



Open Space District

(Zoning Ordinance Sections 6-15-9)
Updated January 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 STATEMENT

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.

LOT SIZE

The minimum lot size of the OS district is 20,000 square feet.

LOT WIDTH

The minimum lot width of the OS district is 25 feet.

BUILDING HEIGHT

The maximum building height permitted in the OS district when abutting a residential use is 35 feet, measured from grade to the peak, or 2.5 stories, whichever is less.

Heights of buildings or structures legally existing as of October 22, 2012, are considered compliant, and if destroyed may be replaced at their original heights.

FLOOR AREA RATIO

The maximum floor area ration permitted in the OS district is 0.15.

PERMITTED AND SPECIAL USES

	OS
Arboreta	P
Botanical garden	P
Cemetery ¹	S
Community center – public	P
Conservatory	P
Cultural facility	P
Education institution – public	P
Forest preserve	P
Golf course – public	P
Park	P
Playground	P
Recreational center – public	P
Zoological garden	S

P = Permitted Use
S = Special Use

1 Including accessory structures such as, but not limited to: mausoleums, columbaries, crematories, and chapels.