

Zoning 101



Department of Planning and Development
Bureau of Zoning

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Bureau of Zoning

Bureau Overview

• **Zoning Ordinance Administration**

- Review all applications
- Provide recommendations
- Issue opinions
- Request inspections

• **Zoning Board of Appeals**

- Decides all special use, variation and appeal cases
- All aggrieved parties can appeal to Circuit Court, no city council action
- Meets third Friday of the month

• **Chicago Plan Commission**

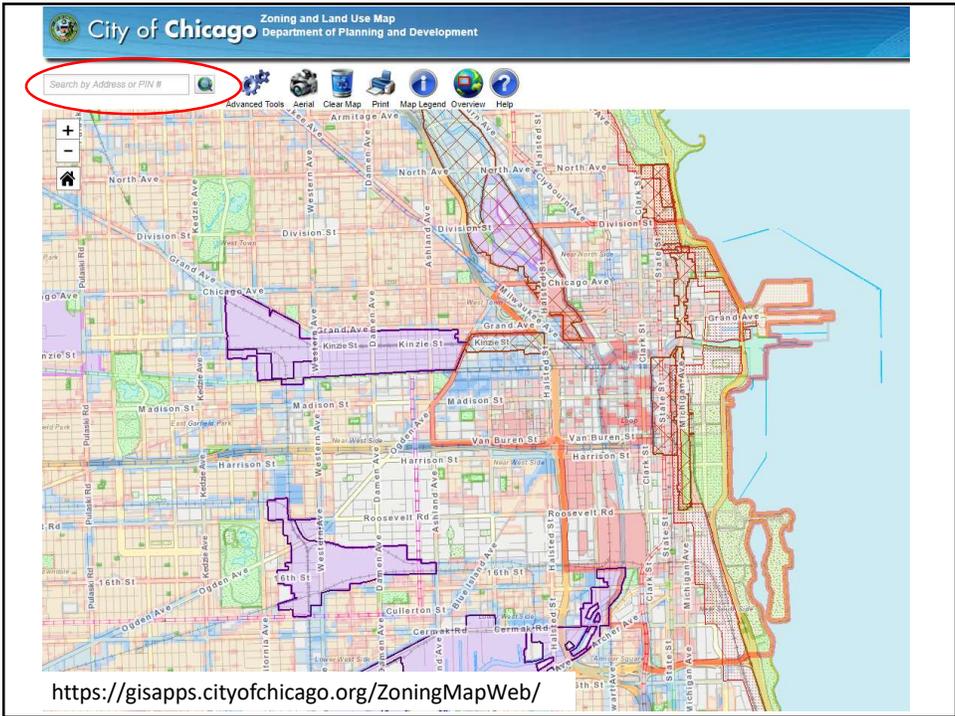
- Provides recommendations on all planned developments
- Final review authority for Lakefront Protection Ordinance
- Meets third Thursday of the month

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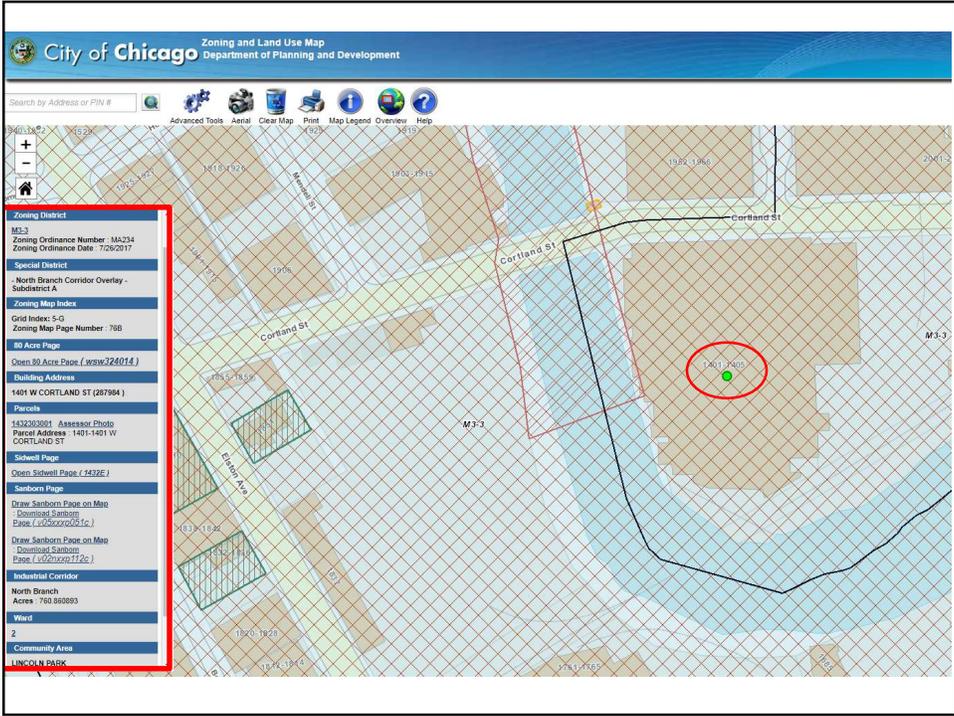
Bureau of Zoning
Bureau Overview

- **Legislative Functions**
 - Committee on Zoning, Landmarks and Building Standards and full City Council
 - Zoning Map Amendments
 - Types I and 2
 - Planned Developments (and associated amendments)
 - Industrial Corridor Map Amendments
 - Zoning Ordinance text amendments
 - Signage which exceeds 100 sq ft or 24' in height (top of sign)
 - Alley Access (6+ spaces)
 - Use of Public Way (signage, canopies, café, etc)
- **Administrative Authorities**
 - Administrative Adjustments
 - Notice to adjacent landowners and alderman
 - Signage (absent size or height triggers)
 - Planned Developments
 - Minor Change
 - Site Plan Approval
 - Parking Determinations
 - Advisory Opinion letters
 - Certificates of Zoning Certification

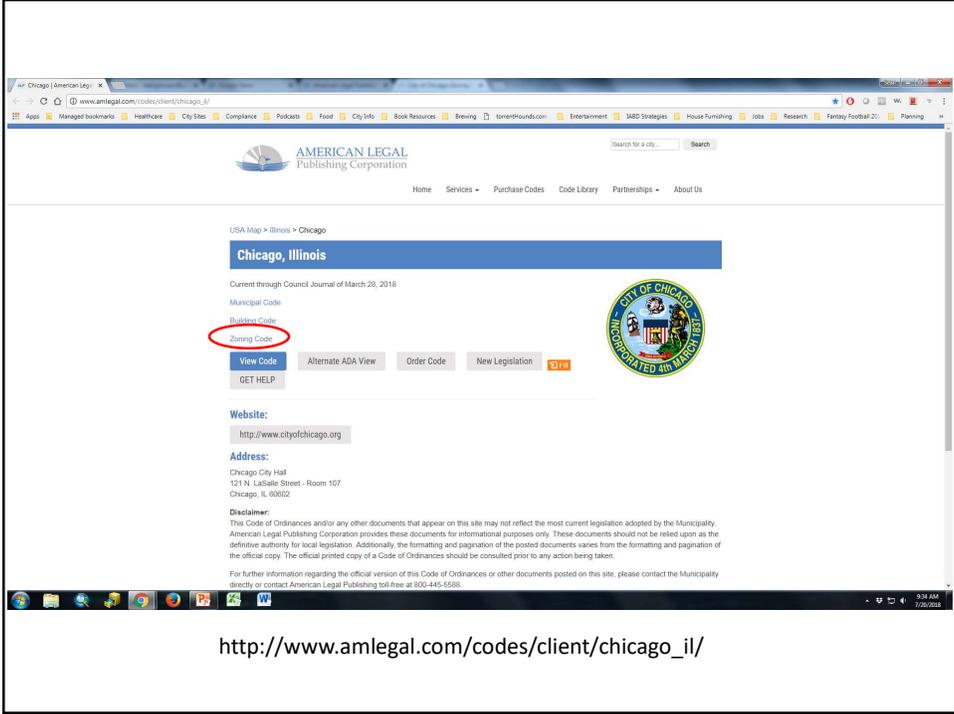
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http://www.amlegal.com/codes/client/chicago_il/

17-2-0304-A Standards. All development in R districts is subject to the following maximum floor area ratio standards:

District	Maximum Floor Area Ratio*
RS1	0.50
RS2	0.65
RS3	0.90
RT3.5	1.05
RT4	1.20 (See accessible dwelling unit exceptions, Sec. 17-2-0304-B)
RT4A	1.50 for multi-unit buildings that contain no more than 19 dwelling units and in which at least 33% of the units are accessible dwelling units 1.2 for all other buildings
RM4.5	1.70
RM5	2.00
RM5.5	2.50
RM6	4.40; premium may apply - See Sec. 17-2-0304-C
RM6.5	6.60; premium may apply - See Sec. 17-2-0304-C

(*See Sec. 17-17-0302 for rules governing the measurement of floor area ratio.)

17-2-0304-B Exceptions. Multi-unit buildings in the RT4 district that contain no more than 19 dwelling units and in which at least 33% of the units are accessible dwelling units of the RT4A district if either of the following conditions exist:

- more than 50% of the zoning lots fronting on the same side of the street between the two nearest intersecting streets contain buildings with a height of 38 feet or more.
- if the abutting lots on both sides of the subject lot contain buildings with a height of 38 feet or more.

17-2-0304-C Premiums. Multi-unit residential buildings located in an RM6 or RM6.5 district on lots that permit 50 or more dwelling units, based on the premiums in accordance with the following: For each one percent decrease in the number of dwelling units below the maximum number permitted under Sec. ratio is allowed, provided that the floor area ratio is not increased by more than 25% over the otherwise applicable maximum under Sec. 17-2-0304-A.

17-2-0304-D Exemption. Ground floor accessible dwelling units are exempt from inclusion in floor area ratio calculations, that is, the square footage of included in calculating that building's total floor area ratio in RS3, RS3.5, RT4 (except single-family residences) zoning districts. Proponents will certify under disabilities for perpetual use.

17-2-0305 Front setbacks.

17-2-0305-A Buildings and structures in RS districts must be set back from the front property line a distance equal to the average front yard depth that excluding the lot with the least front yard depth. In those cases when the least front yard depth is identical for 2 or more lots, only a single lot shall be excluded.

17-2-0305-B Buildings and structures in RT, RM and DR districts must be set back from the front property line a distance equal to either: the minimum of whichever is less) or the average front yard depth that exists on the nearest 2 lots on either side of the subject lot. In RT, RM and DR districts the decision to set front setback standard is left to the building proponent, except in the case of lots with lot frontage on a minimum boulevard, as defined in Sec. 17-12-0213.

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ZONING DISTRICTS

- Establishes land uses and development rights
 - building height, floor area, setbacks, parking, open space & dwelling units
- Example: DX-5
 - DX: Downtown Mixed-Use in this case
 - 5: bulk designation (in this case, the maximum Floor Area Ratio would be 5.0)

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FLOOR AREA RATIO

- Floor Area Ratio (FAR) depends on zoning district:
 - B3-3: maximum of 3.0 FAR
 - RM4.5: maximum of 1.70 FAR
- Maximum allowed building bulk
 - Net Site Area (site area minus public way) x by Maximum FAR

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RESIDENTIAL (R) DISTRICTS

- Intended to create, maintain and promote a variety of housing opportunities
- Nonresidential uses that are compatible with residential neighborhoods are also allowed:
 - Public and Civic Uses (such as religious assembly, daycare, library, parks, public safety services)
 - Commercial: very limited (cemetery, residential support services)
 - Industrial: not allowed

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RESIDENTIAL (R) DISTRICTS

- **RS, Residential Single-Unit:** Detached houses on individual lots and limited two-flats.
- **RT, Residential Two-Flat, Townhouse and Multi-Unit:** add townhouses and low-density, multi-unit residential buildings.
- **RM, Residential Multi-Unit:** adds multi-unit residential buildings with moderate- to high-density.

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BUSINESS (B) & COMMERCIAL (C) DISTRICTS

- Retail, service and commercial uses that are compatible with the character of existing neighborhoods
 - Residential allowed in all but C3 districts
 - Ground floor residential allowed by-right in B2
 - Public, Civic and Commercial uses allowed
 - Industrial uses are more permissive to C3

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BUSINESS (B) DISTRICTS

- **B1, Neighborhood Shopping:** Broad range of small-scale retail and service uses.
- **B2, Neighborhood Mixed-Use:** permits ground floor residential by-right.
- **B3, Community Shopping:** Most permissive retail district; typical physical form is shopping centers or larger buildings.

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COMMERCIAL (C) DISTRICTS

- **C1, Neighborhood Commercial:** auto-oriented commercial use types.
- **C2, Motor Vehicle-Related Commercial:** High intensity business or commercial.
- **C3, Commercial, Manufacturing and Employment:** Retail, service, commercial and manufacturing uses and a buffer between M-zoned and B, C or R-zoned areas; no residential.

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DOWNTOWN (D) DISTRICTS

- “D” zoning districts are intended solely for application within the downtown area; defined boundary
 - Residential: Allowed in all but DS districts; ground floor residential allowed by-right only in DR
 - Public and Civic Uses
 - Commercial is generally not allowed in DR
 - DS is most permissive district for commercial and limited industrial

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DOWNTOWN (D) DISTRICTS

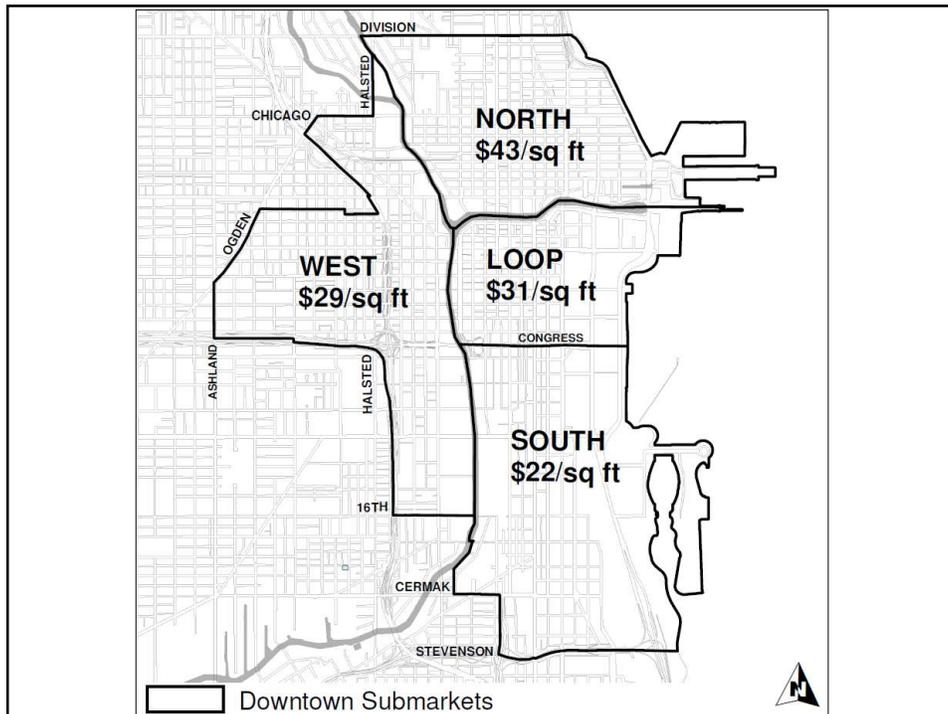
- **DC, Downtown Core:** High-intensity office
- **DX, Downtown Mixed-Use:** Office, commercial, hospitality, public, institutional and residential
- **DR, Downtown Residential:** Residential and small-scale related commercial uses
- **DS, Downtown Service:** Commercial and service uses that support other D district uses and area neighborhoods

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DOWNTOWN FLOOR AREA BONUS

- Only sites located within the downtown area are eligible for floor area bonuses
 - Bonuses are based on underlying zoning district
 - All projects seeking bonuses must be approved as Planned Developments
 - Minimum of 0.5 bonus FAR must be sought
 - Bonus fee: Cost Per Square Foot x Discount Factor x Bonus Square Feet
 - Neighborhoods Opportunity Fund 80%
 - Citywide Adopt-a-Landmark Fund 10%
 - Local Impact Fund 10%

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MANUFACTURING (M) DISTRICTS

- Manufacturing, warehousing, wholesale and industrial uses outside the Central Area
 - Residential not permitted except for shelters
 - Public and Civic uses are restricted, allows for day care (not in M3) and open space
 - Commercial also restricted based on entertainment prohibitions and overall size/scope (office, restaurants and retail)
 - Most permissive industrial allowances

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MANUFACTURING DISTRICTS

- **M1, Limited Manufacturing/Business Park:** Low-impact manufacturing, wholesaling, warehousing and distribution activities that occur within enclosed buildings
- **M2, Light Industry:** Moderate-impact manufacturing, storage and industrial uses and activities that can occur outside
- **M3, Heavy Industry:** High-impact manufacturing and industrial uses, including extractive and waste-related uses

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PLANNED DEVELOPMENTS (PDs)

- Planned Development are intended to ensure:
 - Public review of major development proposals
 - Unified planning and development
 - Promote economically beneficial development
 - Ensure appropriate level of amenities
 - Allow flexibility in application use, bulk, and development standards
 - Encourage protection and conservation of natural resources

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PLANNED DEVELOPMENTS (PDs)

- Allowed Uses:
 - Specific to the proposed development
 - Memorialized in PD statements and ordinance
 - Based on those of the preceding zoning district
- Thresholds:
 - Mandatory based on unit count, height, use, bonus, etc
 - Elective if partial thresholds are exceeded
 - Expansions of existing developments

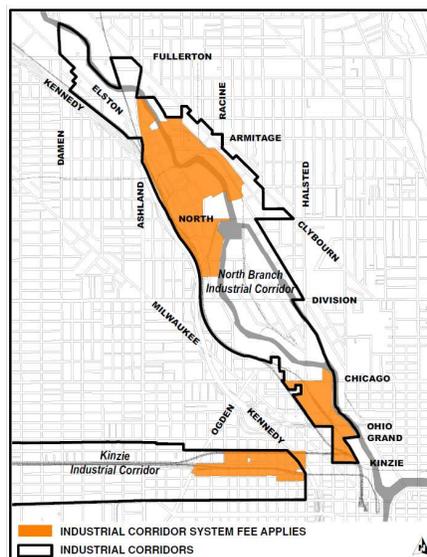
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LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION

- Overlay that requires Plan Commission vote
- Parcels having environmental, recreational, cultural, historical, community or aesthetic interests due to their proximity to lakefront
- Water Zone: to state line in Lake Michigan
- Public Use Zone: public open space and public ways which are adjacent to the lake
- Private Use Zone: Include all additional zoning lots included within the district

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INDUSTRIAL CORRIDOR(S) CONVERSION FEE



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INDUSTRIAL CORRIDOR(S) CONVERSION FEE

- Located within the North Branch and Kinzie overlay districts
- Mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving corridors
- Conversion Fee: Net site area x Industrial site replacement cost (\$49/sf) x Developer's share

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NORTH BRANCH FLOOR AREA BONUS



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NORTH BRANCH FLOOR AREA BONUS

- Sites located within the North Branch overlay district (Sub area A) are eligible
- All projects seeking bonuses must be PDs
- Minimum of 0.5 bonus FAR, maximum of 3.5
- Bonus fee: Cost Per Square Foot x Discount Factor x Bonus Square Feet
- North Branch Corridor Bonus Fund 70%
- Industrial Corridor System Fund 30%

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ADDITIONAL ZONING CODES

- Special Purpose Districts: Open Space, Transportation and Planned Manufacturing
- Overlay Districts: Historic, Special Character, Planning Corridors and Signage

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