I1-I3*  
Industrial Districts  
(Zoning Ordinance §6-14-1; 6-14-2; 6-14-3; 6-14-4) updated July 31, 2018

*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 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 landscaped 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 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 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 SIZES

<table>
<thead>
<tr>
<th></th>
<th>I1</th>
<th>I2</th>
<th>I3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Feet</td>
<td>20,000</td>
<td>No requirement</td>
<td></td>
</tr>
</tbody>
</table>

MINIMUM LOT WIDTHS

<table>
<thead>
<tr>
<th></th>
<th>I1</th>
<th>I2</th>
<th>I3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feet</td>
<td>100</td>
<td>No requirement</td>
<td></td>
</tr>
</tbody>
</table>

MAXIMUM BUILDING HEIGHTS  
Maximum building height is the lesser of feet or stories indicated in the table below:

<table>
<thead>
<tr>
<th></th>
<th>I1</th>
<th>I2</th>
<th>I3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feet</td>
<td>45</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>Stories</td>
<td>3</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

PERMITTED AND SPECIAL USES

<table>
<thead>
<tr>
<th>PERMITTED AND SPECIAL USES</th>
<th>I1</th>
<th>I2</th>
<th>I3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquaponics</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Automobile and recreational vehicle sales</td>
<td></td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Automobile body repair establishment</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Automobile repair service establishment</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Automobile service station</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Automobile storage lot</td>
<td>S</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Business or vocational school</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Car wash</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Commercial indoor recreation</td>
<td></td>
<td>S</td>
<td></td>
</tr>
<tr>
<td>Commercial parking garage</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Commercial parking lot</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Craft brewery</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Craft distillery or micro distillery</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Daycare center-domestic animal</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Firearm range*5</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Funeral services w/o cremation</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Government institutions</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Heavy cargo and freight terminal</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Heavy manufacturing</td>
<td>S</td>
<td>S</td>
<td>P</td>
</tr>
<tr>
<td>Industrial service establishment</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Kennel</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Light manufacturing</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Media broadcasting towers</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Neighborhood garden</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Open sales lot</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Outdoor storage</td>
<td>S4</td>
<td>S4</td>
<td>P</td>
</tr>
<tr>
<td>Pharmaceutical manufacturing</td>
<td>S</td>
<td>S</td>
<td>P</td>
</tr>
<tr>
<td>Planned development*5</td>
<td>S</td>
<td>S</td>
<td>P</td>
</tr>
<tr>
<td>Public transportation center</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Public utility</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>
Ready mix/concrete  P
Recycling center  S  P
Restaurant- Type I  P  S  S
Restaurant- Type II  S  S
Retail goods or services establishment  S  S
Trade contractor  P  P  P
Truck sales/rental  P
Urban farm  S  S  S
Urban farm, rooftop  S  S  S
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; = Not Permitted

FLOOR AREA RATIO

<table>
<thead>
<tr>
<th></th>
<th>I1</th>
<th>I2</th>
<th>I3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum FAR</td>
<td>0.75</td>
<td>1.0</td>
<td></td>
</tr>
</tbody>
</table>

OUTDOOR STORAGE

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

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.

1 Nonresidential land uses abutting or across a street or alley from residential districts shall provide a minimum transitional yard equal to 10% of the average width of the lot (up to max. of 50 feet) or 20 feet, 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 districts shall provide a minimum transitional yard equal to 10% of the average width of the lot (up to max. of 30 feet) or 20 feet, 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.
4 When covering more than 30%of an interior side yard or as a principle use.
5 Located more than 350 feet from any R1, R2, R3 district, or more than 350 feet from any school, child daycare facility, or public park in any zoning district measured from lot line to lot line.
6 Subject to the requirements of sections 6-14-1-10 and 6-3-6 of the ordinance.