



Central Street Master Plan
Zoning Implementation

Part 3:
Appendices

Central Street Master Plan

Zoning Implementation

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Table of Contents

1. Project Scope
2. Plan Recommendations
 - A. Zoning Recommendations
 - B. Zoning Maps
 - C. Other Recommendations
3. Zoning Strategy
 - A. Approach
 - B. Schedule
4. Changes to Base Zoning
(5 maps here)
5. Overlay District
 - A. Description
 - B. Maps
 - C. Text
- Appendix
 - A. Current Zoning Analysis
 - B. Zoning District Regulations
 - C. Rezoning FAQs

APPENDIX

- A. Current Zoning Analysis
- B. Zoning District Regulations
- C. Rezoning FAQs

PART 1: CURRENT ZONING

The City of Evanston has 36 zoning districts, of which 11 are found in the Central Street Corridor Study Area (See Figures B.1 and B.2). They include:

- **R1:** Single-Family Residential District
- **R4:** General Residential District
- **R5:** General Residential District
- **O1:** Office District
- **B1a:** Business District
- **B2:** Business District
- **C1:** Commercial District
- **C2:** Commercial District
- **U2:** University Athletic Facilities District
- **T1:** Transitional Campus District
- **OS:** Open Space District

R1: Single-Family Residential District

The purpose of the R1 District is to maintain existing low-density residential neighborhoods, while allowing for infill development. Most properties fronting Central Street have R1 districts adjacent to the back of their lots.

Permitted Uses: Single-Family Detached Dwellings, Two-Family Dwellings, Public Educational Institutions, Parks, Playgrounds, Home Occupations, and Residential Care Homes.

Special Uses: Civic, Cultural, and Religious Institutions; Bed & Breakfasts; Cemeteries; Day Care Centers; Transitional Treatment Facilities; and Planned Developments.

Minimum Lot Size: 7,200 square feet with a 35-foot minimum width.

Maximum Lot Coverage:

- **Building:** 30%, including 200 square feet for each required surface parking space.
- **Maximum impervious:** 45%.

Maximum Height: 35 feet or 2½ stories, whichever is less.

Setbacks:

- **Front:** 27 feet.
- **Corner Side Yard:** 15 feet.
- **Side Yard:** 5 feet for residential uses and accessory uses; 15 feet for non-residential uses.
- **Rear Yard:** 30 feet for residential and commercial uses; 5 feet for parking; 3 feet for accessory uses and structures.

Parking:

- 2 spaces for single-family homes.
- 1.5 per two-family dwelling units.

R4: General Residential District

The purpose of the R4 District is to allow a moderately dense mixture of residential building types. This zoning designation is located in the study area between Crawford and Central Park. The Evanston Hospital (ENH) site is also zoned R4.

Permitted Uses: Single-Family Detached Homes, Single-Family Attached Homes, Two-Family Dwellings, Multi-Family Dwellings, Educational Institutions, Parks and Playgrounds, Residential Care Homes, Adult Daycare Homes, Child Daycare Homes, Home Occupations and Abused Persons Shelters.

Special Uses: Civic, Cultural, and Religious Institutions; Specialized Care Homes; Congregate Housing; Bed & Breakfasts; Cemeteries; Rooming Houses; Offices; Utilities and Planned Developments.

Central Street Master Plan

Appendix B: Zoning

Minimum Lot Size:

- **Single-Family:** 5,000 square feet with a 35-foot minimum width.
- **Two-Family:** 2,500 square feet per dwelling unit with a 35-foot minimum width.
- **Single-Family Attached:** 2,500 square feet per dwelling unit with a 60-foot minimum width (all dwelling units must have frontage).
- **Multi-Family:** 2,500 square feet per dwelling unit with a 50-foot minimum width.
- **Nonresidential:** 10,000 square feet with a 50-foot minimum width.

Maximum Lot Coverage:

- Building: 40%.
- Maximum impervious: 55%.

Maximum Height: 35 feet or 2½ stories, whichever is less.

Setbacks:

- **Front:** 27 feet.
- **Corner Side Yard:** 15 feet.
- **Side Yard:** 5 feet for residential and accessory uses; 10 feet for commercial uses.
- **Rear Yard:** 25 feet for residential and commercial uses; 5 feet for parking; 3 feet for accessory uses and structures.

Parking:

- 2 spaces for single-family homes.
- 1.5 per single-family attached and two-family dwelling units.
- 1.25 to 2 spaces for each multi-family dwelling unit dependent upon number of bedrooms.

R5: General Residential District

The purpose of the R5 district is to retain the existing multi-family character of the area by encouraging multi-family infill development. R5 is found in the Study Area between Ewing Avenue and Stewart Avenue and between Ashland Avenue and Bryant Avenue.

Permitted Uses: Single-Family Detached Homes, Single-Family Attached Homes, Two-Family Dwellings, Multi-Family Dwellings, Educational Institutions, Parks and Playgrounds, Residential Care Homes, Adult Daycare Homes, Child Daycare Homes, Home Occupations and Abused Persons Shelters.

Special Uses: Civic, Cultural, and Religious Institutions, Specialized Care Homes, Congregate Housing, Bed & Breakfasts, Cemeteries, Rooming Houses, Offices, Assisted Living Facility, Transitional Treatment Facility, Utilities and Planned Developments.

Minimum Lot Size:

- **Single-Family:** 5,000 square feet with a 35-foot minimum width.
- **Single-Family Attached:** 2,000 square feet per first 3 dwelling units and 1,200 square feet per additional dwelling unit with a 60-foot minimum width (all dwelling units must have frontage).
- **Two-Family:** 2,500 square feet per dwelling unit with a 35-foot minimum width.
- **Multi-Family:** 1,500 square feet per first four dwelling units and 800 square feet for each additional unit with a 50-foot minimum width.
- **Nonresidential:** 10,000 square feet with a 50-foot minimum width.

Maximum Lot Coverage:

- **Building:** 45%, including 200 square feet for each required surface parking space.
- **Maximum impervious:** 60%.

Maximum Height: 50 feet or 5 stories, whichever is less.

Setbacks:

- **Front:** 27 feet.
- **Corner Side Yard:** 15 feet.
- **Side Yard:** 3 feet for residential uses and accessory uses; 10 feet for commercial uses.
- **Rear Yard:** 25 feet for residential and commercial uses; 5 feet for parking; 3 feet for accessory uses and structures.

Parking:

- 2 spaces for single-family homes.
- 1.5 per single-family attached and two-family dwelling units.
- 1.25 to 2 spaces for each multi-family dwelling unit dependent upon number of bedrooms.

Residential Districts Analysis

The R1 districts appears to be appropriate for the types of homes there today, but denser housing products may be more suitable for the lots immediately adjacent to Central Street.

The R4 district appears appropriate for its blocks, which currently have 1- to 2.5-story multi-family buildings. The R4 will encourage infill developments similar to the townhome development recently completed near Lawndale. The setbacks also fit in with the existing character, particularly the 27-foot front setback from the property line. In addition, the distance between the curb and property line in this section of Central is generally 6 feet on the south and 14 feet on the north side.

The R5 district appears appropriate for the section between Ewing and Hartrey, except for the community's concern about 5-story buildings. A 4-story maximum was preferred, within the 50-foot height limit. Although the 27-foot front setbacks are appropriate and will help retain the green, tree-lined character of Central Street's residential districts (a 20-foot setback is more common in the block immediate west of Hartrey). The 25-foot rear-yard building setback also provides space between new developments and adjacent single-family neighborhoods.

The R5 district between Eastwood and Bryant has a variety of setbacks. Many of the buildings are placed between 2 and 18 feet from the property line, closer than the required 27-foot setback. Distances between the curb and the property line range from 10 to 18 feet, allowing for parkways along the residential blocks.

01: Office District

The purpose of the O1 District is to encourage office complexes, including medical and financial offices. There are four designated O1 Districts within the Study Area: the southwest corner of Gross Point and Crawford, the block of Central between Eastwood and Ashland Avenues, the north side of the block between Ryan Field and Bryant Avenue, and the block south of Evanston Hospital (ENH) between the CTA station and Ridge Avenue.

Permitted Uses: Office, Financial Institutions, Government Institutions, Hotels, Restaurants and Public Utilities.

Special Uses: Retail Goods, Multi-Family Dwelling, Commercial Parking Lot/Garage, Commercial Indoor Recreation, Daycare Centers, and Planned Developments.

Minimum Lot Size:

- **Multi-Family:** 5,000 square feet, plus an additional 400 square feet per dwelling unit and no minimum width.
- **All Other Uses:** No minimum lot size and no minimum width.

Maximum Lot Coverage: No maximum coverage.

Floor-Area Ratio: 2.0.

Maximum Height: 52 feet.

Setbacks:

- **Front:** 27 feet.
- **Corner Side Yard:** 27 feet.
- **Side Yard:** 10 feet for building; 5 feet for parking.
- **Rear Yard:** 10 feet for building; 5 feet for parking.
- A landscape buffer of 27 feet is required wherever an O1 district abuts an R1, R2 or R3 district.

Parking:

- 2 to 5 spaces for 1,000 square feet of gross office floor area.

Office District Analysis

The O1 Office District is appropriate for the existing density and character of the blocks designated O1. The height, setback and FAR are appropriate and consistent with nearby R4 and R5 residential districts.

B1a: Business District

The purpose of the B1a district is to encourage pedestrian-oriented neighborhood retail, maintain traffic flow along important arterials, and mitigate impacts on nearby single-family neighborhoods. A single B1a district has been designated between Marcy Avenue and Bennett Avenue.

Permitted Uses: Retail Goods, Educational, Cultural and Religious Institutions, Type 1 Restaurants, Offices, Food Store Establishments, Government Institutions, and Residential Care Homes.

Special Uses: Permitted Uses exceeding 20,000 square feet space, Type 2 Restaurant, Drive-through Facility, Convenience Store, Multi-family Dwelling, Funeral Services, Trade Contractor, Daycare Center, Membership Organization, Public Utility and Planned Development.

Minimum Lot Size:

- **Residential:** 900 square feet per dwelling unit and no minimum width.
- **All Other Uses:** No minimum lot size and no minimum width.

Maximum Lot Coverage: No maximum coverage.

Floor-Area Ratio: 2.0.

Maximum Height: 40 feet or 3 stories, whichever is less.

Setbacks:

- **Front:** 3 feet or depth of existing street-facing facades (dependent upon building width).
- **Corner Side Yard:** 3 feet when abutting designated major street, 0 feet when abutting collector or distributor street.
- **Side Yard:** 0 feet; 5 feet for parking.
- **Side Yard Abutting Residential:** 10 feet for building; 5 feet for parking.
- **Rear Yard:** 15 feet; 5 feet for parking.
- **Rear Yard Abutting Residential:** 25 feet for building; 15 feet for parking.

Parking:

- 1 space per 350 square feet of retail space.
- 4 spaces per 1,000 square feet of gross restaurant space.

B1a Business District Analysis

Although the B1a requirements appear appropriate for this district, such as the 3-story height restriction, the front setbacks and corner side yards are too narrow to provide an adequate streetscape/sidewalk zone in a shopping district. Drive-throughs are allowed as a special use and should be used sparingly to avoid multiple curb cuts and pedestrian-vehicular conflicts in a pedestrian-oriented shopping area.

B2: Business District

The purpose of the B2 District is to encourage the vitality of older, pedestrian-oriented retail areas along arterial roads and near public transit. In the Study Area, the B2 district is predominantly between Hartrey and Eastwood Avenues.

Permitted Uses: Retail Goods Establishments, Educational, Cultural and Religious Institutions, Type 1 Restaurants, Offices, Food Store Establishments, Government Institutions, and Residential Care Homes.

Special Uses: Permitted Uses exceeding 20,000 square feet space, Type 2 Restaurants, Multi-Family Housing, Drive-through Facility, Food Store Establishment, Boarding House, Assisted Living Facility, Convenience Store, Trade Contractor, Retirement Homes, Treatment Care Facilities, and Planned Development.

Minimum Lot Size:

- **Residential:** 400 square feet per dwelling unit and no minimum width.
- **All Other Uses:** No minimum lot size and no minimum width.

Maximum Lot Coverage: No maximum coverage.

Floor-Area Ratio: 2.0.

Maximum Height: 45 feet.

Setbacks:

- **Front:** 3 feet or depth of existing street-facing facades (dependent upon building width).
- **Corner Side Yard:** 3 feet when abutting designated major street, 0 feet when abutting designated collector or distributor street.
- **Side Yard:** 0 feet.
- **Side Yard Abutting Residential:** 10 feet for building; 5 feet for parking.
- **Rear Yard:** 10 feet for building; 5 feet for parking.
- **Rear Yard Abutting Residential:** 15 feet for building; 15 feet for parking.

Parking:

- 1 space per 350 square feet of retail space.
- 4 spaces per 1,000 square feet of gross restaurant space.

B2 Business District Analysis

During the public input phase, residents expressed a desire to limit height to a maximum of three stories in most of this district to retain its existing 2- to 3-story character. Some expressed a willingness to retain the existing height limit of 45 feet (to allow 4-story buildings) near the Metra train station and along Green Bay Road. As noted earlier, the front setbacks and corner side yards are too narrow to provide an adequate streetscape/sidewalk zone in a shopping district.

C1: Commercial District

The purpose of the C1 District is to allow modern shopping developments with appropriately landscaped front parking. There is one C1 District in the Study Area, located at the southwest corner of Harrison Street and Green Bay Road.

Permitted Uses: Commercial Shopping Center, Retail Goods, Retail Services Establishments, Type 1 Restaurants, Financial Institutions, Office, Public Utilities, and Educational, Cultural and Religious Institutions.

Special Uses: Animal Hospital, Automobile Repair Service Establishment, Automobile Service Station, Car Wash, Commercial Outdoor Recreation, Convenience Store, Drive-through Facility, Funeral Services, Hotel, Media Broadcast Company, Membership Organization, Open Sales Lot, Pawnbroker, Trade Contractor, Wholesale Goods, and Planned Development.

Minimum Lot Size:

- **Commercial Shopping Centers:** No minimum lot size and 100-foot minimum width.
- **All Other Uses:** No minimum lot size and no minimum width.

Maximum Lot Coverage: No maximum coverage.

Floor-Area Ratio: 1.0.

Maximum Height: 45 feet.

Setbacks:

- **Front:** None. Landscaped setback required.
- **Corner Side Yard:** 5 feet for building and 5 feet for parking.
- **Side Yard:** 5 feet for building and 5 feet for parking when abutting non-residential uses.
- **Side Yard Abutting Residential:** 15 feet for building; 10 feet for parking.
- **Rear Yard:** 0 feet.

- **Rear Yard Abutting Residential:** 15 feet for building; 10 feet for parking.

Parking:

- 1 space per 350 square feet of retail space.
- 4 spaces per 1,000 square feet of gross restaurant space.

C1 Commercial District Analysis

The C1 District, which is at the southwest corner of Harrison and Green Bay Road, allows shopping centers with parking lots in the front rather than the mixed-use, multi-story building character of the adjacent area. As noted in the B1a and B2 Districts, the front yard setback of 0 is not appropriate due to the narrow sidewalk/streetscape zone that results. If the C1 district remains in this location, the City should consider requiring developments to have shared parking, access drives, and curb cuts and setbacks should be increased to provide a wider sidewalk/streetscape zone in this pedestrian-oriented area. Parking also should be in the rear where feasible.

C2: Commercial District

The purpose of the C2 district is to provide appropriate locations for business and commercial activities that may pose negative impacts when near residential districts. C2 Districts are located at the intersection of Central Street with Gross Point Road and Crawford Avenue and along Green Bay Road north of Central.

Permitted Uses: Automobile and Recreational Vehicle Sales, Automobile Repair Service Establishment, Automobile Service Station, Commercial Shopping Center, Financial Institutions, Funeral Services, Food Store Establishment, Offices, Public Utilities, Type 1 Retail, Retail Goods and Services, Trade Contractor, and Education, Cultural, Government and Religious Institutions.

Special Uses: Animal Hospital, Automobile Body Repair Establishment, Car Wash, Commercial Parking Garage, Commercial Parking Lot, Convenience Store, Drive-through Facility, Hotel, Media Broadcast Corporation, Open Sales Lot, Type 2 Restaurant and Planned Development.

Central Street Master Plan

Appendix B: Zoning

Minimum Lot Size: No minimum lot size and no minimum width.

Maximum Lot Coverage: No maximum coverage.

Floor-Area Ratio: 1.0.

Maximum Height: 45 feet.

Setbacks:

- **Front:** 5 feet.
- **Corner Side Yard:** 5 feet.
- **Side Yard:** 15 feet for building and 10 feet for parking when abutting residential district; 5 feet for building and 5 feet for parking when abutting non-residential uses.
- **Rear Yard:** 15 feet for building and 10 feet for parking when abutting residential district; none when abutting non-residential uses.

Parking:

- 1 space per 350 square feet of retail space.
- 4 spaces per 1,000 square feet of gross restaurant space.

C2 Commercial District Analysis

Although generally appropriate for auto-oriented areas, the setbacks should be reviewed to allow for adequate sidewalk/streetscape zones in front of businesses along very busy arterial roads. Increased setbacks at Crawford, Gross Point, and Green Bay would provide better sight lines for motorists using the complicated intersections, while making it a more attractive shopping environment.

Requiring that businesses share curb cuts and driveways would help reduce automobile and pedestrian conflicts in these areas. Also, there was some interest expressed about redeveloping the C2 District along Green Bay Road north of Central with mixed-use buildings that reduce curb cuts, create a more pedestrian-friendly shopping “street wall” and establish more housing opportunities near the Metra station. Office components are allowed as permitted uses in mixed-use developments, but residential uses are not.

U2: University Athletic Facilities

The purpose of the U2 district is to allow for university facilities in a manner compatible with adjacent residential districts. The Ryan Field site is the only U2 district in the Study Area.

Permitted Uses: Fieldhouse, Indoor Recreational Facility, Outdoor Recreational Facility, Parking Lot, Playground, Stadium, and Associated Uses, including off-street parking for hospital/university employees, graduation exercises, and temporary community and cultural events.

Special Uses: Administrative Office, Classroom Facility, Departmental Staff Office, Government Institution, Parking Lot, Parking Structure, Public Utility, Scoreboard, and Planned Development.

Minimum Lot Size:

- **Residential:** 600 square feet per dwelling unit.
- **All Other Uses:** No minimum lot size and no minimum width.

Maximum Lot Coverage: No maximum coverage.

Floor-Area Ratio: 1.5.

Maximum Height: 45 feet.

Setbacks:

- **Front:** 27 feet.
- **Corner Side Yard:** 5-20 (to maintain buildable width of 27 feet) or 27 feet.
- **Side Yard:** 15 feet.
- **Interior Side Yard:** 20 feet.
- **Rear Yard:** 30 feet.

Parking:

- 1 space per 10 stadium seats.
- 2.3 spaces for every 1000 square feet of recreational facility floor space.

University Athletic Facilities District Analysis

The U2 District is appropriate and consistent with existing university uses. Hotel and retail uses are not listed as permitted or special uses.

T1: Transitional Campus District

The purpose of the T1 district is to serve as a buffer between intensive university activities and low-density residential uses. There is one T1 district in the Study Area located west of Ryan Field.

Permitted Uses: Adult or Child Day Care, Single-Family Dwelling, Two-family Dwelling, Educational Institution, Home Occupation, Park, Playground, and Residential Care Home.

Special Uses: Administrative and Departmental Staff Offices, Bed & Breakfasts, Educational Institutions, Faculty Offices, Parking Areas with more than 5 spaces, Parking Lot, Category II Residential Care Home, Student Religious Organizational Meeting House, Category I & II Transitional Treatment Facilities, and Planned Developments.

Minimum Lot Size:

- **Single-Family:** 5,000 square feet with a 35-foot minimum width.
- **Two-Family:** 2,500 square feet per dwelling unit with a 35-foot minimum width.
- **Nonresidential:** 7,200 square feet with a 35-foot minimum width.

Maximum Lot Coverage: 40%.

Maximum Height: 35 feet or 2½ stories, whichever is less.

Setbacks:

- **Front:** 27 feet.
- **Corner Side Yard:** 15 feet.
- **Side Yard:** 10 feet for single-family homes; 15 feet for two-family dwellings; 5 feet for non-residential buildings.
- **Rear Yard:** 30 feet for single-family and two-family homes; 3 feet for non-residential buildings.

Parking:

- 2 spaces for single-family homes.
- 1.5 per single-family attached and two-family dwelling units.
- 1.25 to 2 spaces for each multi-family dwelling unit dependent upon number of bedrooms.

Transitional Campus District Analysis

The T1 District accommodates the large parking lots serving Northwestern University and Evanston Hospital (ENH) and nearby shops and residents. Parking structures with retail space components do not appear to be allowed as permitted or special uses.

OS: Open Space District

The purpose of the OS district is to maintain large open space and recreational areas. There are five OS districts within the Study Area, including four parks and the Peter Jans Golf Course.

Permitted Uses: Arboreta, Botanical Gardens, Community Centers, Conservatories, Cultural Facilities, Educational Facilities, Forest Preserves, Golf Course, Park, Playground and Recreation Center.

Special Uses: Cemetery and Zoological Garden.

Minimum Lot Size: 20,000 square feet and 25-foot minimum width.

Floor-Area Ratio: 0.15

Maximum Height: 35 feet or 2½ stories, whichever is less.

Open Space District Analysis

The OS District is appropriate and should be maintained.

Parking

The ordinance has established the following parking requirements for new developments:

- 2 spaces for single-family homes.
- 1.5 per two-family dwelling units.
- 1.25 to 2 spaces per multi-family dwelling unit dependent upon number of bedrooms.
- 5 spaces per 1,000 square feet of gross medical and dental office floor area.
- 2 spaces per 1,000 square feet of other gross office floor area.
- 1 space per 350 square feet of retail space.
- 4 spaces per 1,000 square feet of gross restaurant space.
- 1 space per 10 stadium seats
- 2.3 spaces per 1,000 square feet of recreational facility floor space.

Parking ratios appear to be generally appropriate for the Study Area and typical of parking ratios elsewhere. Reductions in required parking spaces for multi-family developments near transit stations may be considered to encourage transit use and walking. Office ratios also could be refined to 3 or 4 spaces per 1,000 square feet of gross office floor area to allow sufficient parking for employees and customers for both types of office uses.

The ordinance makes provisions for both on-site shared parking and off-site collective parking arrangements. Schedules are provided for the calculation of required parking spaces per time period. Shared parking should continue to be encouraged where feasible to promote efficient use of land and parking.