

13-O-21

AN ORDINANCE

Amending Title 6 of the Evanston Code to Permit the Establishment and Regulation of Efficiency Homes

NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: City Code Section 6-18-3 “Definitions” of the Evanston City Code of 2012, as amended, is hereby further amended as follows:

6-18-3. - DEFINITIONS.

For the purposes of this Ordinance, the following terms shall have the following meanings:

<u>EFFICIENCY HOME</u>	<u>A small residential building, with a ground floor area of 500 square feet or less, containing not more than one (1) dwelling unit entirely surrounded by open space on the same lot and permanently affixed to a foundation. A mobile home or recreational vehicle shall not be considered an efficiency home.</u>
<u>EFFICIENCY UNIT</u>	<u>A dwelling unit consisting of one (1) principal room together with bathroom, kitchen, hallway, closets and/or dining room alcove directly off the principal room, provided such dining alcove does not exceed one hundred twenty-five (125) square feet in area. An efficiency unit created after December 2, 1960, shall contain at least three hundred (300) square feet of floor area.</u>

SECTION 2: Title 6, Chapter 8 of the Evanston City Code of 2012, as amended, “Residential Districts”, is hereby further amended to add the following subsection:

6-18-1-14. – EFFICIENCY HOMES

(A) Number of Dwelling Units per Zoning Lot: One Efficiency Home shall be permitted as a principal use on a zoning lot, regardless of lot size, width, or shape, in all residential zoning districts except as specified in Section 6-4-1-6 of this Title.

(B) Zoning Relief: Any zoning relief requested in conjunction with the initial new construction of an Efficiency Home development shall be considered as one special use and shall not require major variation approval. Efficiency Homes may request zoning relief by major or minor variation following the completion of the initial development construction.

(C) Yard Requirements:

<u>Residential structures:</u>		
1.	<u>Front yard</u>	<u>Twenty-seven (27) feet; parking prohibited</u>
2.	<u>Side yard abutting a street</u>	<u>Ten (15) feet; parking prohibited</u>
3.	<u>Side yard</u>	<u>Three (3) feet</u>
4.	<u>Rear yard</u>	<u>Three (3) feet</u>

(D) Maximum Building Height: The maximum building height for any Efficiency Home shall not exceed twenty-eight (28) feet, measured from grade to the highest point of said structure, or two stories, whichever is less.

(E) Building Lot Coverage and Impervious Surface: The maximum building lot coverage and impervious surface coverage shall comply with the maximum allowable amount in the underlying zoning district.

SECTION 3: City Code Section 6-8-2-3 “Permitted Uses” of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-2-3. – PERMITTED USES.

The following uses are permitted in the R1 district:

Daycare home—Adult (subject to the general requirements of Section 6-4-3, "Adult Day care Homes," of this Title).

Daycare home—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling—Single-family detached.

Dwelling—Two-family (when located in a historic district designated by the Evanston preservation commission and constructed prior to the effective date hereof).

Educational institution—Public.

Efficiency Home (subject to the general requirements of Section 6-8-1-14, “Efficiency Homes,” of this Title).

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Neighborhood garden.

Park.

Playground.

Residential care home—Category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

SECTION 4: City Code Section 6-8-2-4 “Special Uses” of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-2-4. – SPECIAL USES.

The following uses may be allowed in the R1 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed and Breakfast Establishments," of this Title).

Cemetery.

Child residential care home.

Cultural facility.

Daycare center—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Education institution—Private.

Efficiency Home – (when additional zoning relief is requested, subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Planned development (subject to the requirements of Section 6-8-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public utility.

Religious institution.

Residential care home—Category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Transitional treatment facility—Category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

SECTION 5: City Code Section 6-8-3-2 "Permitted Uses" of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-3-2. – PERMITTED USES.

The following uses are permitted in the R2 district:

Daycare home—Adult (subject to the general requirements of Section 6-4-3, "Adult Day care Homes," of this Title).

Daycare home—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling—Single-family detached.

Educational institution—Public.

Efficiency Home (subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Neighborhood garden.

Park.

Playground.

Residential care home—Category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

SECTION 6: City Code Section 6-8-3-3 "Special Uses" of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-3-3. – SPECIAL USES.

The following uses may be allowed in the R2 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Cemetery.

Child residential care home.

Cultural facility.

Daycare center—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Education institution—Private.

Efficiency Home – (when additional zoning relief is requested, subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Planned development (subject to the requirements of Section 6-8-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public utility.

Religious institution.

Residential care homes—Category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Transitional treatment facility—Category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

SECTION 7: City Code Section 6-8-4-2 "Permitted Uses" of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-4-2. – PERMITTED USES.

The following uses are permitted in the R3 district:

Daycare home—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare home—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling—Single-family detached.

Dwelling—Two-family.

Educational institution—Public.

Efficiency Home (subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Neighborhood garden.

Park.

Playground.

Residential care home—Category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

SECTION 8: City Code Section 6-8-4-3 "Special Uses" of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-4-3. – SPECIAL USES.

The following uses may be allowed in the R3 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Cemetery.

Child residential care home.

Cultural facility.

Daycare center—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Educational institution—Private.

Efficiency Home – (when additional zoning relief is requested, subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Planned development (subject to the requirements of Section 6-8-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public utility.

Religious institution.

Residential care homes—Category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Transitional treatment facility—Category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

SECTION 9: City Code Section 6-8-5-2 "Permitted Uses" of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-5-2. – PERMITTED USES.

The following uses are permitted in the R4 district:

Daycare home—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare home—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling—Multiple-family.

Dwelling—Single-family attached.

Dwelling—Single-family detached.

Dwelling—Two-family.

Educational institution—Public.

Efficiency Home (subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Neighborhood garden.

Park.

Playground.

Residential care home—Category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Residential care homes—Category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Shelter for abused persons.

SECTION 10: City Code Section 6-8-5-3 "Special Uses" of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-5-3. – SPECIAL USES.

The following uses may be allowed in the R4 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Assisted living facility.

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Cemetery.

Child residential care home.

Community center—Public.

Congregate housing.

Cultural facility.

Daycare center—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Educational institution—Private.

Efficiency Home – (when additional zoning relief is requested, subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Independent living facility.

Long term care facility.

Membership organization.

Office (subject to the general requirements of Section 6-8-1-11, "Special Conditions For Office Uses," of this Title).

Planned development (subject to the requirements of Section 6-3-6, "Planned Developments," of this Title and Section 6-8-1-10, "Planned Developments," of this Chapter).

Public utility.

Recreation center—Public.

Religious institution.

Retirement community.

Retirement home.

Retirement hotel.

Rooming house.

Shelter care home.

Transitional shelter (subject to the requirements of Section 6-3-5-11, "Additional Standards For A Special Use For Transitional Shelters," of this Title).

Transitional treatment facility—Category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

Transitional treatment facility—Category II (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

SECTION 11: City Code Section 6-8-6-2 "Permitted Uses" of the

Evanston City Code of 2012, as amended, is hereby further amended as follows:

6-8-6-2. – PERMITTED USES.

The following uses are permitted in the R4a district:

Daycare home—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare home—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling—Multiple-family (when said use was legally established on the effective date hereof).

Dwelling—Single-family attached (when said use was legally established on the effective date hereof).

Dwelling—Single-family detached.

Dwelling—Two-family (when said use was legally established on the effective date hereof).

Educational institution—Public.

Efficiency Home (subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Neighborhood garden.

Park.

Playground.

Residential care home—Category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Residential care home—Category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Shelter for abused persons.

SECTION 12: City Code Section 6-8-6-3 "Special Uses" of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-6-3. – SPECIAL USES.

The following uses may be allowed in the R4a district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Assisted living facility.

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Cemetery.

Child residential care home.

Community center—Public.

Congregate housing.

Cultural facility.

Daycare center—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwellings (any increase in the number of dwellings on a single zoning lot above the number legally existing on the effective date hereof, or any dwelling other than a single-family dwelling on a zoning lot created after the effective date hereof).

Educational institution—Private.

Efficiency Home – (when additional zoning relief is requested, subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Independent living facility.

Long term care facility.

Membership organization.

Office (subject to the general requirements of Section 6-8-1-11, "Special Conditions For Office Uses," of this Chapter).

Planned development (subject to the requirements of Section 6-3-6, "Planned Developments," of this Title and Section 6-8-1-10, "Planned Developments," of this Chapter).

Public utility.

Recreation center—Public.

Religious institution.

Retirement community.

Retirement home.

Retirement hotel.

Rooming house.

Shelter care home.

Transitional shelter (subject to the requirements of Section 6-3-5-11, "Additional Standards For A Special Use For Transitional Shelters," of this Title).

Transitional treatment facility—Category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

Transitional treatment facility—Category II (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

SECTION 13: City Code Section 6-8-7-2 "Permitted Uses" of the Evanston City Code of 2012, as amended, is hereby further amended as follows:

6-8-7-2. – PERMITTED USES.

The following uses are permitted in the R5 district:

Daycare home—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare home—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling—Multiple-family.

Dwelling—Single-family attached.

Dwelling—Single-family detached.

Dwelling—Two-family.

Educational institution—Public.

Efficiency Home (subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Neighborhood garden.

Park.

Playground.

Residential care home—Category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Residential care home—Category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Shelter for abused persons.

SECTION 14: City Code Section 6-8-7-3 "Special Uses" of the Evanston

City Code of 2012, as amended, is hereby further amended as follows:

6-8-7-3. – SPECIAL USES.

The following uses may be allowed in the R5 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Assisted living facility.

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Child residential care home.

Community center—Public.

Congregate housing.

Cultural facility.

Daycare center—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Educational institution—Private.

Efficiency Home – (when additional zoning relief is requested, subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Independent living facility.

Long term care facility.

Membership organization.

Office (subject to the general requirements of Section 6-8-1-11, "Special Conditions For Office Uses," of this Chapter).

Planned development (subject to the requirements of Section 6-3-6, "Planned Developments," of this Title and Section 6-8-1-10, "Planned Developments," of this Chapter).

Public utility.

Recreation center—Public.

Religious institution.

Retirement community.

Retirement home.

Retirement hotel.

Rooming house.

Shelter care home.

Transitional shelter (subject to the requirements of Section 6-3-5-11, "Additional Standards For A Special Use For Transitional Shelters," of this Title).

Transitional treatment facility—Category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

Transitional treatment facility—Category II (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

SECTION 15: City Code Section 6-8-8-2 "Permitted Uses" of the Evanston City Code of 2012, as amended, is hereby further amended as follows:

6-8-8-2. – PERMITTED USES.

The following uses are permitted in the R6 district:

Daycare home—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare home—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Dwelling—Multiple-family.

Dwelling—Single-family attached.

Dwelling—Single-family detached.

Dwelling—Two-family.

Educational institution—Public.

Efficiency Home (subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Home occupation (subject to the general requirements of Chapter 5, "Home Occupations," of this Title).

Neighborhood garden.

Park.

Playground.

Residential care home—Category I (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Residential care home—Category II (subject to the general requirements of Section 6-4-4, "Residential Care Homes and Child Residential Care Homes," of this Title).

Shelter for abused persons.

SECTION 16: City Code Section 6-8-8-3 "Special Uses" of the Evanston City Code of 2012, as amended, is hereby further amended as follows:

6-8-8-3. – SPECIAL USES.

The following uses may be allowed in the R6 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Apartment hotel.

Assisted living facility.

Bed and breakfast establishments (subject to the general requirements of Section 6-4-7, "Bed And Breakfast Establishments," of this Title).

Child residential care home.

Community center—Public.

Congregate housing.

Cultural facility.

Daycare center—Adult (subject to the general requirements of Section 6-4-3, "Adult Daycare Homes," of this Title).

Daycare center—Child (subject to the general requirements of Section 6-4-2, "Child Daycare Homes," of this Title).

Educational institution—Private.

Efficiency Home – (when additional zoning relief is requested, subject to the general requirements of Section 6-8-1-14, "Efficiency Homes," of this Title).

Independent living facility.

Long term care facility.

Membership organization.

Office (subject to the general requirements of Section 6-8-1-11, "Special Conditions For Office Uses," of this Chapter).

Planned development (subject to the requirements of Section 6-8-1-10, "Planned Developments," of this Chapter and Section 6-3-6, "Planned Developments," of this Title).

Public utility.

Recreation center—Public.

Religious institution.

Retirement community.

Retirement home.

Retirement hotel.

Rooming house.

Shelter care home.

Transitional shelter (subject to the requirements of Section 6-3-5-11, "Additional Standards For A Special Use For Transitional Shelters," of this Title).

Transitional treatment facility—Category I (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

Transitional treatment facility—Category II (subject to the general requirements of Section 6-4-5, "Transitional Treatment Facilities," of this Title).

SECTION 17: City Code Title 6, Chapter 16, Table 16-B “Schedule of Minimum Off-Street Parking Requirements” of the Evanston City Code of 2012, as amended, is hereby further amended as follows:

TABLE 16-B Schedule of Minimum Off-Street Parking Requirements

<p>Single-family detached dwellings</p>	<p>2 parking spaces for each dwelling unit. No more than 4 parking spaces shall be permitted for each single-family dwelling, unless such spaces are located within 30 feet of an alley, with the access of such spaces from such alley</p> <p><u>One parking space required for an Efficiency Home; No parking required for Efficiency Homes that are on lots located within one thousand five hundred (1,500) feet from a Metra, PACE, or Chicago Transit Authority public transit bus stop or train station.</u></p>
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SECTION 18: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 19: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 20: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect

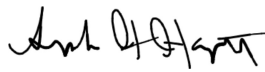
without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

Introduced: February 22, 2021

Approved:

Adopted: March 22, 2021

March 31, 2021



Stephen H. Hagerty, Mayor

Attest:

Approved as to form:



Devon Reid, City Clerk



Kelley A. Gandurski, Corporation Counsel