



# LAND USE COMMISSION

Wednesday, December 4, 2024 | 6:00 P.M.  
James C. Lytle City Council Chamber, Second Floor  
Lorraine H. Morton Civic Center, 2100 Ridge Avenue

## AGENDA

Those wishing to make public comments at the Land Use Commission meeting may submit written comments in advance or sign up to provide public comment in-person during the meeting by calling/texting 847-448-4311 or completing the Land Use Commission meeting online comment form available by clicking [here](#), or visiting the Land Use Commission webpage, <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>, clicking on How You Can Participate, then clicking on Public Comment Form. Community members may watch the Land Use Commission meeting online at [www.cityofevanston.org/channel16](http://www.cityofevanston.org/channel16) or on Cable Channel 16.

### I. CALL TO ORDER/DECLARATION OF A QUORUM

### II. NEW BUSINESS

#### A. Public Hearing | Text Amendment | Zoning Code - Envision Evanston 2045 | 24PLND-0043

City initiated Text Amendment to the Zoning Ordinance, Title 6 of the City Code, to repeal Chapter 7, Zoning Districts and Map; Chapter 8, Residential Districts; Chapter 9, Business Districts; Chapter 10, Commercial Districts; Chapter 11, Downtown Districts; Chapter 12, Research Park District; Chapter 13, Transitional Manufacturing Districts; Chapter 14, Industrial Districts; and Chapter 15, Special Purpose and Overlay Districts. These chapters will be replaced with Chapter 3, Zoning Districts. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-4-6 of the Evanston Zoning Ordinance.

#### B. Public Hearing | Map Amendment | Official Zoning Map - Envision Evanston 2045 | 24PLND-0044

City initiated Map Amendment to the Zoning Ordinance, Title 6 of the City Code, to redistrict all properties within the City of Evanston. The new zoning map is part of Envision Evanston 2045 and will remove all existing zoning and overlay districts and

*Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at [mmjones@cityofevanston.org](mailto:mmjones@cityofevanston.org) or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-866-2919 (Voice) or 847-866-5095 (TTY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.*

*La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).*

replace them with new districts. Interested parties can view the proposed map amendment at [envisionevanston2045.com](http://envisionevanston2045.com) to review the proposed zoning for their parcel. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-4-6 of the Evanston Zoning Ordinance.

**III. COMMUNICATIONS**

**IV. PUBLIC COMMENT**

**V. ADJOURNMENT**

The next Evanston Land Use Commission meeting will be held **on Wednesday, December 11, 2024, at 6:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.



# Memorandum

To: Chair and Members of the Land Use Commission

From: Meagan Jones, Neighborhood and Land Use Planner; Sam Hubbard, Senior Planner; Uri Pachter, Housing Planner; and Liz Williams, Planning Manager

Subject: Public Hearing - Envision Evanston 2045 Zoning Districts and Map 24PLND-0043 and 24PLND-0044

Date: November 20, 2024

## **Request**

A City initiated Text Amendment to the Zoning Ordinance, Title 6 of the City Code, to repeal Chapter 7, Zoning Districts and Map; Chapter 8, Residential Districts; Chapter 9, Business Districts; Chapter 10, Commercial Districts; Chapter 11, Downtown Districts; Chapter 12, Research Park District; Chapter 13, Transitional Manufacturing Districts; Chapter 14, Industrial Districts; and Chapter 15, Special Purpose and Overlay Districts. These chapters will be replaced with Chapter 3, Zoning Districts. The City also initiates a Zoning Map Amendment to the Zoning Ordinance, Title 6 of the City Code, to redistrict all properties within the City of Evanston. The new zoning map is part of Envision Evanston 2045 and will remove all existing zoning and overlay districts and replace them with new districts.

The Land Use Commission makes a recommendation to the City Council, the determining body for this case per Section 6-3-4-6 of the Evanston Zoning Ordinance.

## **Notice**

Notice for this hearing was filed in conformance with applicable procedural and public notice requirements including publication in the Chicago Tribune on November 19, 2024.

## **Background**

The City initiated Envision Evanston 2045, a year-long process to write a new Comprehensive Plan and Zoning Code. The City Council approved the process in July 2023 and entered into a contract with a consultant to analyze existing plans and facilitate an ongoing public engagement process to develop both documents. To date, the consultants have produced a Preliminary Findings Report and a Zoning Diagnostic Report summarizing existing conditions and key

findings to support the development of the draft Comprehensive Plan. The draft Comprehensive Plan was released on November 5, 2024, and the public hearing for its review opened at the November 20, 2024, Land Use Commission meeting and was continued to January 8, 2025.

The proposed zoning districts and zoning map were released on November 20, 2024. Community members and several City Boards, Commissions, and Committees, including the Land Use Commission, will take the next three months to review the draft before providing feedback and making recommendations to the City Council for their consideration in February 2025.

### **Future Land Use Map and Proposed Zoning Districts**

The Future Land Use Map within the draft Comprehensive Plan promotes a centers and corridors approach, considering the existing built environment, and how that may change over the next 20 years. The categories are included within the Land Use Chapter and helped inform the establishment of the proposed zoning districts, all of which are outlined below:

#### **Residential Categories:**

- Low Impact Residential - composed primarily of single-unit dwellings with some lots having the potential to accommodate up to four units. The lots are of a sufficient size to support different housing types, both standalone and connected, at similar scale and spacing between them and neighboring properties.  
Corresponding new zoning district - Residential 1, Residential 2
- Moderate Size Residential - includes existing multi-unit buildings with a moderate number of units, along with some single detached housing units on smaller lots. The smaller lots can accommodate more than one unit, while the larger lots can accommodate more units by expanding or redeveloping existing buildings or new construction  
Corresponding new zoning district - Residential 3
- Urban Living - includes large multi-unit buildings, often designed around a central courtyard, located near commercial areas and around downtown. These large properties can support significant buildings that might have small businesses on the ground floor, like coffee shops and convenience stores, to serve the local community.  
Corresponding new zoning district - Residential 4

#### **Mixed-Use Categories:**

- Neighborhood Pocket - includes small business areas surrounded by residential neighborhoods. These areas improve the quality of life for nearby residents and allow moderate mixed-use development that encourages local businesses to thrive while keeping a walkable feel. Within these areas, people can live, work, shop, and access services in their immediate neighborhood.  
Corresponding new zoning districts - Mixed-Use 1

- Business Districts - includes established business districts that have a mix of uses and could support additional housing development to help local businesses thrive. Their proximity to public transportation also makes these neighborhoods walkable and desirable to more residents.  
Corresponding new zoning districts - Mixed-Use 2
- Urban Mixed-Use - includes areas with a good mix of residential and commercial development and have some public transportation options but are more reliant on cars. Some places are restricted to businesses but don't permit housing because of past industrial use that is no longer relevant. There's a lot of potential for new development in these areas, where taller buildings and more density make sense. Recently, some main roads have been successfully redeveloped and this trend should continue, helping to improve underdeveloped properties. Over time, we expect less reliance on cars as more transit options become available and these areas become more walkable.  
Corresponding new zoning districts - Mixed-Use 3

**Downtown Categories:**

- Downtown - Evanston's downtown features a mix of buildings from low-rise historic ones to high-rise offices and apartment towers. The downtown core is an urban neighborhood with great public transportation and walkability. The neighborhood supports an active lifestyle where people can live, work, and access local businesses. It also provides amenities that attract people from throughout the north Chicago metro region and bring resources into the community. Tall buildings are allowed in the downtown area and are integrated with pedestrian-scale developments throughout and along the edge of the district as it transitions to nearby residential neighborhoods.  
Corresponding new zoning districts - Downtown 1, Downtown 2, Downtown 3

**Employment Categories:**

- Innovation and Creation - These areas consist of former industrial areas that host a mix of retail and service businesses, along with some light industrial uses. This land use category attracts new types of businesses, like research, technology, and labs to effectively adapt existing industrial spaces and create local jobs. As these areas transition they will reduce the impact on nearby homes and lead to fewer environmental issues.  
Corresponding new zoning district - Creation and Innovation
- Campuses - These areas contain various institutional campuses, including universities, high schools, hospitals, sports facilities, and senior living centers. Land within this category typically contains multiple buildings that provide an array of programming and services. Campuses will evolve as the institutions' goals and functions change and this land use category provides flexibility to accommodate emerging trends. Since these

institutions operate primarily within their campus boundaries, rules should provide flexibility to accommodate their needs to invest in aging buildings and new development to address changing programming.

Corresponding new zoning district - Institutional Campus, University 1, University 2  
University 3, University 4

### **Resource Categories:**

- Open Space - This category includes open space that the community values and uses frequently. This land is usually owned by the City and is used for different recreational activities, including parks and community centers. Since these areas are meant for everyone, rules should keep these green spaces intact and protect natural habitats while making them available for public use.

Corresponding new zoning district - Open Space

### **Proposed Zoning Districts**

Below are the purpose statements for each of the newly proposed zoning districts. Included with the statements are the existing zoning districts (or portions thereof) that generally correspond to the newly proposed districts. It is important to note that most of the proposed districts consist of multiple existing zoning districts and there are multiple instances where properties in an existing zoning district were not placed exactly into the generally corresponding proposed zoning district. As such, the comparison between an existing zoning district and a proposed zoning district is not an apples-to-apples relationship. For example, a property that is shown as R1 on the proposed zoning map may not necessarily be zoned R1 or R2 today.

- **Residential - 1 (R1) - *Currently R1, R2***

Purpose. The Residential - 1 District features detached single-unit homes with duplexes, triplexes, and fourplexes dispersed throughout the neighborhood to meet the needs of community members at different stages of life. The lots in this zone vary in size and are typically around 6,500 square feet or more to support a variety of housing types that are similar in scale.

- **Residential - 2 (R2) - *Currently R1, R2, R3***

Purpose. The Residential - 2 District predominantly features detached single-unit homes with duplexes, triplexes, and fourplexes dispersed throughout the neighborhood to meet the needs of residents at different stages of life. The lots in this zone are generally narrower than in the R1 District and vary in size, with an average of 4,500 square feet to support a variety of housing types that are similar in scale.

- **Residential - 3 (R3) - *Currently R4, R4a***

Purpose. The Residential – 3 District provides a wider variety of housing options at a moderate scale. This district allows medium-density housing solutions that bridge the

gap between single or two-unit homes and larger apartment complexes. A limited range of low-intensity compatible uses are also permitted within this district.

- **Residential - 4 (R4) - Currently R5, R6**

Purpose. The Residential – 4 District provides higher-density housing options, including multiunit and mixed-use residential buildings that may include neighborhood amenities such as small ground-floor food and beverage establishments and ground floor retail goods and service uses.

- **Mixed-Use - 1 (M1) - Currently B1, B2**

Purpose. The Mixed-Use – 1 District provides areas for smaller-scale retail and commercial uses as pedestrian-oriented amenities for residents of the immediate surrounding neighborhoods. These areas are characterized by low-impact commercial activities within or adjacent to primarily residential neighborhoods. Bulk regulations allow buildings that are typically built to the front lot line and form a semi-continuous street wall. Where ground-floor residential units are allowed, they should foster an active ground-floor street presence.

- **Mixed-Use - 2 (M2) - Currently B1, B1a, B2, some MXE**

Purpose. The Mixed-Use – 2 District encourages both smaller-scale retail and general commercial uses for residents of the immediate surrounding neighborhoods and serves as a destination for the broader community. This district also allows moderate-intensity mixed-use, office, and residential buildings to accommodate a variety of retail, service, and commercial uses, and housing.

- **Mixed-Use - 3 (M3) - Currently B3, C1, C1a, C2**

Purpose. The Mixed-Use – 3 District provides a mix of uses along major arterial streets and is generally located around or near public transportation corridors. This district accommodates new mixed-use development and redevelopment that is pedestrian friendly and offers a ground floor component and vertical or horizontal mixing of uses is encouraged.

- **Downtown - 1 (D1) - Currently D2, D4**

The Downtown – 1 District is intended for certain portions of the Downtown area that include structures of a moderate height, some of which may have historical significance. Building stock is typically older than within the Downtown – 2 and Downtown – 3 Districts. Development in this district shall maintain a pedestrian-oriented scale and strong orientation to the street.

- **Downtown - 2 (D2) - Currently D1, D4, RP**

The Downtown – 2 District encourages a mix of office, retail, and residential uses

while providing a transition to adjacent zoning districts. The Downtown – 2 District is suitable for areas around the Downtown – 3 but has lower height and area restrictions that will limit the scale of buildings and provide a transition to the Downtown – 3 District.

- **Downtown - 3 (D3) - Currently D3, D2, D4, RP**

The Downtown-3 District is intended to provide urban living in vibrant downtown Evanston by offering a mix of outdoor gathering options, businesses, and high-rise development. The district also encourages a mix of office uses and includes access to major transportation corridors and stations. This district allows the highest intensity of land use in terms of building scale. The district is designed to accommodate all types of businesses as well as residents who choose to live in an urban environment.

- **University - 1 (U1) - Currently T1, T2 (some O1)**

Purpose. The University – 1 District allows low and moderately intensive university and university-related uses operated for the purpose of education, recreation, research, and administration. Where this district is located across a street or alley from residential uses, sensitive site design is required to minimize impacts on the surrounding neighborhood.

- **University - 2 (U2) - Currently U1, U1a (some R6)**

Purpose. The University – 2 District includes university-related uses and creates a bridge to the Downtown area. Where adjacent to lower-density residential districts, the scale of development shall be reduced to provide a transition.

- **University - 3 (U3) - Currently U3**

Purpose. The University – 3 District encompasses Northwestern University’s campus core. This district accommodates the growth and development of the University and primarily includes land for education and research-related activities

- **University - 4 (U4) - Currently U2 - Campus Athletics**

Purpose. The University – 4 District is intended for university-related sports facilities that accommodate large assembly events. The district also allows smaller auxiliary university-related functions, such as general student recreational opportunities and sports-related educational classes.

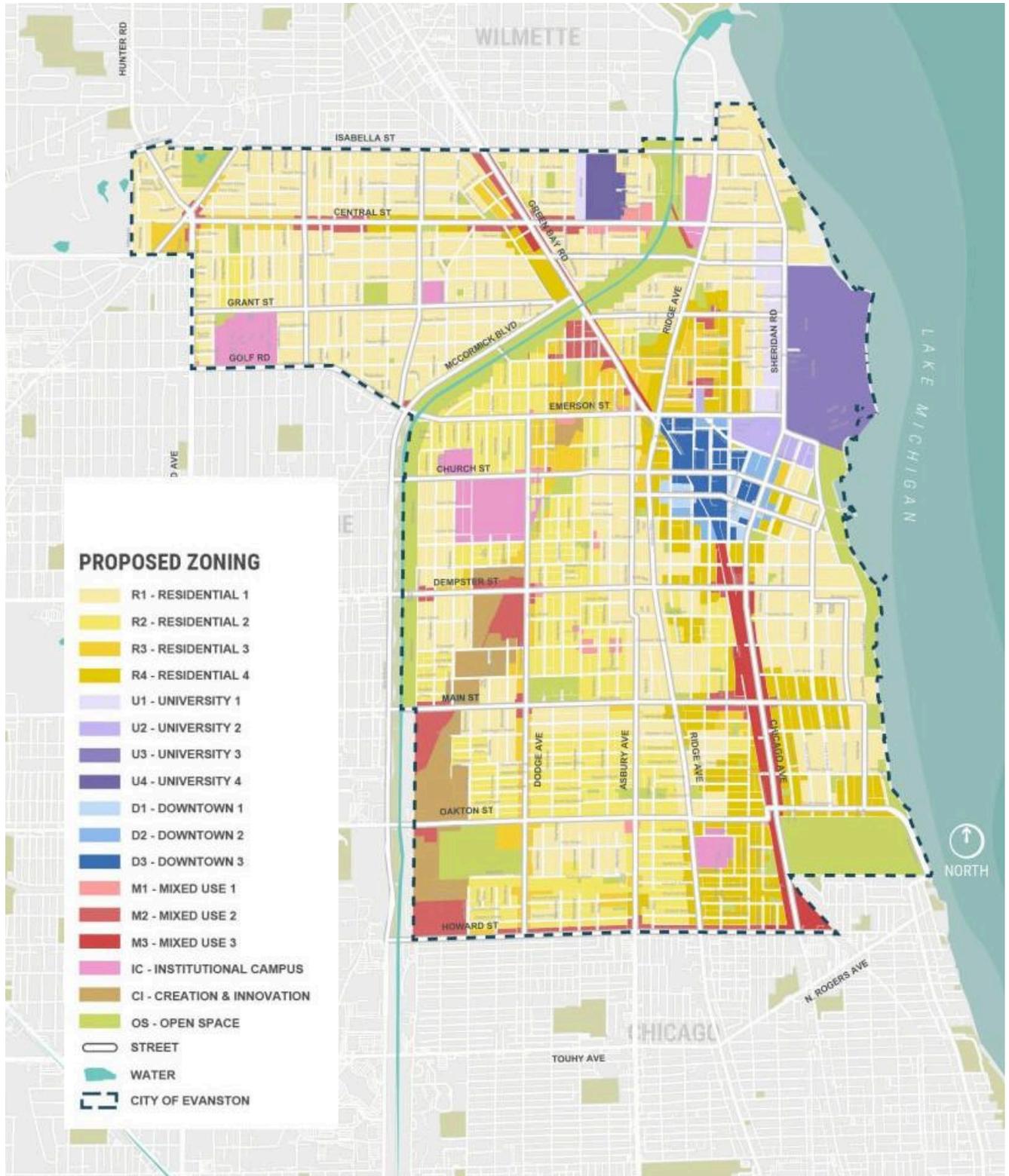
- **Institutional Campus (IC) - Hospitals, ETHS, Three Crowns, and Presbyterian Homes within a variety of zoning districts**

Purpose. The Institutional Campus District provides areas for larger institutional uses that typically develop as a unified campus with multiple buildings, such as hospitals, high schools, and retirement communities.

- **Creation and Innovation (CI) - Currently I1, I2, I3, MUE and some MXE**  
The Creation and Innovation District is intended to attract and retain industries and support the changing landscape of manufacturing. This district provides land for the growth of innovative technology and businesses. Where abutting or across the street from residential zoning, the uses in this district shall be designed to minimize adverse impacts.
- **Open Space (OS) - Currently OS**  
The Open Space District provides areas for community members to gather, be active, and connect to natural spaces.

### **Proposed Zoning Map**

Considering the proposed districts and their purpose statements listed above, along with the existing land uses and current built environment within the City, the Proposed Land Use Map serves as a guideline to establish the new zoning districts as shown in the Proposed Zoning Map below:



**Standards for Approval**

For the Land Use Commission to recommend that the City Council adopt the proposed text amendment, the Land Use Commission must find the Standards for Amendments (Section 6-3-4-5) met:

The wisdom of amending the text of the Zoning Ordinance or the Zoning Map is a matter committed to the sound legislative discretion of the City Council and is not controlled by any one standard. In making their determination, however, the City Council should, in determining whether to adopt or deny, or to adopt some modification of the Land Use Commission's recommendation consider, among other factors, the following:

- A. Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive General Plan, as adopted and amended from time to time by the City Council.
- B. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property.
- C. Whether the proposed amendment will have an adverse effect on the value of adjacent properties.
- D. The adequacy of public facilities and services.

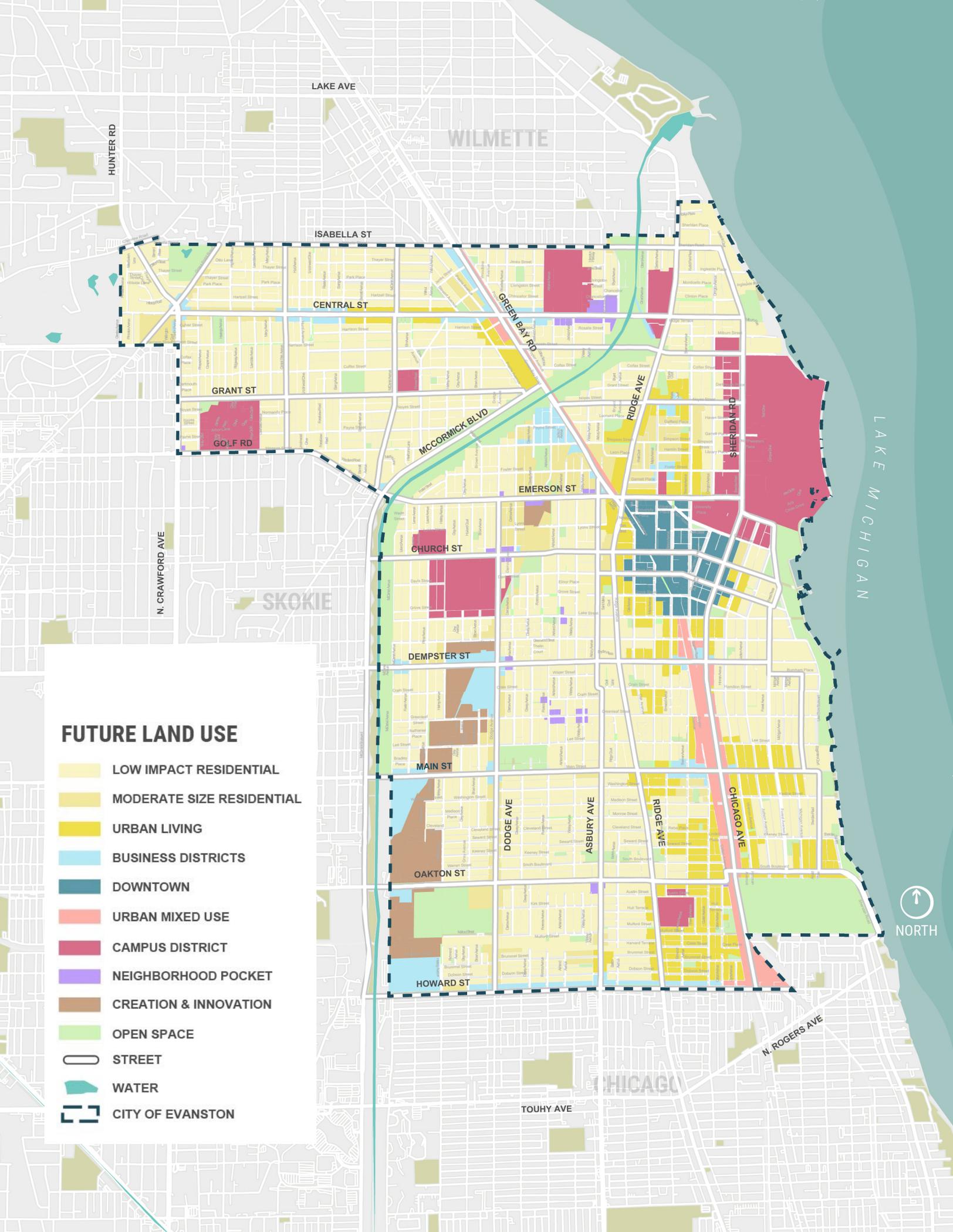
### **Procedure and Next Steps**

In addition to the public hearing for the map and text amendments and Land Use Commission's recommendation, the City will host Town Hall sessions so community members can share feedback on the draft zoning code and map.

On December 4, 2024, the Land Use Commission will open the public hearing for the proposed zoning text and map amendments. The Commission will hear a presentation from City staff and then community members will have an opportunity to share their comments. Once public testimony has concluded, the Commission will then provide comments. On December 11th and December 18th, the Commission will continue review of the proposed text amendment, reviewing uses and standards and remaining zoning code topics, respectively. The public hearing is anticipated to be continued to January 8, 2025, where any requested continuances will be heard and the Commission will provide additional comment. The public hearing is scheduled to be closed on January 15, 2024, with the Commission's deliberations and recommendation to the City Council. The code will be updated and go before the City Council for review in February 2025.

### **Attachments**

Future Land Use Map  
Current Zoning Map  
Proposed Zoning Map  
Proposed Zoning District Standards



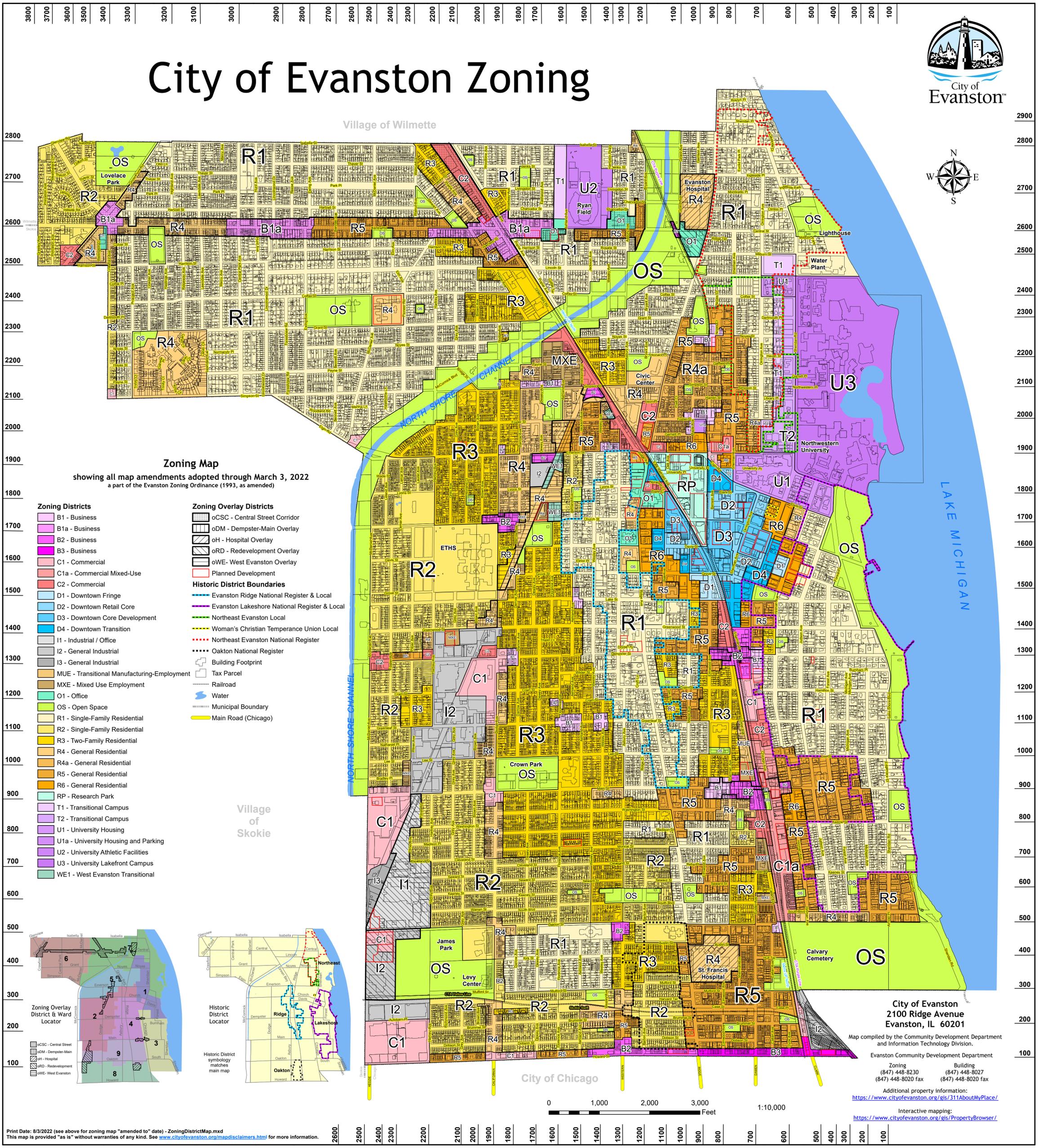
## FUTURE LAND USE

- LOW IMPACT RESIDENTIAL
- MODERATE SIZE RESIDENTIAL
- URBAN LIVING
- BUSINESS DISTRICTS
- DOWNTOWN
- URBAN MIXED USE
- CAMPUS DISTRICT
- NEIGHBORHOOD POCKET
- CREATION & INNOVATION
- OPEN SPACE
- STREET
- WATER
- CITY OF EVANSTON



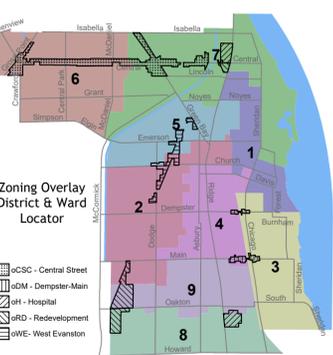
NORTH

# City of Evanston Zoning



**Zoning Map**  
 showing all map amendments adopted through March 3, 2022  
 a part of the Evanston Zoning Ordinance (1993, as amended)

- |  |   |
|--|---|
| <p><b>Zoning Districts</b></p> <ul style="list-style-type: none"> <li>B1 - Business</li> <li>B1a - Business</li> <li>B2 - Business</li> <li>B3 - Business</li> <li>C1 - Commercial</li> <li>C1a - Commercial Mixed-Use</li> <li>C2 - Commercial</li> <li>D1 - Downtown Fringe</li> <li>D2 - Downtown Retail Core</li> <li>D3 - Downtown Core Development</li> <li>D4 - Downtown Transition</li> <li>I1 - Industrial / Office</li> <li>I2 - General Industrial</li> <li>I3 - General Industrial</li> <li>MUE - Transitional Manufacturing-Employment</li> <li>MXE - Mixed Use Employment</li> <li>O1 - Office</li> <li>OS - Open Space</li> <li>R1 - Single-Family Residential</li> <li>R2 - Single-Family Residential</li> <li>R3 - Two-Family Residential</li> <li>R4 - General Residential</li> <li>R4a - General Residential</li> <li>R5 - General Residential</li> <li>R6 - General Residential</li> <li>RP - Research Park</li> <li>T1 - Transitional Campus</li> <li>T2 - Transitional Campus</li> <li>U1 - University Housing</li> <li>U1a - University Housing and Parking</li> <li>U2 - University Athletic Facilities</li> <li>U3 - University Lakefront Campus</li> <li>WE1 - West Evanston Transitional</li> </ul> | <p><b>Zoning Overlay Districts</b></p> <ul style="list-style-type: none"> <li>oCSC - Central Street Corridor</li> <li>oDM - Dempster-Main Overlay</li> <li>oH - Hospital Overlay</li> <li>oRD - Redevelopment Overlay</li> <li>oWE - West Evanston Overlay</li> <li>Planned Development</li> </ul> <p><b>Historic District Boundaries</b></p> <ul style="list-style-type: none"> <li>Evanston Ridge National Register &amp; Local</li> <li>Evanston Lakeshore National Register &amp; Local</li> <li>Northeast Evanston Local</li> <li>Woman's Christian Temperance Union Local</li> <li>Northeast Evanston National Register</li> <li>Oakton National Register</li> </ul> <p><b>Other Symbols</b></p> <ul style="list-style-type: none"> <li>Building Footprint</li> <li>Tax Parcel</li> <li>Railroad</li> <li>Water</li> <li>Municipal Boundary</li> <li>Main Road (Chicago)</li> </ul> |
|--|---|



**City of Evanston**  
 2100 Ridge Avenue  
 Evanston, IL 60201

Map compiled by the Community Development Department and Information Technology Division.

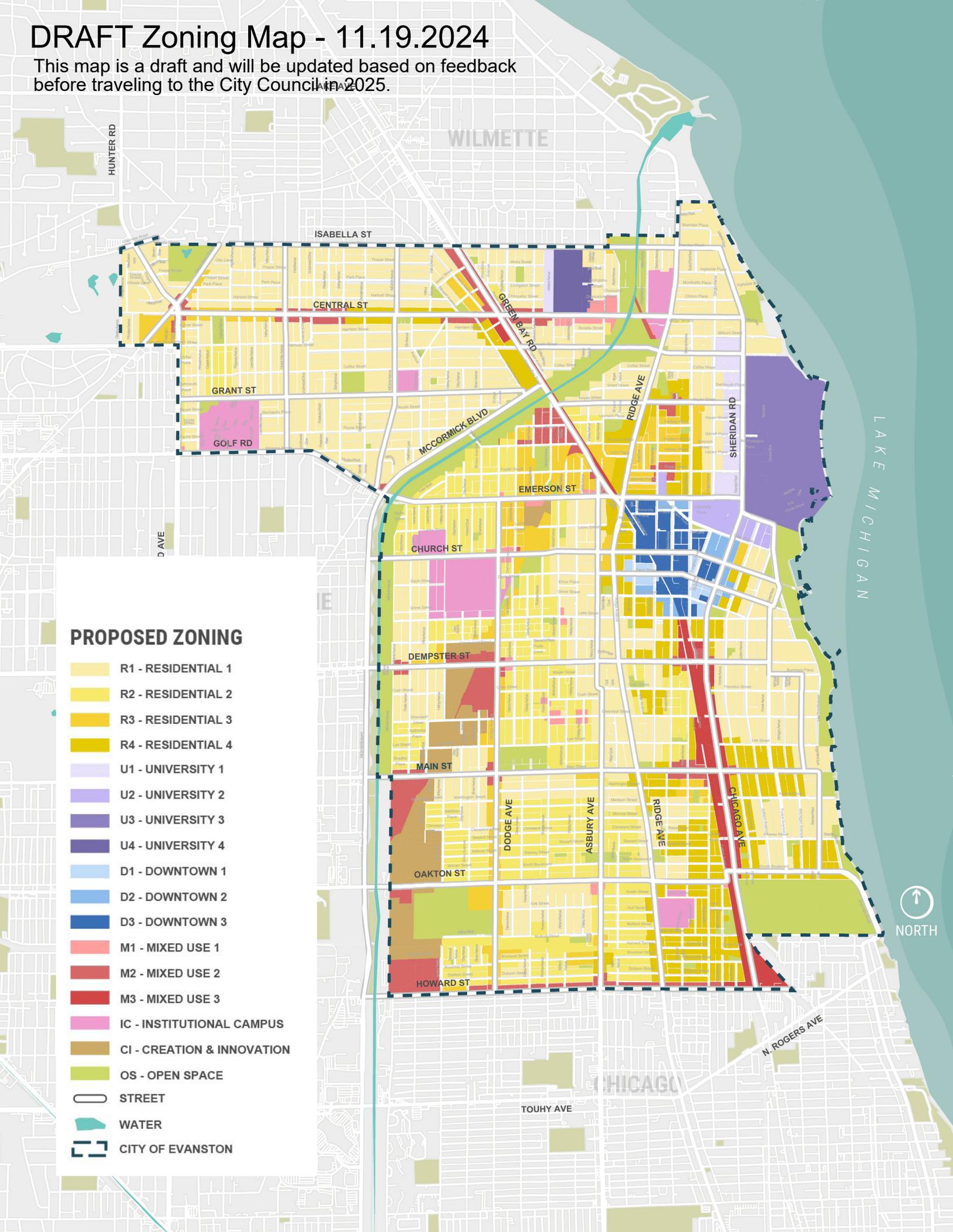
Evanston Community Development Department  
 Zoning (847) 448-8230 Building (847) 448-8027  
 (847) 448-8020 fax (847) 448-8020 fax

Additional property information:  
<https://www.cityofevanston.org/gis/311AboutMyPlace/>

Interactive mapping:  
<https://www.cityofevanston.org/gis/PropertyBrowser/>

# DRAFT Zoning Map - 11.19.2024

This map is a draft and will be updated based on feedback before traveling to the City Council in 2025.



## PROPOSED ZONING

-  R1 - RESIDENTIAL 1
-  R2 - RESIDENTIAL 2
-  R3 - RESIDENTIAL 3
-  R4 - RESIDENTIAL 4
-  U1 - UNIVERSITY 1
-  U2 - UNIVERSITY 2
-  U3 - UNIVERSITY 3
-  U4 - UNIVERSITY 4
-  D1 - DOWNTOWN 1
-  D2 - DOWNTOWN 2
-  D3 - DOWNTOWN 3
-  M1 - MIXED USE 1
-  M2 - MIXED USE 2
-  M3 - MIXED USE 3
-  IC - INSTITUTIONAL CAMPUS
-  CI - CREATION & INNOVATION
-  OS - OPEN SPACE
-  STREET
-  WATER
-  CITY OF EVANSTON



NORTH

---

## Chapter 3 - Zoning Districts

---

### **6.3.1. - ESTABLISHMENT OF ZONES AND DISTRICTS**

For the purposes of this Zoning Code, the city is divided into the following zoning districts:

- (A) Residential - 1 (R1)
- (B) Residential - 2 (R2)
- (C) Residential - 3 (R3)
- (D) Residential - 4 (R4)
- (E) Mixed-Use - 1 (M1)
- (F) Mixed-Use - 2 (M2)
- (G) Mixed-Use - 3 (M3)
- (H) Downtown - 1 (D1)
- (I) Downtown - 2 (D2)
- (J) Downtown - 3 (D3)
- (K) University - 1 (U1)
- (L) University - 2 (U2)
- (M) University - 3 (U3)
- (N) University - 4 (U4)
- (O) Institutional Campus (IC)
- (P) Creation and Innovation (CI)
- (Q) Open Space (OS)

### **6.3.2. - ZONING MAP**

- (A) The location and boundaries of the districts established by this Zoning Code are set forth on the Zoning Map entitled "City of Evanston Zoning Map," which is incorporated herein, and hereby made a part of this Zoning Code. The map, together with all notations, references, amendments, and other information shown on that map, shall be as much a part of this Zoning Code as if fully described in this Zoning Code.
- (B) Where there is uncertainty, conflict, or contradiction as to the boundary of any zoning district as shown on the Zoning Map, the following rules shall apply:
1. District boundary lines shall be either the centerlines of streets, alleys, or easements; tract, lot lines, or such lines extended, unless otherwise clearly indicated on the Zoning Map; and
  2. Where, as of the effective date of this Zoning Code, a district boundary line divides a lot in single ownership, the regulations for either portion of the lot may, upon the determination of the City Manager or designee, extend to the entire lot.

DRAFT

**6.3.3. - RESIDENTIAL - 1 DISTRICT (R1)**



- (A) Purpose. The Residential - 1 District features detached single-unit homes with duplexes, triplexes, and fourplexes dispersed throughout the neighborhood to meet the needs of community members at different stages of life. The lots in this zone vary in size and are typically around 6,500 square feet or more to support a variety of housing types that are similar in scale.
- (B) Residential - 1 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated, in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	6,500 sq. ft. min.
Lot Width	35 ft. min.
No. of Principal Structures per Lot	1 max.
Distance Between Principal Structures	N/A
Impervious Surface Coverage	45% max.
Building Lot Coverage	35% max. Exception: Up to 480 sq. ft. of a detached accessory garage is

Zoning Code of the City of Evanston, Illinois

	exempt from contributing to total building lot coverage.
Floor-Area Ratio	N/A
Front Yard Setback	<p>27 ft. min.</p> <p>Exception: For interior lots, the required minimum front yard setback shall be the average of the existing front yard setbacks of the principal buildings on the abutting zoning lots on each side, but in no case shall the required front yard setback be greater than 27 feet. Where one or both of the abutting zoning lots do not contain a principal structure, that lot(s) shall be considered as having a 27' front yard setback for the purposes of calculating the average. Where one of the abutting lots is a corner lot with its street side yard setback along the same frontage, that lot shall be considered as having a 27' front yard setback for the purposes of calculating the average.</p> <p>For corner lots, the required minimum front yard setback shall be the average of the existing front yard setback of the principal building on the abutting lot along the same frontage and 27 feet. In no case shall the required front yard setback be greater than 27 feet.</p> <p>For unique lots where neither of the interior lot or corner lot situations apply, the minimum required front yard setback shall be 27 feet.</p>
Side Street Yard Setback	10 ft. min.
Interior Side Yard Setback	5 ft. min.
Rear Yard Setback	25 ft. min.
Upper Floor Setback	N/A
Building Height	3 stories and 35 ft. max.
Required Transparency	N/A
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

**6.3.4. - RESIDENTIAL - 2 DISTRICT (R2)**



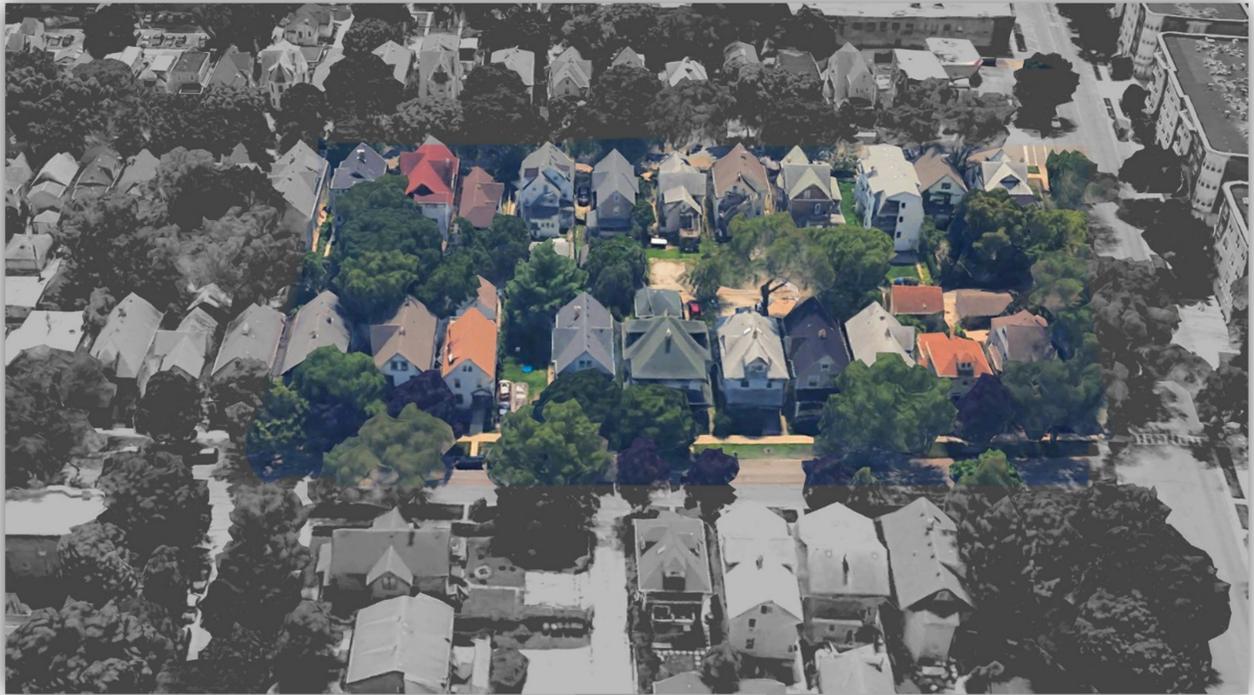
- (A) Purpose. The Residential - 2 District predominantly features detached single-unit homes with duplexes, triplexes, and fourplexes dispersed throughout the neighborhood to meet the needs of residents at different stages of life. The lots in this zone are generally narrower than in the R1 District and vary in size, with an average of 4,500 square feet to support a variety of housing types that are similar in scale.
- (B) Residential - 2 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	4,500 sq. ft. min.
Lot Width	25 ft. min.
No. of Principal Structures per Lot	1 max.
Distance Between Principal Structures	N/A
Impervious Surface Coverage	60% max.
Building Lot Coverage	45% max. Exception: Up to 480 sq. ft. of a detached accessory garage is

Zoning Code of the City of Evanston, Illinois

	exempt from contributing to total building lot coverage.
Floor-Area Ratio	N/A
Front Yard Setback	<p>27 ft. min.</p> <p>Exception: For interior lots, the required minimum front yard setback shall be the average of the existing front yard setbacks of the principal buildings on the abutting zoning lots on each side, but in no case shall the required front yard setback be greater than 27 feet. Where one or both of the abutting zoning lots do not contain a principal structure, that lot(s) shall be considered as having a 27' front yard setback for the purposes of calculating the average. Where one of the abutting lots is a corner lot with its street side yard setback along the same frontage, that lot shall be considered as having a 27' front yard setback for the purposes of calculating the average.</p> <p>For corner lots, the required minimum front yard setback shall be the average of the existing front yard setback of the principal building on the abutting lot along the same frontage and 27 feet. In no case shall the required front yard setback be greater than 27 feet.</p> <p>For unique lots where neither of the interior lot or corner lot situations apply, the minimum required front yard setback shall be 27 feet.</p>
Side Street Yard Setback	10 ft. min.
Interior Side Yard Setback	3 ft. min.
Rear Yard Setback	25 ft. min.
Upper Floor Setback	N/A
Building Height	3 stories and 35 ft. max.
Required Transparency	N/A
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

**6.3.5. - RESIDENTIAL - 3 DISTRICT (R3)**



- (A) Purpose. The Residential – 3 District provides a wider variety of housing options at a moderate scale. This district allows medium-density housing solutions that bridge the gap between single- or two-unit homes and larger apartment complexes. A limited range of low-intensity compatible uses are also permitted within this district.
- (B) Residential – 3 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	4,500 sq. ft. min.
Lot Width	N/A
No. of Principal Structures per Lot	1 max.
Distance Between Principal Structures	N/A
Impervious Surface Coverage	60% max.
Building Lot Coverage	45% max. Exception: Up to 480 sq. ft. of a detached accessory garage is exempt from contributing to total building lot coverage.

Zoning Code of the City of Evanston, Illinois

Floor-Area Ratio	N/A
Front Yard Setback	<p>27 ft. min.</p> <p>Exception: For interior lots, the required minimum front yard setback shall be the average of the existing front yard setbacks of the principal buildings on the abutting zoning lots on each side, but in no case shall the required front yard setback be greater than 27 feet. Where one or both of the abutting zoning lots do not contain a principal structure, that lot(s) shall be considered as having a 27' front yard setback for the purposes of calculating the average. Where one of the abutting lots is a corner lot with its street side yard setback along the same frontage, that lot shall be considered as having a 27' front yard setback for the purposes of calculating the average.</p> <p>For corner lots, the required minimum front yard setback shall be the average of the existing front yard setback of the principal building on the abutting lot along the same frontage and 27 feet. In no case shall the required front yard setback be greater than 27 feet.</p> <p>For unique lots where neither of the interior lot or corner lot situations apply, the minimum required front yard setback shall be 27 feet.</p>
Side Street Yard Setback	10 ft. min.
Interior Side Yard Setback	3 ft. min.
Rear Yard Setback	25 ft. min.
Upper Floor Setback	Where a front yard or street side yard is adjacent to a lot located within a zoning district that has a lesser maximum permitted building height, a 5' minimum setback is required along the entire frontage of the first complete floor that exceeds the maximum building height permitted in the adjacent zoning district.
Building Height	50 ft. max.
Required Transparency	N/A
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

**6.3.6. - RESIDENTIAL - 4 DISTRICT (R4)**

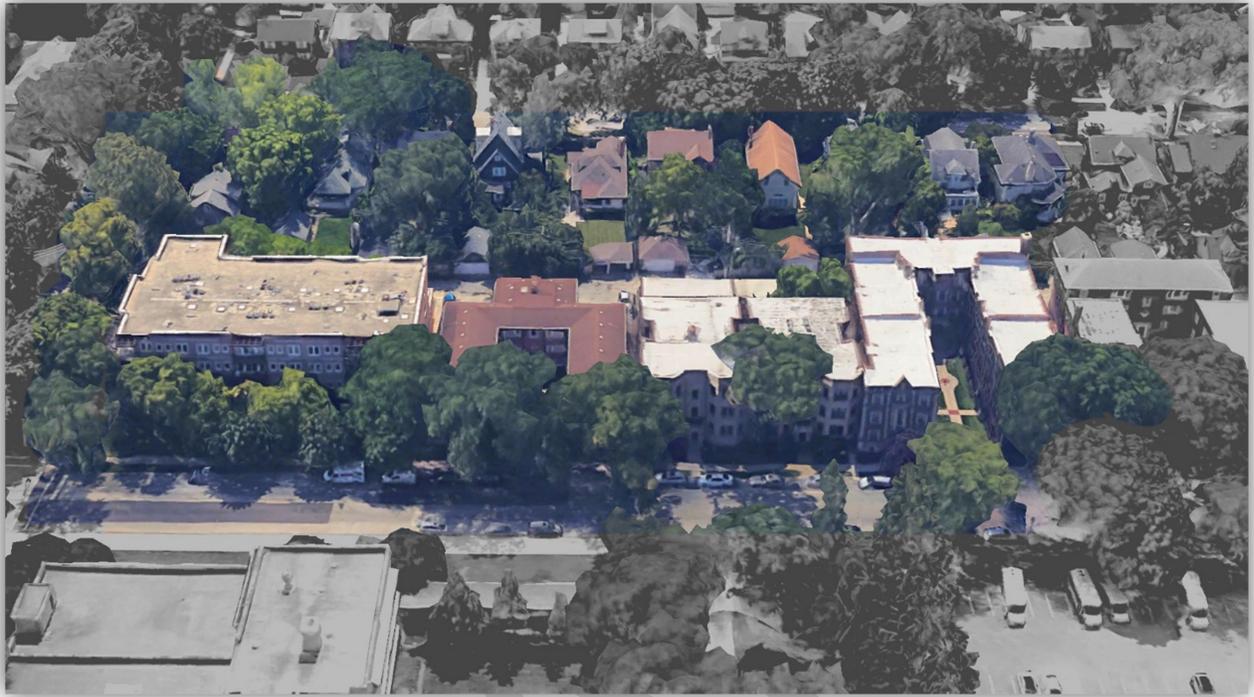


- (A) Purpose. The Residential – 4 District provides higher-density housing options, including multi-unit and mixed-use residential buildings that may include neighborhood amenities such as small ground floor food and beverage establishments and ground floor retail goods and service uses.
- (B) Residential – 4 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	4,500 sq. ft. min.
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A
Floor-Area Ratio	4
Front Yard Setback	10 ft. min.

	<p>Exception: For interior lots, the required minimum front yard setback shall be the average of the existing front yard setbacks of the principal buildings on the abutting zoning lots on each side, but in no case shall the required front yard setback be greater than 27 feet. Where one or both of the abutting zoning lots do not contain a principal structure, that lot(s) shall be considered as having a 10' front yard setback for the purposes of calculating the average. Where one of the abutting lots is a corner lot with its street side yard setback along the same frontage, that lot shall be considered as having a 10' front yard setback for the purposes of calculating the average.</p> <p>For corner lots, the required minimum front yard setback shall be the average of the existing front yard setback of the principal building on the abutting lot along the same frontage and 10 feet. In no case shall the required front yard setback be greater than 27 feet.</p> <p>For unique lots where neither of the interior lot or corner lot situations apply, the minimum required front yard setback shall be 10 feet.</p>
Side Street Yard Setback	10 ft. min.
Interior Side Yard Setback	3 ft. min.
Rear Yard Setback	5 ft. min.
Upper Floor Setback	Where a front yard or street side yard is adjacent to a lot located within a zoning district that has a lower maximum building height, a 5' min setback is required along the entire frontage of the first complete floor that exceeds the maximum building height permitted in the adjacent zoning district.
Building Height	65 ft.
Required Transparency	N/A
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

**6.3.7. - MIXED-USE – 1 DISTRICT (M1)**



- (A) Purpose. The Mixed-Use – 1 District provides areas for smaller-scale retail and commercial uses as pedestrian-oriented amenities for residents of the immediate surrounding neighborhoods. These areas are characterized by low-impact commercial activities within or adjacent to neighborhoods that are primarily residential. Bulk regulations allow buildings that are typically built to the front lot line and form a semi-continuous street wall. Where ground-floor residential units are allowed, they should foster an active ground-floor street presence.
- (B) Mixed-Use –1 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	4,500 sq. ft. min.
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A

Zoning Code of the City of Evanston, Illinois

Building Lot Coverage	N/A
Floor-Area Ratio	3
Front Yard Setback	0 ft. min.
Side Street Yard Setback	0 ft. min.
Interior Side Yard Setback	0 ft. min.
Rear Yard Setback	Where a rear yard abuts an alley, a 5' min. rear yard setback shall be required for the first 16' feet of building height.
Upper Floor Setback	Where a front yard or street side yard is adjacent to a lot located within a zoning district that has a lower maximum building height, a 5' min setback is required along the entire frontage of the first complete floor that exceeds the maximum building height permitted in the adjacent zoning district.
Building Height	50 ft. max.
Required Transparency	When ground floor commercial space is present: at least 50% of the wall surface area between 2'-8' in height on the ground-floor-level street-facing façade must be comprised of transparent windows.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

DRAFT

**6.3.8. - MIXED-USE – 2 DISTRICT (M2)**



- (A) Purpose. The Mixed-Use – 2 District encourages both smaller-scale retail and general commercial uses for residents of the immediate surrounding neighborhoods and serve as a destination for the broader community. This district also allows moderate intensity mixed-use, office, and residential buildings to accommodate a variety of retail, service, and commercial uses, and housing.
- (B) Mixed-Use – 2 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	4,500 sq. ft. min.
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A

Zoning Code of the City of Evanston, Illinois

Floor-Area Ratio	5 max.
Front Yard Setback	0 ft. min.
Side Street Yard Setback	0 ft. min.
Interior Side Yard Setback	0 ft. min.
Rear Yard Setback	Where a rear yard abuts an alley, a 5' min. rear yard setback shall be required for the first 16' feet of building height.
Upper Floor Setback	Where a front yard or street side yard is adjacent to a lot located within a zoning district that has a lower maximum building height, a 5' min setback is required along the entire frontage of the first complete floor that exceeds the maximum building height permitted in the adjacent zoning district.
Building Height	65 ft. max.
Required Transparency	When ground floor commercial space is present: at least 50% of the wall surface area between 2'-8' in height on the ground-floor-level street-facing façade must be comprised of transparent windows.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

DRAFT

**6.3.9. - MIXED-USE – 3 DISTRICT (M3)**



- (A) Purpose. The Mixed-Use – 3 District provides a mix of uses along major arterial streets and is generally located around or near public transportation corridors. This district accommodates new mixed-use development and redevelopment that is pedestrian friendly that offer a ground-floor component and vertical or horizontal mixing of uses is encouraged.
- (B) Mixed-Use – 3 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	4,500 sq. ft. min.
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot.
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A
Floor-Area Ratio	6 max.

Front Yard Setback	0 ft. min.
Side Street Yard Setback	0 ft. min.
Interior Side Yard Setback	0 ft. min.
Rear Yard Setback	Where a rear yard abuts an alley, a 5' min. rear yard setback shall be required for the first 16' feet of building height.
Upper Floor Setback	Where a front yard or street side yard is adjacent to a lot located within a zoning district that has a lower maximum building height, a 5' min setback is required along the entire frontage of the first complete floor that exceeds the maximum building height permitted in the adjacent zoning district.
Building Height	100 ft. max.
Required Transparency	When ground floor commercial space is present: at least 50% of the wall surface area between 2'-8' in height on the ground-floor-level street-facing façade must be comprised of transparent windows.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

DRAFT

**6.3.10. - DOWNTOWN – 1 DISTRICT (D1)**



- (A) Purpose. The Downtown – 1 District is intended for certain portions of the Downtown area that include structures of a moderate height, some of which may have historical significance. Building stock is typically older than within the Downtown – 2 and Downtown – 3 Districts. Development in this district shall maintain a pedestrian-oriented scale and strong orientation to the street.
- (B) Downtown – 1 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated, in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	N/A
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A

Zoning Code of the City of Evanston, Illinois

Floor-Area Ratio	5 max.
Front Yard Setback	0 ft. min.
Side Street Yard Setback	0 ft. min.
Interior Side Yard Setback	0 ft. min.
Rear Yard Setback	Where a rear yard abuts an alley, a 5' min. rear yard setback shall be required for the first 16' feet of building height.
Upper Floor Setback	N/A
Building Height	65 ft. max.
Required Transparency	When ground floor commercial space is present: at least 50% of the wall surface area between 2'-8' in height on the ground-floor-level street-facing façade must be comprised of transparent windows.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

DRAFT

**6.3.11. - DOWNTOWN – 2 DISTRICT (D2)**



- (A) Purpose. The Downtown – 2 District encourages a mix of office, retail, and residential uses while providing a transition to adjacent zoning districts. The Downtown – 2 District is suitable for areas around the Downtown – 3 but has lower height and area restrictions that will limit the scale of buildings and provide a buffer around the Downtown – 3 District.
- (B) Downtown – 2 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	N/A
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A
Floor-Area Ratio	7 max.

Zoning Code of the City of Evanston, Illinois

Front Yard Setback	0 ft. min.
Side Street Yard Setback	0 ft. min.
Interior Side Yard Setback	0 ft. min.
Rear Yard Setback	Where a rear yard abuts an alley, a 5' min. rear yard setback shall be required for the first 16' feet of building height.
Upper Floor Setback	For buildings 55 feet in height and greater: A 15' minimum building setback is required along the entire public street frontage, which shall begin anywhere between 20'-50' in height. Additionally, a 25' minimum building setback is required anywhere to begin between 85'-120' in height along the entire public street frontage. On lots with more than one public street frontage, the 15' and 25' setbacks are only required along one such public street frontage. Alleys are not considered a public street frontage.
Building Height	135 ft. max.
Required Transparency	When ground floor commercial space is present: at least 50% of the wall surface area between 2'-8' in height on the ground-floor-level street-facing façade must be comprised of transparent windows.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

DRAFT

**6.3.12. - DOWNTOWN – 3 DISTRICT (D3)**



- (A) Purpose. The Downtown-3 District is intended to provide urban living in vibrant downtown Evanston by offering a mix of outdoor gathering options, businesses, and high-rise development. The district also encourages a mix of office uses and includes access to major transportation corridors and stations. This district allows the highest intensity of land use in terms of building scale. The district is designed to accommodate all types of businesses as well as residents who choose to live in an urban environment.
- (B) Downtown – 3 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	N/A
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A

Zoning Code of the City of Evanston, Illinois

Building Lot Coverage	N/A
Floor-Area Ratio	9 max.
Front Yard Setback	0 ft. min.
Side Street Yard Setback	0 ft. min.
Interior Side Yard Setback	0 ft. min.
Rear Yard Setback	Where a rear yard abuts an alley, a 5' min. rear yard setback shall be required for the first 16' feet of building height.
Upper Floor Setback	For buildings 55 feet in height and greater: A 15' minimum building setback is required along the entire public street frontage, which shall begin anywhere between 20'-50' in height. Additionally, a 25' minimum building setback is required anywhere between 85'-120' in height along the entire public street frontage. On lots with more than one public street frontage, the 15' and 25' setbacks are only required along one such public street frontage. Alleys are not considered a public street frontage.
Building Height	N/A
Required Transparency	When ground floor commercial space is present: at least 50% of the wall surface area between 2'-8' in height on the ground-floor-level street-facing façade must be comprised of transparent windows.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

**6.3.13. - UNIVERSITY – 1 DISTRICT (U1)**



- (A) Purpose. The University – 1 District allows low and moderately intensive university and university-related uses operated for the purpose of education, recreation, research, and administration. Where this district is located across a street or alley from residential uses, sensitive site design is required to minimize impacts on the surrounding neighborhood.
- (B) University –1 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	N/A
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot.
Distance Between Principal Structures	20 ft. min.
Impervious Surface Coverage	N/A
Building Lot Coverage	50% max.
Floor-Area Ratio	N/A

Front Yard Setback	<p>27 ft. min.</p> <p>Exception: For interior lots, the required minimum front yard setback shall be the average of the existing front yard setbacks of the principal buildings on the abutting zoning lots on each side, but in no case shall the required front yard setback be greater than 27 feet. Where one or both of the abutting zoning lots do not contain a principal structure, that lot(s) shall be considered as having a 27' front yard setback for the purposes of calculating the average. Where one of the abutting lots is a corner lot with its street side yard setback along the same frontage, that lot shall be considered as having a 27' front yard setback for the purposes of calculating the average.</p> <p>For corner lots, the required minimum front yard setback shall be the average of the existing front yard setback of the principal building on the abutting lot along the same frontage and 27'. In no case shall the required front yard setback be greater than 27 feet.</p> <p>For unique lots where neither of the interior lot or corner lot situations apply, the minimum required front yard setback shall be 27'.</p>
Side Street Yard Setback	15 ft. min.
Interior Side Yard Setback	10 ft. min.
Rear Yard Setback	25 ft. min.
Upper Floor Setback	N/A
Building Height	45 ft. max. when adjacent to any residential zoning district; otherwise 60 ft. max.
Required Transparency	N/A
Transitional Landscape Area	For lots abutting Ashland Avenue: 15' deep landscape buffer is required along any lot line that is adjacent to a residential district.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

**6.3.14. - UNIVERSITY – 2 DISTRICT (U2)**



- (A) Purpose. The University – 2 District includes university-related uses and creates a bridge to the Downtown area. Where adjacent to lower-density residential districts, the scale of development shall be reduced to provide a transition.
- (B) University – 2 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated, in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	N/A
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A
Floor-Area Ratio	N/A
Front Yard Setback	27 ft. min.

	<p>Exception: For interior lots, the required minimum front yard setback shall be the average of the existing front yard setbacks of the principal buildings on the abutting zoning lots on each side, but in no case shall the required front yard setback be greater than 27 feet. Where one or both of the abutting zoning lots do not contain a principal structure, that lot(s) shall be considered as having a 27' front yard setback for the purposes of calculating the average. Where one of the abutting lots is a corner lot with its street side yard setback along the same frontage, that lot shall be considered as having a 27' front yard setback for the purposes of calculating the average.</p> <p>For corner lots, the required minimum front yard setback shall be the average of the existing front yard setback of the principal building on the abutting lot along the same frontage and 27'. In no case shall the required front yard setback be greater than 27 feet.</p> <p>For unique lots where neither of the interior lot or corner lot situations apply, the minimum required front yard setback shall be 27'.</p>
Side Street Yard Setback	20 ft. min.
Interior Side Yard Setback	5 ft. min.
Rear Yard Setback	5 ft. min.
Upper Floor Setback	N/A
Building Height	50 ft. max height within the first 100' of lot depth along any street frontage that is adjacent to a residentially zoned district; otherwise 135 ft. max.
Required Transparency	N/A
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

**6.3.15. - UNIVERSITY - 3 DISTRICT (U3)**



- (A) Purpose. The University – 3 District encompasses Northwestern University’s campus core. This district accommodates the growth and development of the University and primarily includes land for education and research related activities.
- (B) University – 3 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	N/A
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	20 ft. min.
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A
Floor-Area Ratio	N/A
Front Yard Setback	27 ft. min.

Zoning Code of the City of Evanston, Illinois

Side Street Yard Setback	27 ft. min.
Interior Side Yard Setback	0 ft. min.
Rear Yard Setback	0 ft. min.
Upper Floor Setback	N/A
Building Height	150 ft. max.
Required Transparency	N/A
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

DRAFT

**6.3.16. - UNIVERSITY – 4 DISTRICT (U4)**



- (A) Purpose. The University – 4 District is intended for university-related sports facilities that accommodate large assembly events. The district also allows smaller auxiliary university-related functions, such as general student recreational opportunities and sports-related educational classes.
- (B) University – 4 District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated, in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	40,000 sq. ft. min.
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	20 ft. min.
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A
Floor-Area Ratio	N/A

Zoning Code of the City of Evanston, Illinois

Front Yard Setback	27 ft. min.
Side Street Yard Setback	20 ft. min.
Interior Side Yard Setback	15 ft. min.
Rear Yard Setback	30 ft. min.
Upper Floor Setback	N/A
Building Height	125 ft. max.
Required Transparency	N/A
Transitional Landscape Area	35' deep landscape buffer is required along any lot line that abuts a residential district.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

DRAFT

**6.3.17. - INSTITUTIONAL CAMPUS DISTRICT (IC)**



- (A) Purpose. The Institutional Campus District provides areas for larger institutional uses that typically develop as a unified campus with multiple buildings, such as hospitals, high schools, and retirement communities.
- (B) Institutional Campus District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	N/A
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A
Floor-Area Ratio	N/A
Front Yard Setback	27 ft. min.

Zoning Code of the City of Evanston, Illinois

Side Street Yard Setback	27 ft. min.
Interior Side Yard Setback	10 ft. min.
Rear Yard Setback	10 ft. min.; 27 ft. min. required along any rear yard frontage that abuts a public street. Alleys are not considered a public street frontage.
Upper Floor Setback	N/A
Building Height	85 ft. max.
Required Transparency	N/A
Transitional Landscape Area	15' deep landscape buffer is required along any lot line that abuts a residential district.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

DRAFT

**6.3.18. - CREATION AND INNOVATION DISTRICT (CI)**



- (A) Purpose. The Creation and Innovation District is intended to attract and retain industries and supports the changing landscape of manufacturing. This district provides land for the growth in innovative technology and businesses. Where abutting or across the street from residential zoning, the uses in this district shall be designed to minimize adverse impacts.
- (B) Innovation & Manufacturing District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	N/A
Lot Width	N/A
No. of Principal Structures per Lot	1 max.
Distance Between Principal Structures	N/A
Impervious Surface Coverage	N/A
Building Lot Coverage	N/A
Floor-Area Ratio	2.5 max.
Front Yard Setback	0 ft. min.

Zoning Code of the City of Evanston, Illinois

Side Street Yard Setback	0 ft. min.
Interior Side Yard Setback	0 ft. min.
Rear Yard Setback	Where a rear yard abuts an alley, a 5' min. rear yard setback shall be required for the first 16' feet of building height.
Upper Floor Setback	N/A
Building Height	65 ft. max.
Required Transparency	When ground floor commercial space is present: at least 50% of the wall surface area between 2'-8' in height on the ground-floor-level street-facing façade must be comprised of transparent windows.
Transitional Landscape Area	15' deep landscape buffer is required along any lot line that abuts a residential district.
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

DRAFT

**6.3.19. - OPEN SPACE DISTRICT (OS)**



- (A) Purpose. The Open Space District provides areas for community members to gather, be active, and connect to natural spaces.
- (B) Open Space District Standards. No building or structure may be erected or modified, and no lot may be created, subdivided, or consolidated in this district except where such building, structure, or lot is in conformance with the standards described in the table below, unless approved through a Variation or Planned Development.

Lot Area	N/A
Lot Width	N/A
No. of Principal Structures per Lot	Multiple principal structures are permitted per lot
Distance Between Principal Structures	N/A
Impervious Surface Coverage	10% max.
Building Lot Coverage	10% max.
Floor-Area Ratio	N/A
Front Yard Setback	5 ft. min.
Side Street Yard Setback	5 ft. min.

Interior Side Yard Setback	10 ft. min.
Rear Yard Setback	10 ft. min.
Upper Floor Setback	N/A
Building Height	24 ft. max.
Required Transparency	N/A
Additional Standards	Standards for outdoor gathering spaces/green spaces for development, parking, loading, mobility, fences, signs, and landscaping can be found in Chapter 5 of this Zoning Code.

DRAFT