
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.

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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

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	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

	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.

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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

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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.

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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

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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.

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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.

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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

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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.

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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.

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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.

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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

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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.

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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.

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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

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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.

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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.

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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.

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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.

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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.

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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.

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