

I1-D3*



Industrial Districts

(Zoning Ordinance Sections 6-14-1, 6-14-2, 6-14-3, 6-14-4)
Updated September 2022

*See Title 6, Chapter 14 of the Evanston Code of Ordinances for more information, definitions, additional requirements and exceptions to these regulations. A Zoning Analysis is strongly recommended for major projects prior to submitting an application for building permits.

PURPOSE STATEMENTS

I1 General Industrial District

To provide an environment for business, office, and general light industrial uses, while minimizing the impact of such activities on adjacent residential neighborhoods through good site planning and design, including landscape buffer yards.

To accommodate warehousing, office, light fabrication, assembly, storage activities, and combinations thereof, as well as commercial uses related to industrial and office uses.

A primary goal of the I1 district is to provide for expansion of incubator businesses originating in the research park district.

I2 General Industrial District

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.

I3 General Industrial District

To provide sites for manufacturing and industrial uses under controls that minimize adverse effects on property in nearby residential, business, and commercial districts.

MINIMUM LOT SIZE

	I1	I2	I3
	20,000 sf.	No requirement	

MINIMUM LOT WIDTH

	I1	I2	I3
	100 ft.	No requirement	

MAXIMUM BUILDING HEIGHT

	I1	I2	I3
	45 ft.	60 ft.	
	3 stories	4 stories	

Maximum building height is the lesser of feet or stories

MAXIMUM FLOOR AREA RATIO

	I1	I2	I3
	0.75	1.0	

YARD REQUIREMENTS

Principle Structures		I1	I2	I3
Front	All	15 ft.	No requirement	
Street Side	All	15 ft.		
Interior Side, abutting	Residential	10% transition yard ¹	10% transition yard ²	
	Nonresidential	5 ft.	8 ft.	
Rear, abutting	Residential	10% transition yard ¹	10% transition yard ²	
	Nonresidential	20 ft.		

Parking Setbacks		I1	I2	I3
Front	All	Prohibited	Permitted ³	
Street Side	All	Prohibited	Permitted ³	
Interior Side, abutting	Residential	20 ft.		
	Nonresidential	5 ft.		
Rear, abutting	Residential	20 ft.		
	Nonresidential	5 ft.		

- 1 Nonresidential land uses abutting or across a street or alley from residential zoning districts shall provide a minimum transition yard equal to 10% of the average width of the lot (up to a max. of 50 ft.) or 20 ft., whichever is greater. Such transitional buffer yards shall extend the entire length of the abutting residential zoning district.
- 2 Nonresidential land uses abutting or across a street or alley from residential zoning districts shall provide a minimum transitional yard equal to 10% of the average width of the lot (up to a max. of 30 ft.) or 20 ft., whichever is greater. Such transitional buffer yards shall extend the entire length of the abutting residential zoning district.
- 3 Permitted with appropriate landscaping, as determined by the Design and Project Review Committee.

OUTDOOR STORAGE

Outdoor storage shall be permitted as an accessory use in all the industrial districts subject to the following conditions:

- I1:** In the rear yard without limitation and in the interior side yard provided the area devoted to the storage shall not exceed 30%.
- I2:** In the rear yard without limitation and in the interior side yard provided the area devoted to the storage shall not exceed 30%.
- I3:** In any yard without limitation.

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

PERMITTED, SPECIAL, AND ADMINISTRATIVE REVIEW USES

	I1	I2	I3
Administrative review uses, per Section 6-3-5-1		S	S
Aquaponics	S	S	S
Automobile and recreational vehicle sales and/or rental		P	
Automobile body repair establishment		P	P
Automobile repair service establishment	P	P	P
Automobile service station	P	P	
Automobile storage lot		S	P
Brew pub	P	S	S
Business or vocational school	S	S	S
Cannabis craft grower	P	P	P
Cannabis cultivation center	S	S	S
Cannabis infuser	P	P	P
Cannabis processor	P	P	P
Cannabis transporter	P	P	P
Car wash	S	S	S
Commercial indoor recreation		AR	
Commercial parking garage	P	P	
Commercial parking lot		P	P
Craft alcohol production facility	P	P	P
Daycare center – Domestic animal	S	S	S
Firearm range (located more than 350 ft. from any R1, R2, R3 district, or located more than 350 ft. from any school, child daycare facility, or public park in any zoning district measured from lot line to lot line)	S	S	S
Funeral services excluding on site cremation	P	P	P
Government institution	P	P	
Heavy cargo and freight terminal	S	S	S
Heavy manufacturing	S	S	P
Industrial service establishment	P	P	P
Kennel	S	S	S
Light manufacturing	P	P	P
Live-work units	S	S	
Media broadcasting towers	S	S	S
Neighborhood garden	P	P	P
Office	P	P	P
Open sales lot	S	S	S
Outdoor storage			P
Outdoor storage (when covering more than 30% of an interior side yard or as a principal use)	S	S	
Pharmaceutical manufacturing	S	S	P
Planned development	S	S	S
Public transportation center	P	P	P
Public utility	P	P	P
Ready mix/concrete			P
Recycling center		S	P
Restaurant – Type 1	P	S	S
Restaurant – Type 2		AR	AR
Retail goods and service establishment	S	S	
Special education institution – Public		S	
Trade contractor	P	P	P
Truck sales and/or rental		P	
Urban farm	S	S	S
Urban farm, rooftop	S	S	S

	I1	I2	I3
Vehicle salvage			P
Vehicle towing establishment	P		
Warehouse establishment	P	P	P
Wholesale goods establishment	P	P	P
Yard waste transfer facility			S

P = Permitted Use
S = Special Use
AR = Administrative Review Use
 Not permitted, not eligible Special Use or Administrative Review Use

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