

10/23/2002

109-0-02

AN ORDINANCE

**Amending the Text of the Zoning Ordinance in
Sections 6-8-2-7, 6-8-3-6, 6-8-4-6, 6-8-5-6, 6-8-6-6, and 6-8-7-6
Regarding Building Lot Coverage for Garages**

WHEREAS, the Plan Commission held a public hearing on October 9, 2002, pursuant to proper notice in case no. ZPC 02-05 (T) to consider amendments to Sections 6-8-2-7, 6-8-3-6, 6-8-4-6, 6-8-5-6, 6-8-6-6, and 6-8-7-6 regarding building lot coverage for garages; and

WHEREAS, the Plan Commission, after hearing testimony and receiving other evidence, made a written record and findings pursuant to Section 6-3-4-5 of the Zoning Ordinance that the aforescribed amendments met the standards for amendments to the text of the Zoning Ordinance; and

WHEREAS, the Planning and Development Committee of the City Council considered and adopted the Plan Commission's findings at its February 28, 2002 meeting and recommended City Council approval thereof; and

WHEREAS, the City Council considered and adopted the respective records and recommendations of the Plan Commission and the Planning and Development Committee,

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

SECTION 1: The above recitals are found as fact and incorporated herein.

SECTION 2: That Sections 6-8-2-7, 6-8-3-6, 6-8-4-6, 6-8-5-6, 6-8-6-6, and 6-8-7-6 of the Zoning Ordinance of the Evanston City Code of 1979, as amended, be and hereby are, further amended, to read as follows:

6-8-2-7: BUILDING LOT COVERAGE:

The maximum lot coverage in the R1 District is thirty percent (30%).

Building lot coverage shall include 200 (two hundred) square feet for each required parking space for any residential unit when the required parking space is provided other than within a building.

On a zoning lot that is a) used for a dwelling or dwellings as herein defined, and that is b) legally non-conforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal non-conforming building lot coverage.

6-8-3-6: BUILDING LOT COVERAGE:

The maximum lot coverage in the R2 District is forty percent (40%).

Building lot coverage shall include 200 (two hundred) square feet for each required parking space for any residential unit when the required parking space is provided other than within a building.

On a zoning lot that is a) used for a dwelling or dwellings as herein defined, and that is b) legally non-conforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal non-conforming building lot coverage.

6-8-4-6: BUILDING LOT COVERAGE:

The maximum lot coverage, including accessory structures, in the R3 District is forty-five percent (45%).

Building lot coverage shall include 200 (two hundred) square feet for each required parking space for any residential unit when the required parking space is provided other than within a building.

On a zoning lot that is a) used for a dwelling or dwellings as herein defined, and that is b) legally non-conforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal non-conforming building lot coverage.

6-8-5-6: BUILDING LOT COVERAGE:

The maximum lot coverage in the R4 District is forty percent (40%).

Building lot coverage shall include 200 (two hundred) square feet for each required parking space for any residential unit when the required parking space is provided other than within a building.

On a zoning lot that is a) used for a dwelling or dwellings as herein defined, and that is b) legally non-conforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal non-conforming building lot coverage.

6-8-6-6: BUILDING LOT COVERAGE:

The maximum lot coverage in the R5 District is forty-five percent (45%).

Building lot coverage shall include 200 (two hundred) square feet for each required parking space for any residential unit when the required parking space is provided other than within a building.

On a zoning lot that is a) used for a dwelling or dwellings as herein defined, and that is b) legally non-conforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal non-conforming building lot coverage.

6-8-7-6: BUILDING LOT COVERAGE:

The maximum of coverage in the R6 District is fifty percent (50%).

Building lot coverage shall include 200 (two hundred) square feet for each required parking space for any residential unit when the required parking space is provided other than within a building.

On a zoning lot that is a) used for a dwelling or dwellings as herein defined, and that is b) legally non-conforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal non-conforming building lot coverage.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: October 28, 2002

Adopted: November 11, 2002

Approved:

November 12, 2002

Lorraine A. Norton
Mayor

ATTEST:

Mary P. Morris
City Clerk

Approved as to form:

[Signature]
Corporation Counsel