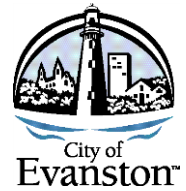


R4-R6



General Residential Districts*

(Zoning Ordinance §6-8-5; 6-8-6; 6-8-7;6-8-8) updated December 19, 2016

PURPOSE

R4 General Residential District

Provide for a mix of residential types at a moderate density including multiple-family dwellings, two-family dwellings, townhouses, and single-family attached and detached dwellings.

R4a General Residential District

Protect the residential character of this district by providing a mix of residential types at a medium density in terms of number of dwellings and mass of structures compatible with the prevailing single- and two-family detached structures.

R5 General Residential District

Provide for the infill development of mix of multi-family residential structures at a medium density, including townhouses, two-family dwellings, three-story walk-ups and courtyard apartment buildings that characterize the traditional multiple-family housing development found in this district.

R6 General Residential District

Provide for high density residential development of primarily multiple-family dwellings particularly in and around the downtown area.

MINIMUM LOT SIZE (feet per dwelling unit)

	R4	R4a	R5	R6
Single-family detached	5,000			4,000
Single-family attached	2,500/DU	2,000/first three DUs, 1,200/ each additional		4,000
Two-family	2,500/DU	2,500 sq ft/ DU		2,000/first two DUs, 1,000/each additional
Multi-family	2,500/DU	1,500/first four DUs, 800/ each additional		5,000/first four DUs, 400/each additional
Nonresidential	10,000			

DU= dwelling unit

MINIMUM LOT WIDTH

	R4	R4a	R5	R6
Single-family detached:	35 feet			
Two-family dwellings:	35 feet			
Single-family attached: (3 or more units)	60 feet, street frontage required			
Other uses:	50 feet			

PEAK BUILDING HEIGHT

	R4	R4a	R5	R6
Feet	35		50	85
Stories	2.5 ²		5	8

Note: If multiple standards apply, all standards must be met.

BUILDING LOT COVERAGE

	R4	R4a	R5	R6
Maximum Lot Coverage	40%		45%	50%

Building lot coverage shall include 200 square feet for each required parking space provided other than within a building.*

IMPERVIOUS SURFACE COVERAGE

	R4	R4a	R5	R6
Maximum Impervious Coverage	55%		60%	65%

The impervious surface ratio is calculated by dividing the total defined net impervious surfaces on the zoning lot by the area of the lot.

The total defined net impervious surfaces on the zoning lot are all areas included in the building lot coverage plus any hard surfaced area that does not readily absorb water, including, but not limited to, any paved asphalt or concrete areas, parking/ driveway areas, swimming pools, and sidewalks.

Pervious paving blocks/systems receive a 25% discount to the impervious surface calculation. Other paving blocks (not pervious) receive a 20% discount to the impervious surface calculation. Solid concrete and asphalt do not receive a discount.

Decks that are not roofed and feature permeable surface underneath, covering up to 3% of the total zoning lot area, are excluded from the impervious surface calculation. Any portion exceeding 3% of the total zoning lot area counts towards the impervious surface calculation at 100%.

PORCH EXEMPTION

50% of the surface area of porches with the following characteristics is excluded from the calculation of maximum building lot coverage and maximum impervious surface:

- Facing a front yard, open to the air, not all weather
- Roofed or not roofed, screened or not screened
- Only that portion of a front porch that is located in front of the principal structure.

PERMITTED AND SPECIAL USES

	R4	R4a	R5	R6
Apartment hotel				S
Assisted or independent living facility	S	S	S	S
Bed and breakfast establishments*	S	S	S	S
Cemetery	S	S		
Child residential care home	S	S	S	S
Community Center- public	S	S	S	S
Congregate housing	S	S	S	S
Cultural facility	S	S	S	S
Daycare home- adult or child*	P	P	P	P
Daycare center-adult or child*	S	S	S	S
Dwellings- Single-family detached	P	P	P	P
Dwellings- Single-family attached, Two & Multiple family	P		P	P
Dwellings – Increase to legally established number*		S		
Educational institution- private	S	S	S	S
Educational institution-public	P	P	P	P
Home occupation*	P	P	P	P
Independent Living Facility	S	S	S	
Long-term care facility	S	S	S	S
Membership organizations	S	S	S	S
Office*	S	S	S	S
Park or playground	P	P	P	P
Planned development*	S	S	S	S
Public utility	S	S	S	S
Recreation center-public	S	S	S	S
Religious institution	S	S	S	S
Residential care home -- Category I & II*	P	P	P	P
Retirement community / home / hotel	S	S	S	S
Rooming house	S	S	S	S
Shelter for abused persons	P	P	P	P
Shelter care home	S	S	S	S
	R4	R4a	R5	R6

Transitional shelter*	S	S	S	S
Transitional treatment facility -- Category I & II*	S	S	S	S

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

YARD REQUIREMENTS

The minimum yard requirements for districts R4-R6 are:

Principle Structures		R4	R4a	R5	R6
Front	Residential	27 feet			
	Nonresidential	27 feet			
	Accessory uses and structures (garages only)	27 feet			
Street Side	Residential	15 feet			
	Nonresidential	15 feet			
	Accessory uses and structures (garages only)	15 feet			
Interior Side, Abutting	Residential	5 feet		3 feet	
	Nonresidential	10 feet			
	Accessory uses and structures (garages only)	5 feet			
Rear, abutting	Residential	25 feet			
	Nonresidential	25 feet			
	Accessory uses and structures (garages only) ³	3 feet			

Open Parking Setbacks		R4	R4a	R5	R6
Front	All	Prohibited			
Street Side	All	Prohibited			
Interior Side	Residential	5-ft interior side setback; must be within 30 ft of rear lot line			
	Nonresidential	Prohibited			
Rear	Residential	3-ft interior side setback; must be within 30 ft of rear lot line			
	Nonresidential	5 feet			

***See Title 6, Chapter 8 of the Evanston Code of Ordinances for more information, definitions, additional requirements and exceptions to these regulations. A Zoning Analysis is strongly recommended for major projects prior to submitting an application for building permits.**

¹ A lot having legally nonconforming building lot coverage may continue such coverage when a land user seeks to replace an existing detached garage with a garage having the identical ground floor area.

² Half-story: The portion of a building between a sloped roof and the building's top story or exterior knee-wall, if applicable. The minimum slope ratio of any roof above a half story must be 2:12.

³ Detached garages must maintain a minimum setback of 3 feet from all property lines when located in the rear yard.