

# B1 – B3

## BUSINESS DISTRICTS

(Zoning Ordinance §6-9-2; 6-9-3; 6-9-4; 6-9-5) updated 06.30.2011



### PURPOSE

Evanston's business districts developed many years ago and have become integral parts of the community. Because they are such an important part of the community's character, preservation of their scale, their range of services, and their pedestrian orientation are prime objectives.

#### **B1 District** (uses shall not exceed 7,500 square feet)

The B1 business district is intended to promote and preserve small scale, limited shopping and business uses that service the neighborhoods in which the business uses are located. Uses within this district share common characteristics such as relatively small storefronts built to the front lot line, and provide limited services. No individual use in this district should exceed 7,500 square feet in size.

#### **B1a District** (uses shall not exceed 20,000 square feet)

The B1a business district is designed to accommodate continued use of neighborhood-oriented business districts and pedestrian-oriented shopping areas found primarily on arterial roadways and often adjacent to single-family residential areas. This district can also accommodate specialty retail, professional, office and financial service facilities that attract a larger market area. The established physical pattern of the district is typically buildings built to the front lot line with continuous bands of storefronts. No individual use in this district should exceed 20,000 square feet in size.

#### **B2 District** (uses shall not exceed 20,000 square feet)

The B2 business district is designed to promote and preserve the older, neighborhood and pedestrian-oriented shopping areas found primarily at arterial roadway intersections and adjacent to mass transit facilities. This district can also accommodate specialty retail, professional, office and financial service facilities that attract a larger market area. The established physical pattern of the district is typically buildings built to the front lot line with continuous bands of storefronts. No individual use in this district should exceed 20,000 square feet in size.

#### **B3 District**

The B3 business district is intended to provide for higher density business development at compact locations adjacent to mass transit facilities that can support intense business uses and accommodate greater building heights than the B1 or B2 business districts. The district reflects established uses and should provide for appropriate infill and redevelopment at such locations.

### LOT SIZE

The minimum lot sizes per dwelling unit in districts B1-B3 are as follows:

	B1	B1a	B2	B3
<b>Residential</b> (square feet per d.u.)	2,500	900	400	400
<b>Nonresidential</b>	no requirement			

d.u. = dwelling unit

### YARD REQUIREMENTS

The yard requirements for districts B1-B3 are as follows:

Principal Structures		B1	B1a	B2	B3
<b>Front</b>	Corner property	3 feet			Max 5 inches <sup>1</sup>
	Property comprising more than 40% block width				
	All others	3 feet <sup>(2)</sup>			
<b>Street Side, abutting</b>	Major street	3 feet			Max 5 inches <sup>1</sup>
	Front and Side, collector or distributor street	no requirement			
	Side: collector or distributor; Front: not abutting collector or distributor	3 feet			
	All other local streets	no requirement			
<b>Interior Side, abutting</b>	Residential district	10 feet			15 ft
	Nonresidential district	no requirement			
<b>Rear, abutting</b>	Residential district	15 ft	25 ft	15 ft	15 ft
	Nonresidential district	10 ft	15 ft	10 ft	10 ft

Parking Setbacks		B1	B1a	B2	B3
<b>Front</b>	All	Open, unenclosed parking prohibited (incl. aisles & ramps)			
<b>Side, abutting</b>	Street	Open, unenclosed parking prohibited (incl. aisles & ramps)			
	All others	5 feet			10 ft
<b>Rear, abutting</b>	Residential district	15 feet			5 ft
	Nonresidential district	5 feet			

## PERMITTED AND SPECIAL USES

	B1	B1a	B2	B3
Animal Hospital	S	S	S	S
Artist studio w/ accessory dwelling <sup>3</sup>	P	P	P	P
Asst'd living/long-term care facility			S	S
Automobile service station				S
Bed and breakfast establishment <sup>4</sup>	S			
Boarding house	S		S	S
Caterer	P	P	P	P
Commercial indoor recreation		S	S	P
Commercial outdoor recreation		S	S	S
Convenience store	S	S	S	S
Cultural facility	P	P	P	P
Daycare center – adult <sup>5</sup> or child <sup>6</sup>	S	S	S	S
Drive-through facility <sup>7</sup>		S	S	S
Dwelling – Single-family detached	S			
Dwelling – Multiple-family	S	S	S	S
Dwellings (above ground floor)	P	P	P	P
Education inst. – private or public	P	P	P	P
Financial institution		P	P	P
Food store establishment <sup>8</sup>	P	P	P	P
Food store establishment	S	S	S	S
Funeral services w/o cremation	S	S	S	S
Government institutions	S	P	P	P
Independent living facility		S	S	S
Membership organizations	S	S	S	S
Office	P	P	P	P
Open sales lot	S		S	S
Planned development <sup>9</sup>	S	S	S	S
Public utility	S	S	S	S
Recording Studio				S
Religious institution	S	P	P	S
Residential care home – Type I	P <sup>10</sup>	P <sup>11</sup>	P <sup>10</sup>	P <sup>10</sup>
Residential care home – Type II <sup>11</sup>	S		S	S
Restaurant – Type 1	P	P	P	P
Restaurant – Type 2 <sup>12</sup>	S	S	S	S
Retail goods/service establishment	P	P	P	P
Retirement hotel or home			S	S
Sheltered care home			S	S
Trade contractor		S	S	S
Transitional shelters <sup>13</sup>				S
Transitional treatment facility – Category III <sup>14</sup>			S	S
Uses above max. sq. ft. allowance	S <sup>15</sup>	S <sup>16</sup>	S <sup>17</sup>	N/A

P=Permitted Use; S=Special Use; =Not Permitted

## BUILDING HEIGHT

The maximum mean building height in districts B1-B3 is:

	B1	B1a	B2	B3
<b>Feet</b>	40	40	45	85
<b>Stories</b>	N/R	3	N/R	N/R

N/R = no requirement

**Note:** If multiple standards are specified, all standards must be met.

## FLOOR AREA RATIO

The maximum floor area ratio permitted in districts B1-B3 is as follows:

	B1	B1a	B2	B3
<b>Maximum FAR</b>		2.0		3.0

<sup>1</sup> Minimum 70% of façade must be located within 5 inches of the front property line.

<sup>2</sup> Or existing setback of adjacent facades, whichever is less.

<sup>3</sup> Provided the accessory dwelling unit must not front upon any street.

<sup>4</sup> Subject to the requirements of section 6-4-7 of the ordinance.

<sup>5</sup> Subject to the requirements of section 6-4-3 of the ordinance.

<sup>6</sup> Subject to the requirements of section 6-4-2 of the ordinance.

<sup>7</sup> Accessory or principal.

<sup>8</sup> With hours of operation between 6:00 am and 12:00 midnight.

<sup>9</sup> Subject to the requirements of sections 6-9-1-9 and 6-3-6 of the ordinance.

<sup>10</sup> When located above the ground floor and subject to the requirements of section 6-4-4 of the ordinance.

<sup>11</sup> Subject to the requirements of section 6-4-4 of the ordinance.

<sup>12</sup> Excluding drive-through facilities.

<sup>13</sup> Subject to the requirements of section 6-3-5-11 of the ordinance.

<sup>14</sup> Subject to the requirements of section 6-4-5 of the ordinance.

<sup>15</sup> Uses permitted pursuant to sections 6-9-2-2 and 6-9-2-3 exceeding 7,500 square feet.

<sup>16</sup> Uses permitted pursuant to sections 6-9-5-2 and 6-9-5-3 exceeding 20,000 square feet.

<sup>17</sup> Uses permitted pursuant to sections 6-9-3-2 and 6-9-3-3 exceeding 20,000 square feet.