

D1 – D4

DOWNTOWN DISTRICTS

(Zoning Ordinance §6-11-2; 6-11-3; 6-11-4; 6-11-5) updated 06.30.2011



PURPOSE

D1 Downtown Fringe District

The downtown fringe district is intended to provide for business and office development at compact locations. Structures should be reflective of established uses and should provide suitable transition between the adjacent residential districts and the more intense downtown districts. Mixed use development is encouraged through the use of planned developments.

D2 Downtown Retail Core District

The downtown retail core district is intended to support the traditional downtown retail shopping function of Evanston. The district is characterized by street level storefronts and structures that accent pedestrian use. In recognition of the traditional retail character of the district and in order to preserve and enhance retail trade activity, all buildings within the district shall devote a minimum of 75% of the sidewalk exterior to retail trade activity. For the purposes of this requirement, type 1 restaurants shall be considered retail trade activity. Mixed use developments and reuse of structures shall be encouraged to create and maintain the pedestrian retail character as identified in the adopted "Plan for Downtown Evanston". Lots zoned D2 and also located in the oRD redevelopment overlay district must be developed through planned development to ensure consistency with the "Plan for Downtown Evanston".

D3 Downtown Core Development District

The downtown core development district is intended to provide for the highest density of business infill development and large scale redevelopment within downtown Evanston. The district is also intended to encourage a mix of office, retail, and residential uses. Lots zoned D3 and also located in the oRD redevelopment overlay district must be developed through planned development to ensure consistency with the "Plan for Downtown Evanston".

D4 Downtown Transition District

The downtown transition district is intended to provide for business infill development and redevelopment within downtown Evanston. Structures should be reflective of established uses and should provide suitable transition between downtown districts and those districts adjacent to the downtown. The district is also intended to encourage a mix of office, retail, and residential uses. Lots zoned D4 and also located in the oRD redevelopment overlay district must be developed through planned development to ensure consistency with the "Plan for Downtown Evanston".

BUILDING HEIGHT

The maximum mean building height in districts D1-D4 is:

	D1	D2	D3	D4
Containing residential	42 ft ¹	42 ft ^{1,2}	85 ft ⁽²⁾	105 ft ⁽²⁾
Not containing residential				85 ft ⁽²⁾

MAXIMUM FLOOR AREA RATIO

The maximum floor area ratio permitted in Districts D1-D4 is as follows:

	D1	D2	D3	D4
Containing residential	No requirement	2.75	4.5	5.4
Not containing residential				4.5

YARD REQUIREMENTS

The minimum yard requirements for districts D1-D4 are as follows:

Principal Structures and Garages		D1 ³	D2	D3	D4
Front	All	15 ft	0 feet ⁴		
Street Side	All	15 ft	0 feet ⁴		
Interior Side, abutting	Residential district	15 ft	5 ft	15 ft	N/R
	Nonresidential district	no requirement			
Rear, abutting	Residential district	10 ft	15 feet		
	Nonresidential district	10 ft	no requirement		

Parking Setbacks		D1	D2	D3	D4
Front	All	Open, unenclosed parking prohibited			
Street Side	All	Open, unenclosed parking prohibited			
Interior Side, abutting	Residential district	10 feet			5 ft
	Nonresidential district	5 feet			
Rear, abutting	Residential district	5 ft	10 feet		
	Nonresidential district	5 feet		zero feet	5 ft

PERMITTED AND SPECIAL USES

	D1	D2	D3	D4
Apartment hotel			S	
Artist studio	P	P ⁵	P ⁵	P ⁵
Assisted living facility	S	S ⁵	S ⁵	S ⁵
Boarding house	S			
Commercial indoor recreation	P	P ⁵ , S ⁶	P	P
Commercial parking garage			P	S
Convenience store	S	S	S	S
Cultural facility	P	P	P	P
Daycare center – adult ⁷	S		S	S
Daycare center – child ⁸	S	S	S	S
Drive-through facility ⁹	S		S	S
Dwelling – multiple-family	P			
Dwellings (above ground floor)		P	P	P
Education institution – private or public	S	S	S	S
Financial institution	P	P ¹⁰	P	P
Food store establishment ¹¹	P	P	P	P
Food store establishment		P	P	P
Funeral services excluding on-site cremation	S	P	P	S
Government institutions	P	P	P	P
Hotel	P	P	P	P
Independent living facility	S	S ⁵	S ⁵	S
Long term care facility	S			
Media broadcasting station			P	
Membership organizations	P	P	P	P
Office	P	P	P	P
Open sales lot	S	S	S	S
Performance entertainment venue		S	S	S
Planned development ¹²	S	S	S	S
Public utility	P		P	P
Religious institution	P	S	S	S
Residential care home – Category I ¹³	P	P	P	P
Residential care home – Category II ¹³	P	S	S	S
Restaurant – Type 1	P	P	P	P
Restaurant – Type 2 ¹⁰		S	S	S
Retail goods or services establishment	P	P	P	P
Retirement hotel or home	S			
Sheltered care home	S			
Transitional shelters ¹⁴	S			
Wholesale goods establishment	S			

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

LOT SIZE

The minimum lot sizes in districts D1-D4 are as follows:

	D1	D2	D3	D4
Residential (square feet per d.u.)	5,000 (400/d.u.)		5,000 (300/du)	5,000 (400/du)
Nonresidential	no requirement			

d.u. = dwelling unit

¹ Notwithstanding the foregoing, buildings existing in this district as of the effective date hereof, shall, for the purpose of the district and the requirements, be deemed complying with the district building height requirements.

² Building height (floors or stories) when 75% or more of the gross floor area is devoted to accessory parking decks, up to a maximum of 4 stories or 40 feet, whichever is less, shall be excluded from the calculation of building height.

³ Notwithstanding the foregoing, buildings existing in the D1 district as of the effective date hereof, shall, for the purpose of the district and the requirements of this ordinance, be deemed complying with the D1 district yard requirements.

⁴ Zero setback is permitted if setbacks of any existing buildings on the same street form a substantially continuous setback along the public right of way; and if the proposed setback allows a minimum 5 feet clear width for pedestrian passage between the building's outermost projection and any objects lawfully occupying the public right of way, including, but not limited to, trees, parking meters, utility poles, bicycle racks, planter boxes and planting areas, newspaper vending boxes, fire hydrants, traffic signs, and bus shelters.

⁵ When located above the ground floor.

⁶ Located at ground level.

⁷ Subject to the requirements of section 6-4-3 of the ordinance.

⁸ Subject to the requirements of section 6-4-2 of the ordinance.

⁹ Accessory or principal.

¹⁰ Excluding drive-through facilities.

¹¹ With hours of operation between 6:00 am and 12:00 midnight.

¹² Subject to the requirements of sections 6-9-1-9 and 6-3-6 of the ordinance.

¹³ When located above the ground floor and subject to the requirements of section 6-4-4 of the ordinance.

¹⁴ Subject to the requirements of section 6-3-5-11 of the ordinance.