

U1-U3*

University Districts

(Zoning Ordinance Sections 6-15-5, 16-15-6, 6-15-7, 6-15-8)
Updated April 2026



*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 |
|-----------------|-----------------------------------|-----------------------------------|---------------------------|---------------------------|
| Residential | 1 acre; 230 sq. ft./dwelling unit | 1 acre; 230 sq. ft./dwelling unit | 600 sq. ft./dwelling unit | 400 sq. ft./dwelling unit |
| Non-residential | | | 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. ⁵ | Lesser of 85 ft. or 7 stories |
| Non-university Structures | | | 35 ft. | |

YARD REQUIREMENTS

| Principle Structures | U1 ¹ | U1a | U2 ² | 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. ³ | 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. ⁴ ; parking prohibited |
| Parking structures | | U1a | | |
| 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

NOTE: For all uses proposed within the U2 District, please review [Section 6-15-7-2](#) and [Section 6-15-7-3](#) of the Zoning Ordinance.

| | U1 | U1a | U2 | U3 |
|---|----|-----|----|----|
| Administrative office (college and university) | P | P | | P |
| Banquet Halls | | | | |
| Business or vocational school | P | P | | P |
| Classroom facility (college and university) | P | P | | P |
| Cultural facility | S | S | | P |
| Daycare center – adult and child | S | S | | |
| Department staff office (college and university) | P | P | | 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 | | P |
| Government institution | P | P | | P |
| Indoor recreational facility (college and university) | | | | P |
| Membership organization | S | | | |
| Outdoor recreational facility (college and university) | | | | P |
| Park | P | P | | P |
| Parking lot (college and university) | S | | | P |
| Parking lot | | P | | |
| Parking structure (college and university) | S | | | P |
| Parking structure | | P | | |
| Planned development | S | S | | S |
| Playground | P | P | | P |
| Public utility | | | | S |
| Religious institutions | S | S | | P |
| Research facility (college and university) | | | | P |
| Restaurant – Type 1 | S | P | | |
| Student unions (college and university) | | | | P |

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