



City of **EVANSTON**

LAND USE COMMISSION

May 11, 2022



Photo by Patrick Hughes, Jr.



City of
Evanston™

Community Development

ZONING DEFINITIONS (SECTION 6-18-3)

Rooming House: A building or portion thereof containing lodging rooms that accommodate more than three (3) persons who are not members of the keeper's family, and where lodging, excluding food service, is provided for compensation, whether direct or indirect.

Transitional Shelter:

A building, or portion thereof, in which sleeping accommodations are provided on an emergency basis for the temporarily homeless.

Transient Guest:

A guest who does not have a lease and occupies an apartment, lodging room, or other living quarters on a daily or weekly basis.

Permanent Guest:

A person who occupies or has the right to occupy a residential accommodation for a period of thirty (30) days or more.

STANDARDS FOR USE INTERPRETATIONS (SECTION 6-3-9-5)

- A. Any use defined in Chapter 18 of this Title shall be interpreted as therein defined.
- B. No use interpretation shall permit any use in any district unless evidence shall be presented that demonstrates that it will comply with the general district regulations established for that particular district.
- C. No use interpretation shall permit any use in a particular district unless such use is substantially similar to other uses permitted in such district and is more similar to such other uses than to uses permitted or specially permitted in a more restrictive district.
- D. If the proposed use is most similar to a use permitted only as a special use in the district in which it is proposed to be located, then any use interpretation permitting such use shall be conditioned on the issuance of a special use permit for such use pursuant to [Section 6-3-5](#).
- E. No use interpretation shall permit the establishment of any use that would be inconsistent with the statement of purpose of the district in question.

ADDITIONAL STANDARDS FOR A SPECIAL USE FOR A TRANSITIONAL SHELTERS (SECTION 6-3-5-11)

- A. Based on evidence presented by the applicant, and any other evidence, the Zoning Board of Appeals may find that: 1) there exists a public need in Evanston for a transitional shelter at a given location; and 2) the property line for the proposed transitional shelter is not within one thousand (1,000) feet of the property line of an existing transitional shelter. The Zoning Board of Appeals shall determine the minimum number of beds which the applicant is to provide as a preference for those with a relationship to Evanston based on prior residence or employment in Evanston.

- B. Unless otherwise restricted by the special use permit, such restrictions, based upon the Zoning Board of Appeals' determination of public need and other special use standards, the maximum number of occupants permitted to remain in any such shelter shall be determined by the applicable requirements of the adopted building code, but in no case shall exceed thirty (30) occupants (subject to requirements set forth in Subsection (A) of this Section).

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ADDITIONAL STANDARDS FOR A SPECIAL USE FOR A TRANSITIONAL SHELTERS (SECTION 6-3-5-11)

- C. In conjunction with the special use authorizing a transitional shelter, the owner or operator of a transitional shelter shall be required to obtain a license for the operation of a transitional shelter from the health and human services department of the City. The license shall be granted for a period of one (1) year commencing on the date of issuance. Thereafter, the license may be renewed for a one (1) year period subject to a review and determination by the health and human services department.