 Lake Street
1705 Lake Street
1000 Lake Shore Boulevard
1012 Lake Shore Boulevard
1040 Lake Shore Boulevard
1114 Lake Shore Boulevard
1130 Lake Shore Boulevard
1136 Lake Shore Boulevard
1140 Lake Shore Boulevard
2401 Lawndale Avenue
2410 Lawndale Avenue
2525 Lawndale Avenue
200-12 Lee Street (999 Michigan Ave.)
218-28 Lee Street (936-42 Michigan Ave.)
400-12 Lee Street (940-46 Judson Ave.)
417-19 Lee Street
502-12 Lee Street (936-40 Hinman Ave.)
1021 Lee Street
1113 Lee Street
1227 Leon Place
617 Library Place
625 Library Place
555-59 Lincoln Street (2421 Sheridan Rd.)
640 Lincoln Street
731 Lincoln Street
807 Lincoln Street
815 Lincoln Street
1601-15 Lincoln Street (2500-16 Ashland Ave.)
1705 Lincoln Street
2115 Lincoln Street
2200 Lincoln Street
2212 Lincoln Street
2222 Lincoln Street
2319 Lincoln Street
2405 Lincoln Street
2418 Lincoln Street
2419 Lincoln Street
2424 Lincoln Street
2425 Lincoln Street
2501 Lincoln Street
2510 Lincoln Street
2516 Lincoln Street
2522 Lincoln Street
2610 Lincoln Street
2623 Lincoln Street
2706 Lincoln Street
2727 Lincoln Street
2801 Lincoln Street
2819 Lincoln Street
2905 Lincoln Street
2920 Lincoln Street
2300 Lincolnwood Drive
2320 Lincolnwood Drive
2323 Lincolnwood Drive
2340 Lincolnwood Drive
2409 Lincolnwood Drive
2412 Lincolnwood Drive
2423 Lincolnwood Drive
2426 Lincolnwood Drive
2448 Lincolnwood Drive
732 Madison Street
802 Madison Street
815 Madison Street
834 Madison Street
210 Main Street
227-29 Main Street (904-06 Michigan Ave.)
1022 Michigan Avenue
1026 Michigan Avenue
1030 Michigan Avenue
1032-34 Michigan Avenue
1046 Michigan Avenue
1049 Michigan Avenue
1104 Michigan Avenue
1107 Michigan Avenue
1119 Michigan Avenue
1122 Michigan Avenue
1144 Michigan Avenue
1200 Block Michigan Avenue (Greensward)
1201-13 Michigan Avenue (205-07 Hamilton St.)
1210 Michigan Avenue
1217 Michigan Avenue
714 Miburn Street
720 Miburn Street
826 Miburn Street
815-17 Monroe Street
903 Monroe Street
913 Monroe Street
715 Monticello Place
714-34 Noyes Street
927 Noyes Street
1015 Noyes Street
1117 Noyes Street
1204 Noyes Street
1214 Noyes Street
1304 Noyes Street
2723 Noyes Street
1100 Oak Avenue
1106 Oak Avenue
1115 Oak Avenue
1118 Oak Avenue
1306 Oak Avenue
1401 Oak Avenue (1033 Greenwood St.)
1404-06 Oak Avenue (1401-07 Ridge Ave.)
1417 Oak Avenue
1421 Oak Avenue (1032 Lake St.)
1426-36 Oak Avenue (1100-08 Lake St.); Centennial Fountain and Merrick Rose Garden
1450-56 Oak Avenue (1101-11 Lake St.)
1505-15 (1505-09) Oak Avenue
1560 Oak Avenue
900-10 Oakton Street (442-48 Elmwood Ave.; 439-45 Ridge Ave.)
1618-26 Orrington Avenue (1609-19 Sherman Ave.)
1633-49 Orrington Avenue (630-42 Church St.)
1856-70 Orrington Avenue (710-20 Emerson St.; 701-21 University Pl.; West Women's Quadrangle)
1871 Orrington Avenue (619-47 University Pl.; 618-40 Emerson St.; East Women's Quadrangle)
1906 Orrington Avenue
1922 Orrington Avenue
2001-03 Orrington Avenue
2032-34 Orrington Avenue
2040 Orrington Avenue
2112 Orrington Avenue
2135 Orrington Avenue
2207 Orrington Avenue
2218 Orrington Avenue
2233 Orrington Avenue
2236 Orrington Avenue
2244 Orrington Avenue
2246 Orrington Avenue
2307 Orrington Avenue
2314 Orrington Avenue
2420 Orrington Avenue
2424 Orrington Avenue
2430 Orrington Avenue
2505 Orrington Avenue
2510 Orrington Avenue
2511 Orrington Avenue
2519 Orrington Avenue
2636 Orrington Avenue
2400 Park Place
2418 Park Place
2502 Park Place
2608 Park Place
2726 Park Place
2726 Payne Avenue
2320 Pioneer Road
2341 Pioneer Road
2444 Pioneer Road
2450 Pioneer Road
2454 Pioneer Road
1450 Pitner Avenue
1460 Pitner Avenue
2417 Prairie Avenue
2675 Prairie Avenue
2708 Prairie Avenue
714 Reba Place
727 Reba Place
816-18 Reba Place
829 Reba Place
436 Ridge Avenue
439-45 Ridge Avenue (900-10 Oakton St.; 442-48 Elmwood St.)
806-16 Ridge Avenue
843-49 Ridge Avenue (1014-20 Main St.)
930 Ridge Avenue
1030 Ridge Avenue
1041 Ridge Avenue
1100 Ridge Avenue
1101 Ridge Avenue
1123 Ridge Avenue
1128 Ridge Avenue
1217 Ridge Avenue
1220 Ridge Avenue
1225 Ridge Avenue
1232 Ridge Avenue
1300-14 Ridge Avenue
1307-13 Ridge Avenue
1333 Ridge Avenue
1401-07 Ridge Avenue (1404-06 Oak Ave.)
1426-36 Ridge Avenue (fence, steps and planter only; 1425-35 Asbury Ave.; 1200 Block Lake St.)
1453 Ridge Avenue
1456 Ridge Avenue
1461 Ridge Avenue
1462 Ridge Avenue
1509-15 Ridge Avenue
1601-11 Ridge Avenue (1125 Davis St.)
1615-25 Ridge Avenue
1622 Ridge Avenue
1627-45 Ridge Avenue (1124-36 Church St.)
1628 Ridge Avenue
1701-13 Ridge Avenue
1740-48 Ridge Avenue
2049 Ridge Avenue
2103 Ridge Avenue
2212-16 Ridge Avenue
2236 Ridge Avenue
2404 Ridge Avenue
2505 Ridge Avenue
2637 Ridge Avenue
2705 Ridge Avenue
935 Ridge Court
1001 Ridge Court
1031 Ridge Court
833 Ridge Terrace
1317 Rosalie Avenue
825 Roslyn Place
1020 Seward Street
1104-06 Seward Street
1108-10 Seward Street
1115 Seward Street
2808 Sheridan Place
2829 Sheridan Place
2831 Sheridan Place
2837 Sheridan Place
2855 Sheridan Place
2856 Sheridan Place
2865 Sheridan Place
2870 Sheridan Place
2881 Sheridan Place
2888 Sheridan Place
470-98 Sheridan Road
707 Sheridan Road
714 Sheridan Road
715 Sheridan Road
732 Sheridan Road
741 Sheridan Road
747-49 Sheridan Road
824 Sheridan Road
850 Sheridan Road
916 Sheridan Road
936 Sheridan Road
946-50 Sheridan Road
1000 Sheridan Road
1001 Sheridan Road
1005 Sheridan Road
1023 Sheridan Road
1030 (1028) Sheridan Road
1031 Sheridan Road
1034 Sheridan Road
1038 (1040) Sheridan Road
1046 Sheridan Road
1103 Sheridan Road
1110 Sheridan Road
1117 Sheridan Road
1130 Sheridan Road
1145 Sheridan Road
1201 (1205) Sheridan Road
1218 Sheridan Road
1224 Sheridan Road (200 Burnham Pl.)
1225 Sheridan Road
1632 Sheridan Road
1800 (1806) Sheridan Road (411 Clark St.)
1845 Sheridan Road (Fiske Hall)
1856-66 Sheridan Road (Levere Memorial Temple)
1875 Sheridan Road (Harris Hall)
1876-92 Sheridan Road (600 Emerson St.; Scott Hall; Cahn Auditorium)
1897 Sheridan Road (University Hall)
1905 Sheridan Road (Laurie Mae Swift Hall)
1908 Sheridan Road
1945 Sheridan Road (Deering Library)
2033 Sheridan Road (Hurst Hall)
2037 Sheridan Road (Swift Hall)
2101 Block Sheridan Road, Shakespeare Garden
2113-21 Sheridan Road (Garrett Seminary)
2131 Sheridan Road (Dearborn Observatory)
2134-44 Sheridan Road (612 Haven St.; Seabury Western)
2253-2313 Sheridan Road (North Quad Fraternity Houses)
2405 Sheridan Road (Patten Gym)
2421 Sheridan Road (555-59 Lincoln St.; Evanston Water Works)
2437 Sheridan Road
2535 Sheridan Road (Gross Point Lighthouse)
2603 Sheridan Road (Evanston Art Center)
2609 Sheridan Road
2681 Sheridan Road
2726 Sheridan Road
2735 Sheridan Road
2750 Sheridan Road
2769 Sheridan Road
524 (522) Sheridan Square
530 Sheridan Square
554-602 Sheridan Square
618 Sheridan Square
620-38 Sheridan Square
641 Sheridan Square
642 Sheridan Square
929 Sherman Avenue
1019 Sherman Avenue
1021 Sherman Avenue
1045 Sherman Avenue
1204 Sherman Avenue
1206 Sherman Avenue
1511-21 Sherman Avenue (618-28 Grove St.)
1578 Sherman Avenue
1609-19 Sherman Avenue (1618-26 Orrington Ave.)
1700-04 Sherman Avenue (801-09 Church St.; 1703-13 Benson Ave.)
1830 Sherman Avenue
1929-31 Sherman Avenue
2000 Sherman Avenue
2036 Sherman Avenue
2212-26 Sherman Avenue
2233 Sherman Avenue
2235 Sherman Avenue
2319 Sherman Avenue
810 Simpson Street
911 Simpson Street
1232 Simpson Street
1611 Simpson Street
551 South Boulevard, South Boulevard El Station
814 South Boulevard
2524 (2522) Thayer Street
2810 Thayer Street
619-47 University Place (1871 Orrington Ave.; 618-40 Emerson St.; East Women's Quadrangle)
700 University Place
701-21 University Place (1850-70 Orrington Ave.; 710-20 Emerson St.; West Women's Quadrangle)
APPENDIX D - SUBMISSION REQUIREMENTS

**D.1 SUBMISSION REQUIREMENTS FOR AMENDMENT PETITIONS**

(a) The petitioner's name, address, and interest in the petition and the name, address, and interest of every person, firm, corporation, or governmental agency represented by the petitioner in the petition;

(b) The precise wording of the proposed amendment, together with concise explanation of its presumed effect;

(c) A statement containing all the circumstances, factors, and arguments that the petitioner offers in support of the proposed amendment, including an explanation of how the petition satisfies each of the standards set forth in Section 6-3-4-5, “Standard for Amendments”; and

(d) In the event that the proposed amendment would result in the reclassification of any property:

(1) A statement specifying the names of the owners of the land proposed to be reclassified (the owners of a majority of the land must be parties to the petition);

(2) The street address of the land proposed to be reclassified;

(3) A legal description of the land proposed to be reclassified;

(4) The present zoning classification and use of the land proposed to be reclassified; and

(5) A list of property owners within a five hundred foot (500') radius of the subject property, inclusive of public roads, streets, alleys and other public ways from the area proposed to be redistricted or rezoned whose addresses appear on the current tax assessment list.

(Ord. 102-0-94)

**D.2 SUBMISSION REQUIREMENTS FOR PUBLISHED AND MAILED NOTICES FOR PROPOSED AMENDMENTS**

(a) A statement indicating that the petition is an amendment to the Zoning Ordinance;

(b) A list of the addresses of all properties to be rezoned or redistricted by the proposed amendment and of the names of owners of those properties, as they appear on the current tax assessment list;
Ordinance 43-0-93, Ordinance 102-0-94

D.4

Suitable form ready for review.

With a single lot described in a recorded plat of subdivision or

D.4-1

Dimensions of the piece or

D.4-2

Planned Development Application Submission Requirements

D.4-3

Special Use Application Submission Requirements

D.4-4

(g) The current zoning classification of the property named in the proposed amendment and the proposed zoning classification of the property;

(d) The time and place where the petition proposing to amend the Zoning Ordinance will be available for examination for a period of at least ten (10) days prior to the public hearing;

(e) The name of the person responsible for giving notice of the public hearing by publication or by mail, or by publication and mail;

(f) Any other information requested by the Plan Commission; and

(g) A statement that after the conclusion of the hearing the matter will be submitted to the City Council for its action.

D.3 Special Use Application Submission Requirements

(a) The applicant's name, address and proof of interest in the subject property;

(b) The owner's name and address, if different than the applicant, and the owner's signed consent to the filing of the application;

(c) The names and addresses of all professional consultants advising the applicant with respect to the proposed development;

(d) The street address and legal description of the subject property;

(e) The names and addresses of all owners of property located within a five hundred foot (500') radius, excepting planned development, and within a one thousand foot (1,000') radius for planned development, of the subject property inclusive of public roads, streets, alleys and other public ways from the subject property as shown on the most recent tax assessment records;

(f) The zoning classification and present use of the subject property;

(g) The particular provision of this Ordinance authorizing the proposed special use;

(h) A general description of the proposed special use;

(i) A written statement addressing each of the standards set forth in Section 6-3-5-10, "Standards for Special Uses", and such additional standards, if any, as may be imposed by the specific provisions of this Ordinance authorizing such special use. The statement shall state specifically how the proposed special use relates to and meets each such standard; and

(j) Such other and further information or documentation as the Zoning Administrator may deem to be necessary or appropriate for a full and proper consideration and disposition of the particular application.

D.4 Planned Development Application Submission Requirements

D.4-1 Development Plan. A development plan setting forth at least the following:

(a) The location, dimensions, and total area of the site;

(b) The location, dimensions, floor area, type of construction, and use of each proposed building or structure, including elevators;

(c) The number, the size, and type of dwelling units in each building, and the overall dwelling unit density;

(d) The number, location, and dimensions of parking spaces and loading docks, with means of ingress and egress;

(e) The proposed traffic circulation pattern within the area of the development, including the location and description of public improvements to be installed, including any streets and access easements;

(f) The location and purpose of any existing or proposed dedication or easement;

(g) The general drainage plan for the development tract;

(h) The location, dimensions and uses of adjacent properties, abutting public rights of way and easements, and utilities serving the site;

(i) Significant topographical or physical features of the site, including existing trees;

(j) Soils or subsurface conditions, if requested; and

(k) The location and proposed treatment of any historical structure, fence, or other design element or feature.

D.4-2 Required Landscape Plan. The application shall also contain a landscape plan setting forth at least the following:

(a) The location and proposed treatment including plant material and caliper of species, open spaces and the exterior surfaces of all structures with preliminary sketches of proposed landscaping and structures including typical elevations;

(b) Significant topographical or physical features of the site including soils, existing trees, and vegetation;

(c) The identification of existing trees to be removed and the specifications for the protection of existing trees scheduled to remain through all phases of construction;

(d) The location, dimensions, and total area of the site;

(e) The number, location, and dimensions of parking spaces and loading docks with means of ingress and egress;

(f) The location, dimensions, and uses of adjacent properties, abutting public rights of way and easements and utilities serving the site; and

(g) The location, type, height, and materials of all fences and walls.

D.4-3 Plat of Survey. A plat or survey of the piece or parcel of land, lot, lots, block, blocks, or parts or portions thereof, drawn to scale, showing the actual dimensions of the piece or parcel, lot, lots, block, blocks, or portions thereof, according to the registered or recorded plat of such land.

D.4-4 A Preliminary Plat Of Subdivision, If Required: A preliminary plat of subdivision showing that the planned development consists of and is coterminous with a single lot described in a recorded plat of subdivision or a proposed resubdivision or consolidation to create a single lot or separate lots of record in suitable form ready for review.

(Ord. 102-0-94)
D.4-5 Additional Information: The application shall also contain the following information and be accompanied by the following submissions, as well as such additional information and submissions as may be requested by the plan commission:

(a) A certificate of disclosure of ownership interest;
(b) A zoning analysis of the proposal;
(c) When the proposed development includes provisions for common open space or recreational facilities, a statement describing the provision that is to be made for the care and maintenance of such open space or recreational facilities. If it is proposed that such open space be owned and/or maintained by any entity other than a government authority, copies of the proposed articles of incorporation and bylaws of such entity shall be submitted;
(d) Copies of any restrictive covenants that are to be recorded with respect to property in the proposed development;
(e) When the development is to be constructed in stages or units, a schedule for the development of such stages or units shall be submitted stating the approximate beginning and completion time for each stage or unit. When a development provides for common open space, the total area of common open space provided at any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire development as the stages or units completed or under development bear to the entire development;
(f) An economic feasibility statement;
(g) A traffic circulation impact study;
(h) A statement showing the relationship of the proposed development to the comprehensive general plan and future land use plans;
(i) A statement showing why the proposed development is compatible with other property in the neighborhood; and
(j) A statement showing how the proposed development is compatible with the design guidelines for planned developments.

(Ord. 96-0-06)

D.5 SUBMISSION REQUIREMENTS FOR UNIQUE USES:

(a) The applicant's name, address, and interest in the subject property;
(b) The owner's name and address, if different than the applicant, and the owner's signed consent to the filling of the application;
(c) The names and addresses of all professional consultants advising the applicant with respect to the proposed development;
(d) The street address and legal description of the subject property;
(e) The names and addresses of all owners of property located within a one thousand foot (1,000') radius of the subject property inclusive of public ways from the subject property whose addresses appear on the current tax assessment list;
(f) The zoning classification and present use of the subject property;
(g) The particular provision of this ordinance authorizing the proposed unique use;
(h) A general description of the proposed unique use;
(i) A written statement addressing each of the standards set forth in section 6-3-7-10, "Standards For Unique Uses", of this title and such additional standards, if any, as may be imposed by the specific provisions of this ordinance authorizing such unique use. The statement shall state specifically how the proposed unique use relates to and meets each such standard;
(j) Such other and further information or documentation as the zoning administrator may deem to be necessary or appropriate to a full and proper consideration and disposition of the particular application; and
(k) Specification of the allowances requested from the underlying district.

(Ord. 43-0-93)

D.6 SUBMISSION REQUIREMENTS FOR VARIATION APPLICATIONS:

D.6-1 Written Information: Variation applications shall contain the following written information:

(a) The property owner's name and address and the owner's signed consent to the filing of the application;
(b) The applicant's name and address, if different than the owner, and his interest in the subject property;
(c) The names and addresses of all professional consultants, if any, advising the applicant with respect to the application;
(d) The names and addresses of all owners of: 1) property within a two hundred fifty foot (250') radius from the subject property inclusive of public ways for minor variations; and 2) for major variations, owners within a five hundred foot (500') radius of the subject property inclusive of public ways as shown in the tax assessment records; and
(e) The address and legal description of the subject property.

(Ord. 102-0-94)

D.6-2 Descriptive and Graphic Information. Variation applications shall contain the following descriptive and graphic information:

(a) A spotted survey, certified by a registered land surveyor, showing existing lot lines and dimensions as well as lot area, all easements, all public and private rights-of-way and all streets across and adjacent to the subject property;
(b) A description or graphic representation of the existing zoning classification, use and development of the subject property and the adjacent area for at least two hundred fifty feet (250') in all directions from the subject property. The scope and detail of such description shall be appropriate to the subject matter of the application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the application (not
required for single- and two-family dwellings or minor variations);

(c) A description, plan or graphic representation of any development or construction that will occur or any use that will be established or maintained if the requested relief is granted;

(d) A table showing the following:
   
   (1) The total lot area of the subject property in acres and in square feet;
   
   (2) The total existing and proposed lot area, expressed in acres or square feet and as a percent of the total development area, devoted to residential uses, by type of structure, commercial uses, office uses, manufacturing uses and institutional uses, open space, rights-of-way, streets, and off-street parking and loading area; and
   
   (3) The existing and proposed:

   (aa) Number of dwelling units, by number of bedrooms and dwelling unit gross floor area; and
   
   (bb) Gross and net floor area devoted to residential uses, commercial uses, office uses, manufacturing uses, and institutional uses.

(e) A table listing all bulk, space and yard requirements; and all loading requirements applicable to any proposed development or construction and showing the compliance of such proposed development or construction with each such requirement. Where any lack of compliance is shown, the reason therefor shall be stated and an explanation of the authority, if any, under which the application may be approved despite such lack of compliance shall be set forth (Major variation only); and

(f) Where required by other ordinances, the certificate of a registered architect or civil engineer licensed by the State of Illinois, or of an owner-designer, that any proposed use, construction or development complies with all the provisions of this Ordinance and other City regulations or complies with such provisions except in the manner and to the extent specifically set forth in said certificate.

D.6-3 Variation Information. Variation applications shall include the following variation information:

(a) The specific feature or features of the proposed use, construction, or development that require a variation;

(b) The specific provision of this Ordinance from which a variation is sought and the precise variation therefrom being sought;

(c) A statement of the characteristics of the subject property that prevent compliance with the said provisions of this Ordinance;

(d) A statement of the minimum variation of the provisions of this Ordinance that would be necessary to permit the proposed use, construction, or development; and

(e) An explanation of how the application satisfies each standard set forth in Section 6-3-8-9, “Special Procedures in Connection with Combined Variation Applications”.

D.7 SUBMISSION REQUIREMENTS FOR AN APPLICATION FOR INTERPRETATIONS OF THIS ZONING ORDINANCE

(a) The property owner's name and address and the owner's signed consent to the filing of the application;

(b) The applicant's name and address, if different than the owner, and his interest in the subject property;

(c) The specific provision or provisions of this Ordinance for which an interpretation is sought;

(d) The facts of the specific situation giving rise to the request for an interpretation;

(e) The precise interpretation claimed by the applicant to be correct;

(f) When a use interpretation is sought, the use permitted pursuant to the present zoning classification of the subject property that is claimed by the applicant to include, or to be most similar to, the proposed use; and

(g) When a use interpretation is sought, documents, statements, and other evidence demonstrating that the proposed use will comply with all use limitations established for the district in which it is proposed to be located.

D.8 INSTITUTIONAL DEVELOPMENT PLAN SUBMISSION REQUIREMENTS

D.8-1 Description and Graphic Information. An institutional development plan shall contain the following description and graphic information:

(a) The location, dimension, and total area of the district excluding existing public streets, alleys, and easements within and adjacent to the site;

(b) The location, dimension, floor area, type of construction, and use of the proposed building or structure or addition thereto subject to the application;

(c) The location and use of all existing buildings and structures and the general location, extent, and use of future buildings, structures or additions thereto, extended into the future for a period of ten (10) years from the date of special use application;

(d) The location of all existing parking facilities and the approximate location of all proposed parking facilities including surface parking lots. The number of parking spaces for each lot or facility and all existing and proposed means of vehicular access to parking areas and to public or private streets, alleys, and easements shall be shown;

(e) Any proposed changes in the location, width, or character of public streets, alleys, or easements within and adjacent to the district. Any private driveways or loading areas that intersect with public rights-of-way or easements must be shown. Routes of emergency vehicles accessing the district shall be delineated;

(f) Existing and proposed pedestrian routes shall be illustrated on the plan including, but not limited to, linkages between parking areas and main building entrances and linkages between various buildings;

(g) The general use of major existing and proposed open spaces within the site and specific features of the plan, such as screening, buffering, or retention of natural areas that are intended to enhance compatibility with adjacent properties. Calculations of a percentage of open space for the district must also be included; and

(h) A traffic impact analysis estimating the peak and non-peak trip generation of all existing and proposed buildings shall be submitted as a part of the plan. Analysis shall also be included in the plan concerning the impacts of these trip generations on existing and proposed street capacities adjacent to the district.

D.8-2 Additional Information.
(a) The Zoning Administrator may require of the applicant additional studies, statements, or impact analyses when he determines that a reasonable need for such investigation is indicated.

APPENDIX E - SITE PLAN AND APPEARANCE REVIEW ORDINANCE
See Title 4, Chapter 17 of this Code.

APPENDIX F - EVANSTON DEVELOPMENT APPROVAL PROCESS

---

**APPENDIX G: SUMMARY OF FENCE STANDARDS AS CONTAINED IN SECTION 6-4-6-7 OF THE CITY OF EVANSTON ZONING ORDINANCE**

<table>
<thead>
<tr>
<th>Fence Regulation (according to Land Use and Zoning District)</th>
<th>Residential or Mixed Use(s)</th>
<th>Nonresidential Use(s)</th>
<th>Any Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Materials</td>
<td>Residential or Mixed Use(s)</td>
<td>Nonresidential Use(s)</td>
<td>Any Use</td>
</tr>
<tr>
<td>Wood</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wood-polymer Lumber</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wrought Iron</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Masonry or Stucco Wall</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permitted Location (Required Yard)</td>
<td>Permitted Height</td>
<td>Placement</td>
<td></td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>------------------</td>
<td>-----------</td>
<td></td>
</tr>
<tr>
<td>Front Street Side</td>
<td>Typical</td>
<td>8'</td>
<td></td>
</tr>
<tr>
<td>No, unless property is along Type 1 Street; and wood, wood-polymer lumber, wrought iron, or PVC fence is at least 30% open.</td>
<td>6', except no greater than 4' when legally located between front lot line and 3' behind any front-facing facade of principal building or when legally located within the required street side yard unless located as hereafter described where 8' is permitted; no greater than 8' when within required interior side or required rear yard and said yard or adjacent alley is boundary between residential and nonresidential use.</td>
<td>6-15-2-3</td>
<td></td>
</tr>
<tr>
<td>Interior Side</td>
<td>Temporary</td>
<td>8'</td>
<td></td>
</tr>
<tr>
<td>Yes, provided fence is setback from any front-facing facade of principal building by 3'.</td>
<td>8', provided applicant conforms with § 6-4-8-4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td>Open Mesh</td>
<td>No restrictions.</td>
<td>6-3-4-7</td>
</tr>
<tr>
<td>Yes.</td>
<td>for Park, Rec Area, School</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**LIST OF AMENDING ORDINANCES INCORPORATED AFTER - ADOPTION OF ORDINANCE NO. 43-0-93**

<table>
<thead>
<tr>
<th>Ordinance Number</th>
<th>Ordinance Section Number</th>
<th>Placement</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-0-94</td>
<td>3</td>
<td>6-15-2-3</td>
</tr>
<tr>
<td>18-0-94</td>
<td>1</td>
<td>6-18-3</td>
</tr>
<tr>
<td>97-0-94</td>
<td>1</td>
<td>Appendix C</td>
</tr>
<tr>
<td>102-0-94</td>
<td>1</td>
<td>6-3-4-6(C)</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>6-3-4-7</td>
</tr>
<tr>
<td></td>
<td>6-3-5-7</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>------------------</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>6-3-5-16(A)</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>6-3-5-17(A)</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>6-3-6-8</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>6-3-6-11(A)</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>6-3-6-12(C)</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>6-3-7-5</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>6-3-7-6</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>6-3-8-6(A)</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>6-3-8-7(A)</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>6-3-8-10</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>6-3-8-11</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Appendix D, D.1(d)(5)</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Appendix D, D.3(e)</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Appendix D, D.5(e)</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Appendix D, D.6-1(d)</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>129-0-94</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>6-6-5-2</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>8-0-95</td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>6-15-3-3</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>6-15-4-3</td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>28</td>
<td>6-15-1-2</td>
<td></td>
</tr>
<tr>
<td>29</td>
<td>10-0-95</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>6-18-3</td>
<td></td>
</tr>
<tr>
<td>32</td>
<td>39-0-95</td>
<td></td>
</tr>
<tr>
<td>33</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>6-9-2-2</td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>6-9-3-2</td>
<td></td>
</tr>
<tr>
<td>36</td>
<td>6-9-4-2</td>
<td></td>
</tr>
<tr>
<td>37</td>
<td>6-10-2-2</td>
<td></td>
</tr>
<tr>
<td>38</td>
<td>6-10-3-2</td>
<td></td>
</tr>
<tr>
<td>39</td>
<td>6-10-4-2</td>
<td></td>
</tr>
<tr>
<td>40</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>41</td>
<td>6-9-2-3</td>
<td></td>
</tr>
<tr>
<td>42</td>
<td>6-9-3-3</td>
<td></td>
</tr>
<tr>
<td>43</td>
<td>6-9-4-3</td>
<td></td>
</tr>
<tr>
<td>44</td>
<td>6-10-2-3</td>
<td></td>
</tr>
<tr>
<td>45</td>
<td>6-10-3-3</td>
<td></td>
</tr>
<tr>
<td>46</td>
<td>6-10-4-3</td>
<td></td>
</tr>
<tr>
<td>47</td>
<td>6-11-2-3</td>
<td></td>
</tr>
<tr>
<td>48</td>
<td>6-11-3-4</td>
<td></td>
</tr>
<tr>
<td>49</td>
<td>6-11-4-3</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>6-11-5-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>3</td>
<td>6-18-3</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>6-18-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-9-2-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-9-3-2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-9-3-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-9-4-2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-10-2-2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-10-3-2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-10-3-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-10-4-2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-11-2-2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-11-3-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-11-4-2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-11-5-2</td>
<td></td>
</tr>
<tr>
<td>40-0-95</td>
<td>1</td>
<td>6-18-3</td>
</tr>
<tr>
<td></td>
<td>6.4.4.1—6.4.4.7</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-8-2-4</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-8-3-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-8-4-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-8-5-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-8-6-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-8-7-3</td>
<td></td>
</tr>
<tr>
<td>100-0-95</td>
<td>1</td>
<td>6-12-2-2</td>
</tr>
<tr>
<td>42-0-96</td>
<td>1</td>
<td>6-3-8-3(A)</td>
</tr>
<tr>
<td>99-0-96</td>
<td>3</td>
<td>6-15-2-3</td>
</tr>
<tr>
<td>20-0-97</td>
<td>1</td>
<td>6-18-3</td>
</tr>
<tr>
<td></td>
<td>6-15-3-3</td>
<td></td>
</tr>
<tr>
<td>63-0-97</td>
<td>2</td>
<td>6-4.6-7(F), (G)</td>
</tr>
<tr>
<td>100-0-97</td>
<td>2</td>
<td>6-18-3</td>
</tr>
<tr>
<td>13-0-98</td>
<td>1</td>
<td>6-18-3</td>
</tr>
<tr>
<td>14-0-98</td>
<td>1</td>
<td>6-3-8-2</td>
</tr>
<tr>
<td></td>
<td>6-3-8-10</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-3-8-12</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-3-8-13</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-3-8-14</td>
<td></td>
</tr>
<tr>
<td>56-0-98</td>
<td>2</td>
<td>6-4-9</td>
</tr>
<tr>
<td></td>
<td>6-8-5-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6-8-6-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------</td>
<td>-------</td>
<td>-------</td>
</tr>
<tr>
<td>57-0-98</td>
<td>2</td>
<td>6-2-1(G)</td>
</tr>
<tr>
<td>82-0-98</td>
<td>2</td>
<td>6-12-2-2</td>
</tr>
<tr>
<td>116-0-98</td>
<td>1</td>
<td>Appendix C</td>
</tr>
<tr>
<td>15-0-99</td>
<td>2</td>
<td>6-3-8-12(C)</td>
</tr>
<tr>
<td>21-0-99</td>
<td>1</td>
<td>Appendix C</td>
</tr>
<tr>
<td>22-0-99</td>
<td>2</td>
<td>6-16-2-9</td>
</tr>
<tr>
<td>33-0-99</td>
<td>2</td>
<td>6-11-2-2</td>
</tr>
<tr>
<td>86-0-99</td>
<td>3</td>
<td>6-11-3-4</td>
</tr>
<tr>
<td>2-0-00</td>
<td>2</td>
<td>6-11-3-4</td>
</tr>
<tr>
<td>41-0-00</td>
<td>1</td>
<td>6-16-3-5, table 16-B</td>
</tr>
<tr>
<td>42-0-00</td>
<td>2</td>
<td>6-10-3—6-10-3-10</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------------</td>
<td>---</td>
<td>----------</td>
</tr>
<tr>
<td>78-0-00</td>
<td>2</td>
<td>6-3-8-12(E)</td>
</tr>
<tr>
<td>132-0-00</td>
<td>1</td>
<td>6-15-5-2</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>6-15-5-3</td>
</tr>
<tr>
<td>9-0-01</td>
<td>2</td>
<td>6-18-3</td>
</tr>
<tr>
<td>24-0-01</td>
<td>1</td>
<td>6-18-3</td>
</tr>
<tr>
<td>88-0-01</td>
<td>1</td>
<td>6-16-3-5, table 16-B</td>
</tr>
<tr>
<td>100-0-01</td>
<td>1</td>
<td>6-4-6-3</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>6-4-6-6</td>
</tr>
<tr>
<td>120-0-01</td>
<td>2</td>
<td>Appendix C</td>
</tr>
<tr>
<td>58-0-02</td>
<td>2</td>
<td>6-10-4-2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-11-3-3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-11-4-2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-14-2-2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-14-3-2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-14-4-2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-15-2-2</td>
</tr>
<tr>
<td>74-0-02</td>
<td>2</td>
<td>Appendix C</td>
</tr>
<tr>
<td>109-0-02</td>
<td>2</td>
<td>6-8-2-7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-8-3-6</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-8-4-6</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-8-5-6</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-8-6-6</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-8-7-6</td>
</tr>
<tr>
<td>114-0-02</td>
<td>1</td>
<td>6-18-3</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>6-9-2-3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-9-3-3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-9-4-3</td>
</tr>
<tr>
<td>Code</td>
<td>Quantity</td>
<td>Description</td>
</tr>
<tr>
<td>-----------</td>
<td>----------</td>
<td>-------------</td>
</tr>
<tr>
<td>6-10-2-3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-10-3-3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-10-4-3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-11-2-3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-11-3-4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-11-4-3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-11-5-3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-12-2-3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-14-2-3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-14-3-3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-14-4-3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-15-2-3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>54-0-03</td>
<td>2</td>
<td>Appendix C</td>
</tr>
<tr>
<td>112-0-03</td>
<td>2</td>
<td>6-8-2-9</td>
</tr>
<tr>
<td>6-8-2-9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-8-3-8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-8-4-8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-8-5-8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-8-6-8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-8-7-8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td>6-18-3</td>
</tr>
<tr>
<td>4</td>
<td></td>
<td>6-18-3</td>
</tr>
<tr>
<td>5</td>
<td></td>
<td>6-8-2-10</td>
</tr>
<tr>
<td>6-8-3-9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-8-4-9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-8-5-9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-8-6-9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-8-7-9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-8-2-11</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-8-3-10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-8-4-10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-8-5-10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-8-6-10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-8-7-10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-8-2-12</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-8-3-11</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-8-4-11</td>
<td></td>
<td></td>
</tr>
<tr>
<td>41-0-04</td>
<td>2</td>
<td>6-15-2-2</td>
</tr>
<tr>
<td>Page</td>
<td>Side</td>
<td>Reference</td>
</tr>
<tr>
<td>------</td>
<td>------</td>
<td>-----------</td>
</tr>
<tr>
<td>3</td>
<td>6-15-2-3</td>
<td></td>
</tr>
<tr>
<td>49-0-04</td>
<td>2</td>
<td>6-18-3</td>
</tr>
<tr>
<td>3</td>
<td>6-3-7-1—6-3-7-17</td>
<td></td>
</tr>
<tr>
<td>59-0-04</td>
<td>3</td>
<td>6-8-1-10(D)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-9-1-9(D)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-10-1-9(D)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-11-1-10(D)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-12-1-7(D)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-13-1-10(D)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-15-1-9(D)</td>
</tr>
<tr>
<td>62-0-04</td>
<td>2</td>
<td>6-15-2-3</td>
</tr>
<tr>
<td>115-0-04</td>
<td>2</td>
<td>6-3-6-5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-3-8-3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-15-10-11</td>
</tr>
<tr>
<td>13-0-05</td>
<td>2</td>
<td>6-9-2-7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-9-3-7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-9-4-7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-11-3-8</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-11-4-7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-11-5-7</td>
</tr>
<tr>
<td>71-0-05</td>
<td>2</td>
<td>6-7-1 intro, (A)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-8-6—6-8-6-11</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-8-7—6-8-7-10</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-8-8—6-8-8-10</td>
</tr>
<tr>
<td>89-0-05</td>
<td>2</td>
<td>6-15-11-5</td>
</tr>
<tr>
<td>93-0-05</td>
<td>2</td>
<td>6-3-10-5</td>
</tr>
<tr>
<td>136-0-05</td>
<td>2</td>
<td>6-4-6-7(F) intro</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-7-1(B)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-9-1-9(B), (C)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-9-5—6-9-5-8</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-16-1-4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-16-2-10</td>
</tr>
<tr>
<td>94-0-06</td>
<td>1</td>
<td>6-14-3-3</td>
</tr>
<tr>
<td>96-0-06</td>
<td>1</td>
<td>6-3-6-3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Appendix D.4-5</td>
</tr>
<tr>
<td>27-0-07</td>
<td></td>
<td>6-7-1(F)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6-13-4—6-13-4-8</td>
</tr>
<tr>
<td>37-0-07</td>
<td>2</td>
<td>Appendix C</td>
</tr>
<tr>
<td>70-0-07</td>
<td>1</td>
<td>6-4-1-7</td>
</tr>
<tr>
<td>--------</td>
<td>-----</td>
<td>------------</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>6-4-1-8(A) Intro, (A)1</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>6-8-2-5</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>6-8-2-9</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>6-8-3-4</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>6-8-3-8</td>
</tr>
<tr>
<td></td>
<td>7</td>
<td>6-8-4-4</td>
</tr>
<tr>
<td></td>
<td>8</td>
<td>6-8-4-8</td>
</tr>
<tr>
<td></td>
<td>9</td>
<td>6-8-5-4</td>
</tr>
<tr>
<td></td>
<td>10</td>
<td>6-8-5-8</td>
</tr>
<tr>
<td></td>
<td>11</td>
<td>6-8-6-4</td>
</tr>
<tr>
<td></td>
<td>12</td>
<td>6-8-6-8</td>
</tr>
<tr>
<td></td>
<td>13</td>
<td>6-8-7-4</td>
</tr>
<tr>
<td></td>
<td>14</td>
<td>6-8-7-8</td>
</tr>
<tr>
<td></td>
<td>15</td>
<td>6-8-8-4</td>
</tr>
<tr>
<td></td>
<td>16</td>
<td>6-8-8-8</td>
</tr>
<tr>
<td>72-0-07</td>
<td>2</td>
<td>Appendix C</td>
</tr>
<tr>
<td>5-0-08</td>
<td></td>
<td>6-7-1(H)</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>6-15-14—6-15-14-16</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>6-18-3</td>
</tr>
<tr>
<td>29-0-08</td>
<td>2</td>
<td>Appendix C</td>
</tr>
<tr>
<td>35-0-08</td>
<td>1</td>
<td>6-4-6-3</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>6-4-6-8</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>6-18-3</td>
</tr>
<tr>
<td>39-0-08</td>
<td>2</td>
<td>6-4-1-6(B)</td>
</tr>
<tr>
<td>48-0-08</td>
<td>1</td>
<td>6-9-2-3</td>
</tr>
<tr>
<td>126-0-08</td>
<td>2</td>
<td>6-18-3</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>6-18-3</td>
</tr>
<tr>
<td>127-0-08</td>
<td>2</td>
<td>6-7-1(H)</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>6-15-15</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>6-15-16—6-15-16-6</td>
</tr>
<tr>
<td>43-0-09</td>
<td>2</td>
<td>6-9-5-7(H)</td>
</tr>
<tr>
<td>44-0-09</td>
<td>2</td>
<td>6-4-9</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>6-8-1-11</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>6-8-5-3</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>6-8-6-3</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>6-8-7-3</td>
</tr>
<tr>
<td>Date</td>
<td>Number</td>
<td>Description</td>
</tr>
<tr>
<td>--------</td>
<td>--------</td>
<td>-------------</td>
</tr>
<tr>
<td>45-0-09</td>
<td>2</td>
<td>6-16-2</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>6-16-3-5</td>
</tr>
<tr>
<td>46-0-09</td>
<td>2</td>
<td>6-3-8-3(A)</td>
</tr>
<tr>
<td>47-0-09</td>
<td>2</td>
<td>6-1-2(H)</td>
</tr>
<tr>
<td>48-0-09</td>
<td>2</td>
<td>6-15-1-8</td>
</tr>
<tr>
<td>49-0-09</td>
<td>2</td>
<td>6-18-3</td>
</tr>
<tr>
<td>50-0-09</td>
<td>2</td>
<td>6-8-2-12</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>6-8-3-11</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>6-8-4-11</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>6-8-6-11</td>
</tr>
<tr>
<td>66-0-09</td>
<td>2</td>
<td>6-4-6-3(B)2</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>6-4-6-9</td>
</tr>
<tr>
<td>67-0-09</td>
<td>2</td>
<td>6-18-3</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>6-18-3</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>6-18-3</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>6-18-3</td>
</tr>
<tr>
<td>68-0-09</td>
<td>2</td>
<td>6-4-8-3(A)6</td>
</tr>
<tr>
<td>69-0-09</td>
<td>2</td>
<td>6-3-6-4(D)</td>
</tr>
<tr>
<td>87-0-09</td>
<td>2</td>
<td>6-14-2-2</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>6-14-3-2</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>6-14-3-3</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>6-14-4-2</td>
</tr>
<tr>
<td>88-0-09</td>
<td>2</td>
<td>6-4-4-4</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>6-4-4-6</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>6-4-5-3</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>6-4-5-4</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>6-4-6-7(F)</td>
</tr>
<tr>
<td></td>
<td>7</td>
<td>6-4-6-7(G)</td>
</tr>
<tr>
<td></td>
<td>7</td>
<td>6-8-1-11</td>
</tr>
<tr>
<td></td>
<td>8</td>
<td>6-13-1-8</td>
</tr>
<tr>
<td></td>
<td>9</td>
<td>6-16-1-4</td>
</tr>
<tr>
<td>89-0-09</td>
<td>2</td>
<td>6-3-5-15(D)</td>
</tr>
<tr>
<td>93-0-09</td>
<td>2</td>
<td>6-3-8-12(A)</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>6-3-8-12(D)</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>6-3-8-12(E)</td>
</tr>
<tr>
<td>94-0-09</td>
<td>2</td>
<td>6-3-8-3(A)</td>
</tr>
<tr>
<td>Code</td>
<td>Page</td>
<td>Description</td>
</tr>
<tr>
<td>----------</td>
<td>------</td>
<td>------------------------------</td>
</tr>
<tr>
<td>95-0-09</td>
<td>2</td>
<td>6-3-8-3(D)</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>6-3-8-2(C)</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>6-3-8-10(C), (D)</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>6-3-8-12(E) intro</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>6-3-8-13</td>
</tr>
<tr>
<td></td>
<td>7</td>
<td>6-3-8-14</td>
</tr>
<tr>
<td></td>
<td>8</td>
<td>6-8-1-12</td>
</tr>
<tr>
<td></td>
<td>9</td>
<td>6-8-5-5</td>
</tr>
<tr>
<td></td>
<td>10</td>
<td>6-8-6-5</td>
</tr>
<tr>
<td></td>
<td>11</td>
<td>6-8-7-5</td>
</tr>
<tr>
<td></td>
<td>12</td>
<td>6-8-8-5</td>
</tr>
<tr>
<td></td>
<td>13</td>
<td>6-13-1-11</td>
</tr>
<tr>
<td></td>
<td>14</td>
<td>6-13-2-5</td>
</tr>
<tr>
<td></td>
<td>15</td>
<td>6-13-3-5</td>
</tr>
<tr>
<td></td>
<td>16</td>
<td>6-13-4-5</td>
</tr>
<tr>
<td>105-0-09</td>
<td>2</td>
<td>Appendix C</td>
</tr>
<tr>
<td>122-0-09</td>
<td>2</td>
<td>6-18-3</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>6-9-2-3</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>6-9-3-3</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>6-9-4-3</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>6-9-5-3</td>
</tr>
<tr>
<td></td>
<td>7</td>
<td>6-10-2-3</td>
</tr>
<tr>
<td></td>
<td>8</td>
<td>6-10-3-3</td>
</tr>
<tr>
<td></td>
<td>9</td>
<td>6-10-4-3</td>
</tr>
<tr>
<td></td>
<td>10</td>
<td>6-11-2-3</td>
</tr>
<tr>
<td></td>
<td>11</td>
<td>6-11-3-4</td>
</tr>
<tr>
<td></td>
<td>12</td>
<td>6-11-4-3</td>
</tr>
<tr>
<td></td>
<td>13</td>
<td>6-11-5-3</td>
</tr>
<tr>
<td></td>
<td>14</td>
<td>6-12-2-3</td>
</tr>
<tr>
<td></td>
<td>15</td>
<td>6-13-4-3</td>
</tr>
<tr>
<td>9-0-10</td>
<td>2</td>
<td>6-18-3</td>
</tr>
<tr>
<td>23-O-10</td>
<td>3</td>
<td>6-4-6-2(B)</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>6-4-6-3(B)(25)</td>
</tr>
<tr>
<td>71-O-10</td>
<td>2</td>
<td>6-18-3</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>6-9-2-3</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>6-9-3-3</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>6-9-4-3</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>6-9-5-3</td>
</tr>
<tr>
<td>---</td>
<td>-----</td>
<td>----------</td>
</tr>
<tr>
<td>7</td>
<td>6-10-2-3</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>6-10-3-3</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>6-10-4-3</td>
<td></td>
</tr>
<tr>
<td>77-O-10</td>
<td>2</td>
<td>6-9-2-2</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>6-9-2-3</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>6-9-4-2</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>6-9-4-3</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>6-16-1-2</td>
</tr>
<tr>
<td>78-O-10</td>
<td>2</td>
<td>6-9-2-3</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>6-9-3-3</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>6-9-4-3</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>6-9-5-3</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>6-10-3-3</td>
</tr>
<tr>
<td>23-O-11</td>
<td>2</td>
<td>6-10-2-3</td>
</tr>
<tr>
<td>39-O-12</td>
<td>2</td>
<td>6-5-4(H)</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>6-5-4(K)</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>6-5-7</td>
</tr>
<tr>
<td>61-O-12</td>
<td>3</td>
<td>6-15-13-11(A)5.</td>
</tr>
<tr>
<td>72-O-12</td>
<td>2</td>
<td>6-8-2-9</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>6-8-3-8</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>6-8-4-8</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>6-8-5-8</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>6-8-6-8</td>
</tr>
<tr>
<td></td>
<td>7</td>
<td>6-8-1-8</td>
</tr>
<tr>
<td></td>
<td>8</td>
<td>6-4-1-7(B)</td>
</tr>
<tr>
<td></td>
<td>9</td>
<td>6-4-6-2(G)</td>
</tr>
<tr>
<td></td>
<td>10, 11</td>
<td>6-18-3</td>
</tr>
<tr>
<td>129-O-12</td>
<td>2</td>
<td>6-18-3</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>6-9-2-3</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>6-9-3-3</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>6-9-4-3</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>6-9-5-3</td>
</tr>
<tr>
<td></td>
<td>7</td>
<td>6-10-2-3</td>
</tr>
<tr>
<td></td>
<td>8</td>
<td>6-10-3-3</td>
</tr>
<tr>
<td></td>
<td>9</td>
<td>6-10-4-3</td>
</tr>
<tr>
<td></td>
<td>10</td>
<td>6-11-2-3</td>
</tr>
<tr>
<td></td>
<td>11</td>
<td>6-11-3-4</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>----</td>
<td>----------</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>6-11-4-3</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>6-11-5-3</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>6-12-2-3</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>6-13-2-3</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>6-13-3-3</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>6-13-4-3</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>6-15-2-3</td>
<td></td>
</tr>
<tr>
<td>4-O-13</td>
<td>2—4 6-6-3-3—6-6-3-5</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5—7 6-6-4-3—6-6-4-5</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>6-3-8-3(D)</td>
<td></td>
</tr>
<tr>
<td>38-O-13</td>
<td>2 6-18-3</td>
<td></td>
</tr>
<tr>
<td>46-O-13</td>
<td>2 6-18-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3 6-14-3-3</td>
<td></td>
</tr>
<tr>
<td>47-O-13</td>
<td>2 6-18-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3 6-14-3-3</td>
<td></td>
</tr>
<tr>
<td>113-O-13</td>
<td>2 6-9-4-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3 6-9-4-7</td>
<td></td>
</tr>
<tr>
<td>3-O-14</td>
<td>2 6-18-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3 6-9-2-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4 6-9-3-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5 6-9-4-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6 6-9-5-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>7 6-10-2-2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8 6-10-3-2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>9 6-10-4-2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10 6-11-2-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>11 6-11-3-4</td>
<td></td>
</tr>
<tr>
<td></td>
<td>12 6-11-4-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>13 6-11-5-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>14 6-12-2-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>15 6-13-2-2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>16 6-13-3-2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>17 6-13-4-2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>18 6-14-2-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>19 6-14-3-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>20 6-14-4-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>21 6-15-2-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>------</td>
<td>-------</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>6-15-3-3</td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>6-15-4-3</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>6-15-5-2</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>6-15-6-2</td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>6-15-7-2</td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>6-15-8-2</td>
<td></td>
</tr>
<tr>
<td>15-O-14</td>
<td>2</td>
<td>6-4-6-9</td>
</tr>
</tbody>
</table>