

# MU-MUE-MXE\*



## Transitional Manufacturing Districts

(Zoning Ordinance Sections 6-13-2, 6-13-2, 6-13-3, 6-13-4)  
Updated January 2023

**\*See Title 6, Chapter 13 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

#### MU Transitional Manufacturing District

To address those distinctive areas where manufacturing and industrial uses have coexisted with residential uses in a compatible manner. The MU district will incorporate uses currently located in the area while also permitting those uses normally associated with manufacturing and industrial operations.

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

#### MUE Transitional Manufacturing-Employment District

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

#### MXE Mixed Use Employment District

To address those distinctive areas where manufacturing and industrial uses have coexisted with residential uses in a compatible manner. 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 their distinctive coexistence.

#### MINIMUM LOT SIZE

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

#### MINIMUM LOT WIDTH

	MU	MUE	MXE
Nonresidential	35 ft.	No requirement	35 ft.
Single-family detached	35 ft.		
Single-family attached (3 or more)	60 ft. (each dwelling unit requires street frontage)		
Two-family	50 ft.		35 ft.
Multiple-family	50 ft.		

#### MAXIMUM BUILDING HEIGHT

	MU	MUE	MXE
	41 ft.	40 ft.	41 ft.
	3		

Maximum building height is the lesser of feet or stories

#### MAXIMUM FLOOR AREA RATIO

	MU	MUE	MXE
	0.45		1.5

#### OUTDOOR STORAGE

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

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

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

**MXE** The area devoted to outdoor storage shall not exceed 25% of the lot area

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

**PERMITTED, SPECIAL, AND ADMINISTRATIVE REVIEW USES**

	MU	MUE	MXE
Administrative review uses, pursuant to Section 6-3-5-16(B)	S	S	S
Artist studio			P
Aquaponics	S	S	S
Automobile repair service establishment	S	S	S
Automobile service station	S	S	S
Banquet hall	S	S	S
Brew pub	S	S	S
Building materials establishment		P	P
Business or vocational school	P	P	P
Cannabis craft grower	S	S	S
Cannabis infuser	S	S	S
Cannabis processor	S	S	S
Cannabis transporter	S	S	S
Car wash		S	S
Caterer			P
Commercial indoor recreation	AR	AR	AR
Commercial outdoor recreation		S	S
Commercial parking garage and lot	S	P	S
Community center	P	S	S
Craft alcohol production facility	P	P	P
Cultural facility	P	S	S
Daycare center – Domestic animal		S	S
Dwelling – Single-family attached	P	S	P
Dwelling – Single-family detached	P	S	P
Dwelling – Two-family	P	S	P
Dwellings – Multiple-family	P	S	P
Educational institution – private	P	P	S
Educational institution – public	P	P	P
Funeral services excluding on-site cremation	S	S	S
Government institution	P		P
Industrial service establishment	S	P	P
Kennel		S	S
Light manufacturing	P	P	P
Live-work units	P	P	P
Media broadcasting tower		S	S
Neighborhood garden	P	P	P
Office	P	P	P
Planned development	S	S	S
Public transportation center	S	P	P
Public utility	P	P	P
Recreation center	P	S	S
Religious institution	P	S	S
Resale establishment			S
Residential care home – Category I and II	P	S	P
Restaurant – Type 1			P
Restaurant – Type 2			AR
Retail goods and services establishment			P
Trade contractor	S	P	P
Transitional shelter	S	S	S
Transitional treatment facility – Category I and II	S	S	S
Urban farm, rooftop	S	S	S
Vehicle storage establishment		P	P
Warehouse establishment	S	P	P
Wholesale goods establishment	P	P	P

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

**YARD REQUIREMENTS**

Principle Structures		MU	MUE	MXE
Front, abutting	Residential	10% transition yard (up to maximum of 25 ft.) <sup>1</sup>		10 ft.
	Nonresidential	15 ft.	20 ft.	
Street side, abutting	Residential	10% transition yard (up to maximum of 25 ft.) <sup>1</sup>		10 ft.
	Nonresidential	15 ft.	20 ft.	
Interior side, abutting	Residential	10% transition yard (up to maximum of 25 ft.) <sup>1</sup>		5 ft.
	Nonresidential	15 ft.		
Rear, abutting	Residential	10% transition yard (up to maximum of 25 ft.) <sup>1</sup>		15 ft.
	Nonresidential	25 ft.		5 ft.

Parking Setbacks		MU	MUE	MXE
Front	All	Open, unenclosed parking prohibited		
Street side	All	Open, unenclosed parking prohibited		
Interior side, abutting	All	5 ft.		
Rear, abutting	All	5 ft.		

1 Nonresidential uses abutting a residential use or district shall be required to provide a minimum transitional yard equal to 10% of the average width of the lot (up to a maximum 25 ft.). 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 the Evanston City Code.

