

# U1-U3\*

## University Districts

(Zoning Ordinance Sections 6-15-5, 16-15-6, 6-15-7, 6-15-8)  
Updated February 2023



\*See Title 6, Chapter 15 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

#### U1 University Housing District

Primarily serves as a residential district. The district also will permit compatible nonresidential uses that are university or college related.

#### U1a University Housing and Parking District

Primarily serves 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.

#### U2 University Athletic Facilities District

To permit the use of university facilities within the district in a manner that is compatible with the surrounding development, which is predominantly residential.

#### U3 University Lakefront Campus District

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, residentially zoned districts to the north and south, and the T2 university district buffer to the west.

### MINIMUM LOT SIZE

	U1	U1a	U2	U3
<b>Residential</b>	1 acre; 230 sq. ft./ dwelling unit	1 acre; 230 sq. ft./ dwelling unit	600 sq. ft./dwelling unit	400 sq. ft./ dwelling unit
<b>Non-residential</b>			None	

### MAXIMUM LOT COVERAGE

U1	U1a	U2	U3
65%	65% (85% for parking structures)	FAR of 1.5	NA

### MAXIMUM BUILDING HEIGHT

	U1	U1a	U2	U3
University Structures	45 ft.	45 ft. (75 ft. for parking structure)	125 ft. <sup>5</sup>	Lesser of 85 ft. or 7 stories
Non-university Structures			35 ft.	

### YARD REQUIREMENTS

Principle Structures	U1 <sup>1</sup>	U1a	U2 <sup>2</sup>	U3
Front yard	27 ft.; parking prohibited	27 ft.; parking prohibited	27 ft.	NA
Street Side yard	20 ft.; parking prohibited	20 ft.; parking prohibited	20 ft. <sup>3</sup>	NA
Interior Side yard	15 ft.; parking prohibited	15 ft.; parking prohibited	15 ft.	NA
Rear yard	20 ft.	20 ft.	30 ft.	NA
Yards between principal buildings	20 ft.	20 ft.	20 ft.	20 ft.
Yard Abutting a Street	NA	NA	NA	27 ft. <sup>4</sup> ; parking prohibited
<b>Parking structures</b>		<b>U1a</b>		
Front yard		20 ft.; parking prohibited		
Street Side yard		20 ft.; parking prohibited		
Interior side yard		5 ft.		
Rear yard		0 ft.		
Yards between principal buildings		5 ft.		

- 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 15'. 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.
- 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 35'. 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 design and project review.
- Or no less than 5' if necessary to maintain buildable width of 27'.
- Sheridan Road Special Setback: Lots contiguous to or abutting Sheridan Road shall maintain a landscaped setback of 27' from the Sheridan Road right-of-way for all buildings and structures. Accessory parking lots shall maintain a landscaped setback of 10' from the Sheridan Road right-of-way.
- Provided that in such cases the required side or rear yards adjacent to or across a street or alley from a R1, R2, or R3 district shall be increased in width or depth by 2' for each additional foot of building height above 35'.

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

	U1	U1a	U2 <sup>1</sup>	U3
Administrative office (college and university)	P	P	S	P
Business or vocational school	P	P	P	P
Classroom facility (college and university)	P	P	S	P
Cultural facility	S	S		P
Daycare center – adult and child	S	S		
Department staff office (college and university)	P	P	S	P
Dormitory (college and university)	P	P		P
Dwellings – Fraternity/sorority (college and university)	P	P		P
Dwellings – Multiple-family (college and university)	P	P		P
Dwellings – Single-family attached (college and university)	P	P		
Dwellings – Single-family detached (college and university)	P	P		
Dwellings – Two-family (college and university)	P	P		
Educational institution – private and public	P	P		P
Faculty offices (college and university)	P	P	S	P
Fieldhouse			P	
Government institution	P	P	S	P
Indoor recreational facility (college and university)			P	P
Membership organization	S			
Outdoor recreational facility (college and university)			P	P
Park	P	P		P
Parking lot (college and university)	S		P	P
Parking lot		P		
Parking structure (college and university)	S		S	P
Parking structure		P		
Planned development	S	S	S	S
Playground	P	P	P	P
Public utility			S	S
Religious institutions	S	S		P
Research facility (college and university)				P
Restaurant – Type 1	S	P		
Scoreboard			S	
Stadium			P	
Student unions (college and university)				P
Temporary Event			P <sup>2</sup>	

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

1 The following uses shall be considered permitted uses when conducted in association with the permitted uses outlined for the U2 district:

- Intramural and intercollegiate sports and athletic events and practice therefore;
- Local, regional and State elementary and high school athletic events and practice therefore;
- 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 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.

2 Temporary events, provided they are of a community or cultural nature and further provided they meet the conditions listed below:

- Community and cultural events intended primarily for residents of the City and athletic events shall be permitted provide that the following conditions are met:
  - Sponsors of the temporary event shall obtain City Council approval, provide proof of event logistics approval by the City's Special Events Committee, and obtain a certificate of zoning compliance pursuant to Section 6-4-8-2 of the Zoning Code;
  - Written notice shall be provided to residents within 500' of the event site within 5 business days after event approval by the City Council;
  - Attendance at such events is limited to 7,000 persons for indoor events and 3,000 persons for outdoor events;
  - Free university parking is available and is provided in the U2 district to all persons attending events (as defined in the ordinance) until all parking spaces are full. This parking shall be provided for no fewer than 2,000 passenger vehicles, 1,300 of which must be within the U2 district;
  - Private security is provided for those parking areas utilized;
  - 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;
  - Live animals used in conjunction with any event may be stored within a completely enclosed building;
  - No more than 6 single-day events and a 7<sup>th</sup> multi-day event (not to exceed 7 days in duration, and that would require approval from the City Council) shall be held in any calendar year;
  - Lighting associated with such events shall be directed away from adjacent residences;
  - Tractor trailers may not remain running while parked on the public street or in off-street parking areas;
  - No activities related to special events shall occur between 10:00 p.m. and 7:00 a.m. from Sunday evening to Friday morning, and between 11:00 p.m. and 7:00 a.m. from Friday evening through Sunday morning, with the exception of event setup and breakdown procedures which shall not exceed 30 minutes before or after the aforementioned times;
  - Loitering and tailgating is prohibited before, during and after such events.

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