

Effective date: February 13, 2009

1/26/2009
11/14/2008

127-O-08

AN ORDINANCE

**Amending the Text of the Zoning Ordinance by Adding
Section 6-15-15, "oWE West Evanston Overlay District" and
Section 6-15-16, "WE1 West Evanston Transitional District"**

WHEREAS, the Plan Commission held public hearings, pursuant to proper notice, on August 1, 2007, August 22, 2007, December 19, 2007, February 13, 2008, April 2, 2008, May 28, 2008, June 4, 2008, September 17, 2008, and October 15, 2008, regarding case no. ZPC 07-03-M&T to consider amendments to the text of Title 6 of the Evanston City Code of 1979, as amended ("the Zoning Ordinance") by adding a new Section 6-15-15, "oWE West Evanston Overlay District" and Section 6-15-16, "WE1 West Evanston Transitional District"; and

WHEREAS, the Plan Commission received testimony and made verbatim transcripts and findings pursuant to Section 6-3-4-5 of the Zoning Ordinance that the proposed amendments met the standards for text amendments, and recommended City Council approval thereof; and

WHEREAS, at its November 24, 2008, December 8, 2008, and January 12, 2009 meetings, the Planning and Development Committee of the City Council considered and ultimately adopted the findings and recommendation of the Plan Commission, as amended, in case no. ZPC 07-03-M&T and recommended City Council approval thereof; and

WHEREAS, at its January 26, 2009 meeting, the City Council considered, amended, and adopted the records and recommendations of the Plan Commission and the Planning and Development Committee, as amended,

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

SECTION 1: That the foregoing recitals are found as fact and incorporated herein by reference.

SECTION 2: That the Zoning Ordinance is hereby further amended by adding Section 6-15-15, "oWE West Evanston Overlay District," to read as follows:

6-15-15: oWE WEST EVANSTON OVERLAY DISTRICT

The intent of the oWE West Evanston Overlay District is to implement the West Evanston Physical Planning and Urban Infill Design Master Plan document, adopted by the Evanston City Council on May 14, 2007. To accomplish said intent, the Overlay District employs form-based zoning, also known as form-based code, to regulate the redevelopment of what is commonly referred to as West Evanston. Said code, as may be amended from time to time, is hereby incorporated into the Zoning Ordinance by reference and shall be kept on file in the Office of the City Clerk.

The West Evanston Overlay District shall be designated by the City Council and shown as an overlay to the underlying districts with the designation "oWE" on the City Zoning Map.

SECTION 3: That the document attached hereto as Exhibit A is hereby incorporated into the Zoning Ordinance by reference as the "form-based code" that is referred to in Section 6-15-15 of the City Code as enacted by Section 2 of this ordinance.

SECTION 4: That the Zoning Ordinance is hereby further amended by adding Section 6-15-16, "WE1 West Evanston Transitional District," to read as follows:

6-15-16: WE1 WEST EVANSTON TRANSITIONAL DISTRICT

6-15-16-1: PURPOSE STATEMENT:

The WE1 West Evanston Transitional District is intended to allow the continued operation and expansion of existing light manufacturing, light industrial, and commercial uses in a manner that minimizes adverse effects on nearby properties, and permits the redevelopment of surrounding areas in accordance with: (i) the Tax Increment Redevelopment Plan and Project for the West Evanston Tax Increment Financing District, adopted by the City pursuant to Ordinance 102-O-05, as amended by Amendment No. 1 adopted by the City pursuant to Ordinance 7-O-08; and (ii) the West Evanston Physical Planning and Urban Infill Design Master Plan, adopted by the City on May 14, 2007.

The WE1 West Evanston Transitional District is also intended to ensure any abandonment, extended discontinuance of operations, or substantial change in use of the sites used for light manufacturing, light industrial, or commercial uses leads to the redevelopment of such sites for residential and mixed-use purposes in accordance with the West Evanston Physical Planning and Urban Infill Design Master Plan.

6-15-16-2 SUB-DISTRICTS:

The WE1 District includes the following two Sub-districts:

- (A) The WE1-B2 Sub-district includes the properties within the WE1 District designated for rezoning to the B2 District in the West Evanston Physical Planning and Urban Infill Design Master Plan.
- (B) The WE1-R4 Sub-district includes the properties within the WE1 District designated for rezoning to the R4 District in the West Evanston Physical Planning and Urban Infill Design Master Plan.

6-15-16-3: PERMITTED USES:

The following uses are permitted in the WE1 District:

- (A) Within both the WE1-B2 and WE1-R4 Sub-districts, any use permitted in the I2 District pursuant to Subsection 6-14-3-2 of this Title, but only if such use is either: a continuation of a Permitted Use existing on a particular property as of the date of adoption of the ordinance establishing the WE1 District; or determined by the Zoning Administrator to be of the same or similar type and intensity of a Permitted Use existing on a particular property, with no substantially different or substantially greater off-site impacts. For purposes of this Chapter, these uses are referred to as "Existing I2 Uses."
- (B) Within the WE1-R4 Sub-district only, any use permitted in the C2 District pursuant to Subsection 6-10-4-2 of this Title, but only if such use is: (a) a continuation of a Permitted Use existing on a particular property as of the date of adoption of the ordinance establishing the WE1 District, or (b) determined by the Zoning Administrator to be of the same or similar type and intensity of a Permitted Use existing on a particular property, with no substantially different or substantially greater off-site impacts. For purposes of this Chapter, these uses are referred to as "Existing C2 Uses."
- (C) Within the WE1-B2 Sub-district only, any use that:
1. is permitted in either: the B2 District pursuant to Subsection 6-9-3-2 of this Title; or the District mapped for a particular site under Chapter 6-15-15 of this Title, "West Evanston Zoning Overlay District", pursuant to the regulating plans set forth in Chapter 6-15-15; and
 2. complies with the use, building type, parking, and landscaping requirements of the District mapped for a particular site under Chapter 6-15-15 of this Title, "West Evanston Zoning Overlay District."
- (D) Within the WE1-R4 Sub-district only, any use that:
1. is permitted in either: the R4 District pursuant to Subsection 6-8-5-2 of this Title; or the District mapped for a particular site under Chapter 6-15-15 of this Title, "West Evanston Zoning Overlay District", pursuant to the regulating plans set forth in Chapter 6-15-15; and

2. complies with the use, building type, parking, and landscaping requirements of the District mapped for a particular site under Chapter 6-15-15 of this Title, "West Evanston Zoning Overlay District."

6-15-16-4: SPECIAL USES:

The following uses may be allowed in the WE1 District, subject to the provisions set forth in Section 6-3-5, "Special Uses", of this Title:

- (A) Within the WE1-R4 Sub-district only, any use allowed as a Special Use in the C2 District, but only if such use is a continuation of an approved Special Use existing on a particular property as of the date of adoption of the ordinance establishing the WE1 District. For purposes of this Chapter, such uses are referred to as "Existing Special Uses" and existing I2 Uses, existing C2 Uses, and existing Special Uses are collectively referred to as "Existing Uses."
- (B) Within the WE1-B2 Sub-district only, any use that:
 1. is allowed as a Special Use in either: the B2 District pursuant to Subsection 6-9-3-3 of this Title; or the District mapped for a particular site under Chapter 6-15-15 of this Title, "West Evanston Zoning Overlay District", pursuant to the regulating plans set forth in Chapter 6-15-15; and
 2. complies with the use, building type, parking, and landscaping requirements of the District mapped for a particular site under Chapter 6-15-15 of this Title, "West Evanston Zoning Overlay District."
- (C) Within the WE1-R4 Sub-district only, any use that:
 1. is allowed as a Special Use in either: the R4 District pursuant to Subsection 6-8-5-3 of this Title; or the District mapped for a particular site under Chapter 6-15-15 of this Title, "West Evanston Zoning Overlay District", pursuant to the regulating plans set forth in Chapter 6-15-15; and
 2. complies with the use, building type, parking, and landscaping requirements of the District mapped for a particular site under Chapter 6-15-15 of this Title, "West Evanston Zoning Overlay District."

- (D) Throughout the WE1 District, any Special Use substituted for an existing Special Use pursuant to Subsection 6-3-5-16 of this Title.

6-15-16-5: CONTINUATION OF EXISTING USES

- (A) Subject to Subsection (B) below, Existing Uses may continue in operation, and shall not be deemed nonconforming under any provision of this Title. However, properties containing an Existing Use shall not contain any new or additional use, unless the new or additional use is allowed in the WE1 District as either a Permitted Use under Subsection 6-15-16-3 or a Special Use under Subsection 6-15-16-4. Existing I2 Uses shall comply with all requirements applicable to uses in the I2 District pursuant to Sections 6-14-1 and 6-14-3 of this Title. Existing C2 Uses and Existing Special Uses shall comply with all requirements applicable to uses in the C2 District pursuant to Sections 6-10-1 and 6-10-4 of this Title, as well as the requirements of any Special Use approval applicable to the property.
- (B) An Existing Use shall be deemed discontinued if: (i) the use or occupancy of the structure is discontinued for twelve (12) consecutive months with no ongoing attempts to sell or lease the property for a permitted or Special Use under this Chapter; or (ii) failure to resume the use or occupancy within eighteen (18) months, even though there may be ongoing efforts to sell or lease the property for a permitted or Special Use under this Chapter. The City Council may, in its discretion, grant an extension to the foregoing eighteen (18) month period if it determines the applicant has used reasonable diligence to sell or lease the property for a permitted or Special Use during such period. If an Existing Use is discontinued, any subsequent use or occupancy of the property shall only be in accordance with the following requirements:
1. For properties within the WE1-B2 Sub-district, the property shall only be used and occupied for a Permitted Use meeting all requirements of Subsection 6-15-16-3 (C) of this Chapter or a use allowed as a Special Use meeting all requirements of Subsection 6-15-16-4 (B) of this Chapter; and
 2. For properties within the WE1-R4 Sub-district, the property shall only be used and occupied for a Permitted Use meeting all requirements of Subsection 6-15-16-3(D) of this Chapter or a use allowed as a Special Use meeting all requirements of Subsection 6-15-16-4(C) of this Chapter.

6-15-16-6: EXPANSION, STRUCTURAL ALTERATION, AND RECONSTRUCTION OF EXISTING USES:

- (A) Existing Uses may only be expanded, structurally altered, or reconstructed in a manner that minimizes adverse impacts on adjacent properties and if:
1. the expanded, altered, or reconstructed facilities shall contain a use or uses that are allowed in the WE1 District as either a Permitted Use under Subsection 6-15-16-3 or a Special Use under Subsection 6-15-16-4;
 2. for Existing I2 Uses, the expanded, altered, or reconstructed facilities comply with all requirements applicable to uses in the I2 District pursuant to Sections 6-14-1 and 6-14-3 of this Title;
 3. for Existing C2 Uses and Existing Special Uses, the expanded, altered, or reconstructed facilities comply with all requirements applicable to uses in the C2 District pursuant to Sections 6-10-1 and 6-10-4 of this Title;
 4. for Existing Special Uses, an amended Special Use approval is obtained pursuant to Chapter 6-3-5 of this Title, or the Special Use is approved by the Zoning Administrator pursuant to Subsection 6-3-5-16 of this Title;
 5. the expanded, altered, or reconstructed facilities shall not exceed forty feet (40') in height;
 6. the expanded, altered, or reconstructed facilities shall not have, in comparison with the prior permitted facilities on the site:
 - (a) An increase in degree of noise or glare detectable at the property line, as validated by an analysis of existing and proposed conditions submitted by the applicant and approved by the Zoning Administrator; or
 - (b) An increase in outside storage or loading visible from the right-of-way;
 7. the expanded, altered or reconstructed facilities shall comply with all other requirements of this Code including, but not limited to, the Environmental Control Code set forth in Section 4-10-10 of this Code and the prohibition on nuisances set forth in Section 8-4-1 of this Code.

- (B) In addition to the evaluation criteria set forth in Section 4-17-6 of this Code, the site plan and appearance review for any new building or structure or modifications to the exterior of an existing structure in the WE1 District shall include an evaluation of whether the proposed site and building plan fulfills the objectives of the West Evanston Physical Planning and Urban Infill Design Master Plan, and conforms to the extent possible, considering the objectives of the proposed expansion, to the building type standards and landscape standards of comparable building types and lots under Chapter 6-15-15 of this Title, "West Evanston Zoning Overlay District".

SECTION 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6: That if any provision of this ordinance or application thereof to any person or circumstance is held 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.

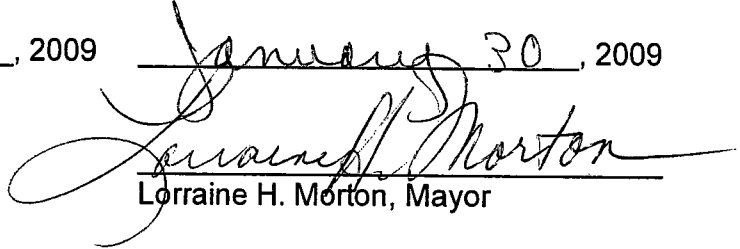
SECTION 7: That this ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

Introduced: January 12, 2009

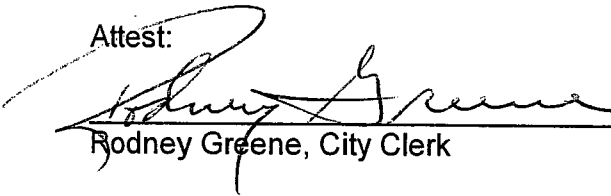
Approved:

Adopted: January 26, 2009

January 30, 2009


Lorraine H. Morton, Mayor

Attest:


Rodney Greene, City Clerk

Approved as to form:

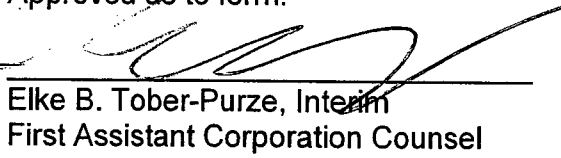

Elke B. Tober-Purze, Interim
First Assistant Corporation Counsel

EXHIBIT A

Form-Based Code Referred to in Section 6-15-15 of the City Code

City of Evanston
2100 Ridge Avenue
Evanston, IL 60201

Consultant:

FARR ASSOCIATES

The Monadnock Building

53 West Jackson Boulevard, Suite 650

Chicago, Illinois 60604

312/408-1661

www.farrside.com

Table of Contents

I.	Introduction.....	4
II.	Zoning & Regulating Plans.....	7
III.	Street Type Standards.....	17
IV-XVII: Building Type Standards.....		23
IV.	General Building Type Standards.....	23
V.	Base Types.....	28
VI.	Cap Types.....	30
VII.	Measuring Transparency.....	32
VIII.	Measuring Height & Coverage.....	33
IX.	Mixed Use Building	34
X.	Flex Apartment Building	36
XI.	Apartment Building	38
XII.	Flat Building.....	40
XIII.	Townhouse I.....	42
XIV.	Townhouse II.....	44
XV.	Townhouse III.....	46
XVI.	Small-Lot House.....	48
XVII.	Iconic Building	50
XVIII-XXII: Landscape Standards.....		53
XVIII.	Parking Lot Frontage Buffer.....	55
XIX.	Side & Rear Yard Landscape Buffer.....	56
XX.	Interior Parking Lot Landscaping.....	58
XXI.	Screening of Open Storage, Refuse Areas, & Utility Appurtenances.....	59
XXII.	Street Trees.....	60

West Evanston Zoning Overlay

I. Introduction

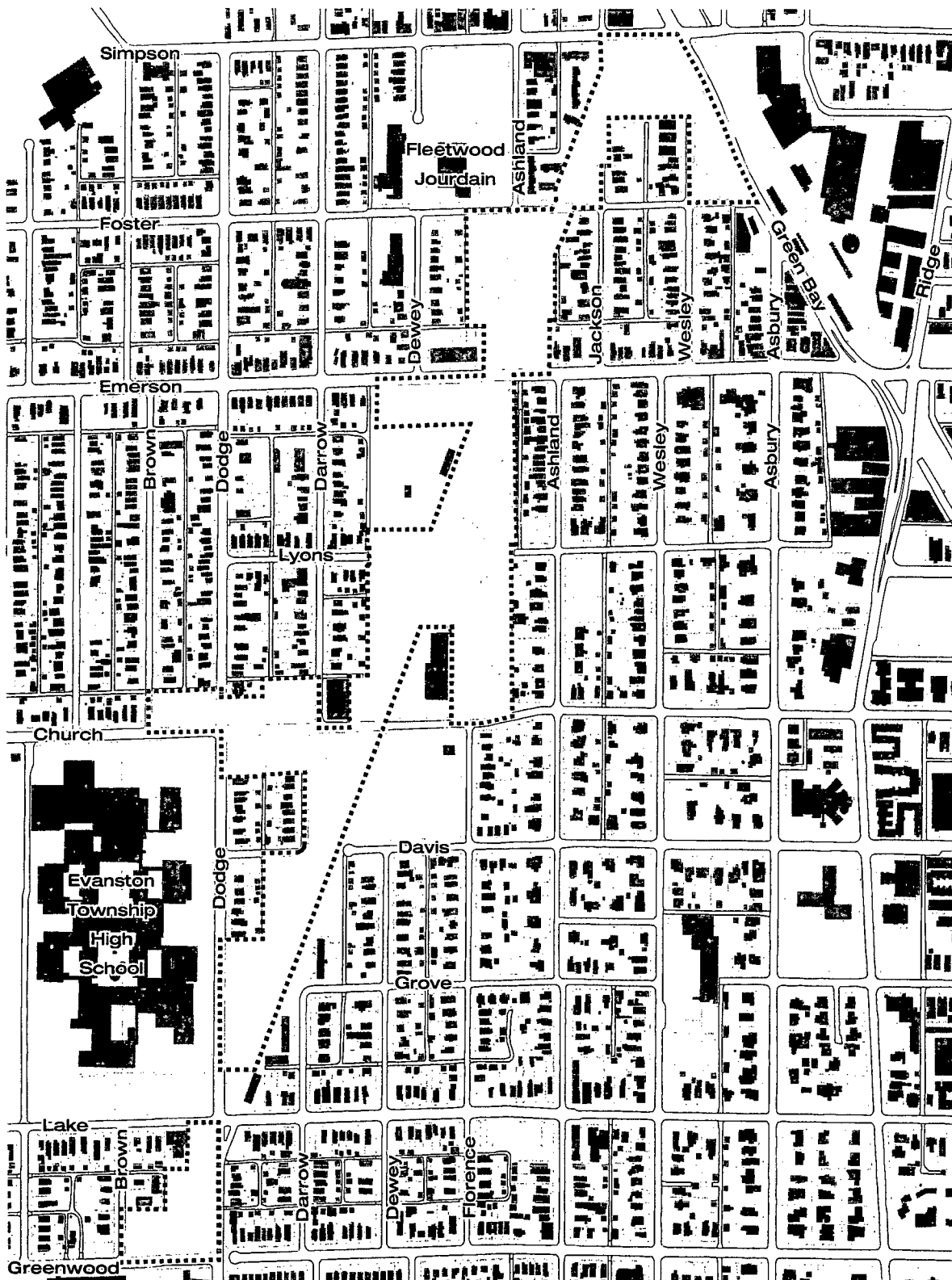


Figure I-A: West Evanston Overlay District boundaries.

West Evanston Zoning Overlay

I. Introduction

A. Application of Overlay District.

1. The provisions of this Section [6-15-15] shall serve as a supplement to all other requirements of the Zoning Ordinance and the Evanston City Code. Where a conflict exists between the provisions of this Section [6-15-15] and those requirements applicable to uses and structures in the B2, R4, or R5 zoning districts, the provisions of this Overlay District shall control.

Where a conflict or inconsistency exists between the provisions of this Section [6-15-15] and those of Section [6-15-16], West Evanston Transitional District, the provisions of Section [6-16-16] shall control. Notwithstanding anything to the contrary set forth in this Section [6-15-15], the requirements of this Overlay District shall only apply to uses, lots, and structures located within the West Evanston Transitional District to the extent the application of this Overlay District or its requirements are explicitly referenced in Section [6-15-16].

2. This document provides the development regulations for the Redevelopment Area Overlay defined in Figure I-A. Except as provided above in paragraph I.A.1, all parcels within the defined boundaries are required to follow the regulations included herein.

B. Intent.

The intent of this Overlay District is to require implementation of the West Evanston Physical Planning and Urban Infill Design Master Plan document, adopted by the Evanston City Council on May 14, 2007.

C. Code Definitions.

These definitions are specific to the regulations outlined for the Overlay District and are in addition to the definitions in the Evanston Zoning Ordinance. The defined terms will appear with the first letter(s) capitalized throughout this Section.

1. **Base Type.** The permitted treatment types of the Ground Story Façade of a structure.
2. **Building Coverage.** This term is defined in Subsection VIII.B.1 of this Overlay.
3. **Building Type.** A structure defined by the combination of configuration, form and function.
4. **Build-to Zone.** An area in which the front or side Façade of a building shall be placed; it may or may not be located directly adjacent to a property line. The zone dictates the minimum and maximum distance a structure may be placed from a property line.
5. **Cap Type.** The detail at the top of a building that finishes a Façade, including a pitched roof with various permitted slopes, and a parapet.
6. **Car Court.** A driveway area, surrounded on at least three sides with building, providing entrances into personal garages and allowing vehicular turnaround.
7. **Corner Building.** A building constructed on the corner lot of a block to hold the spatial definition of an intersection, often referred to as "holding the corner."
8. **Entrance, Primary.** Also referred to as main or principal entrance. The principal point of access for pedestrians into a building is typically located on the front and corner side Façade.
9. **Expression Line.** A three-dimensional, linear element, horizontal or vertical, protruding or indented at least a quarter (1/4) inch from the exterior Façade of a building. May be decorative or structural. Element typically delineates the floors or stories of a building.
10. **Façade.** The exterior face of a building, including, but not limited to the wall, windows, window sills, doorways, and design elements such as horizontal and vertical Expression Lines, and a parapet.
11. **Façade, Front.** Any building face adjacent to the front property line.
12. **Green Roof.** A roof that absorbs or retains stormwater by providing a landscape surface and filtering system. Considered a Semi-Pervious surface.
13. **Gross Square Footage.** Gross square footage of a building is the total area of all floors as measured between the outside surfaces of all exterior walls.
14. **Ground Story.** The first floor of a building that is level to or slightly elevated above the sidewalk, excluding basements and cellars.
15. **Half-Stories.** This term is defined in Subsection VIII.A.2 of this Overlay.
16. **"Hold the Corner."** Building up to both the front and side property lines on a corner lot, in a sense holding down or anchoring the corner.
17. **Impervious Surface.** Any hard-surfaced, man-made area that absorbs or retains less than 20% of water, including, but not limited to, building roofs (not Green Roofs), parking, driveways, and other paved areas.
18. **Impervious Site Coverage.** This term is defined in Subsection VIII.B.2 of this Overlay.
19. **Open Space.** Publicly or privately owned land, such as a plaza, playground, or park, that contains no buildings and is designed and used either for passive or active recreational or civic uses.
20. **Overlay District.** The West Evanston Overlay District established by this Section [6-15-15].

West Evanston Zoning Overlay

I. Introduction

21. **Parking Lot.** An area of a parcel that is reserved for parking or storage of more than two of the following: motor vehicles, trailers, or boats.
22. **Pervious Surface.** An area maintained in its natural condition or covered by a material that permits the infiltration or percolation into the ground of at least 80% of water.
23. **Principal Building.** Also referred to as the principal structure or building on a lot; contains the dominant use of the lot. It is always located toward the front of the lot in the front Build-to Zone or behind the front yard Setback.
24. **Regulating Plan.** A plan that identifies the districts and the standards by which a lot or a street may be developed.
25. **Semi-Pervious.** A material that allows at least 40% absorption of water into the ground or plant material, such as pervious pavers, gravel or Green Roofs.
26. **Setback.** The horizontal distance from a lot line inward, beyond which the building and parking may be placed. It delineates the minimum distance a structure must be placed from a lot line and is measured to a building. Within the Overlay District, building, parking, and accessory structures are not permitted within Setbacks.
27. **Story.** A habitable level within a building measured from finished floor to finished floor.
28. **Total Lot Area.** The computed area contained within the Property Lines; it is typically indicated in square feet or acres.
29. **Transparency.** The amount of clear, unobstructed glass and the structure of the glass on a Facade; windows.

Subsection II: Zoning &
Regulating Plans

West Evanston Zoning Overlay

II. Zoning & Regulating Plans

A. Base Zoning District Requirements.

As stated in paragraph I.A. of this Section, the requirements of this Overlay District supersede those requirements applicable to uses and structures in the B2, R4, and R5 zoning districts. However, the terms and provisions of Section [6-15-15], West Evanston Transitional District, shall supersede the requirements of this Overlay District. Without limiting the generality of the foregoing, the following requirements of the Overlay District shall relate to the base district zoning requirements in the B2, R4, and R5 zoning districts described below:

1. **Uses.** The permitted and special uses allowed in the B2, R4, and R5 zoning districts shall be allowed in the Overlay District; however:
 - a. Planned developments are not permitted as a special use in the Overlay District, nor are planned developments required for any of the Building Types described in this Section; and
 - b. Additional uses and use requirements may be defined in this Overlay District.
2. **Parking.** Parking quantities within the Overlay District must adhere to the requirements set forth in Chapter 16 of the Zoning Ordinance. Additional requirements for parking location, landscaping, and screening are set forth in this Overlay District.
3. **Building Types.** The Building Type standards set forth in this Overlay District supersede the existing lot, yard, bulk, and building-related regulations of the B2, R4, and R5 zoning districts.

B. General Zoning Ordinance and City Code Requirements

The following generally applicable requirements and provisions of the Zoning Ordinance and City Code shall apply to uses, lots, and structures within the Overlay District as described below:

1. **Site Plan and Appearance Review.**
 - a. All applications for development approval for properties located within the Overlay District shall be subject to site plan and appearance review in accordance with the procedures and requirements set forth in Title 4, Chapter 17 of the City Code.
 - b. In addition, any development over twenty four (24) units or over 20,000 square feet of a single Building Type requires presentation to the Plan Commission with an opportunity for comment by the Commission and the public prior to the final site plan and appearance review conference.

2. **Variations.** All variations within the Overlay District shall be subject to the procedures and standards for variations set forth in Section 6-3-8 of the Zoning Ordinance. In addition to the minor and major variations permitted by Section 6-3-8 of the Zoning Ordinance, major variations relating to the following requirements may be considered in the Overlay District:
 - a. Street frontage and build-to zone requirements.
 - b. Façade requirements, including those relating to transparency, building entrance location, allowable cap and base types (and the requirements for those types), building materials, and balconies.
3. **Principle Buildings or Uses on a Zoning Lot.** More than one principal building or use may be established on a zoning lot within the Overlay District as permitted by the Building Type Standards set forth in Subsections IV through XVII.
4. **Nonconforming Uses and Noncomplying Structures.** The requirements of Chapter 6 of the Zoning Ordinance, Nonconforming Uses and Noncomplying Structures, shall apply to uses and structures within the Overlay District. However:
 - a. Single-family homes existing as of the date of adoption of the Overlay District may be repaired, maintained, altered, enlarged or reconstructed pursuant to the requirements of the underlying zoning district, without regard to the requirements of the Overlay District; and
 - b. Any structure that has been designated as a landmark under Title 2, Chapter 9, of the Evanston City Code may be repaired, maintained, altered, or enlarged in a manner that preserves the critical features identified by the Evanston Preservation Commission as the basis for its designation, provided such action is authorized by a certificate of appropriateness issued pursuant to Section 2-9-8 of the Evanston City Code and otherwise complies with all provisions of the Overlay District and the Zoning Ordinance.

West Evanston Zoning Overlay

II. Zoning & Regulating Plans

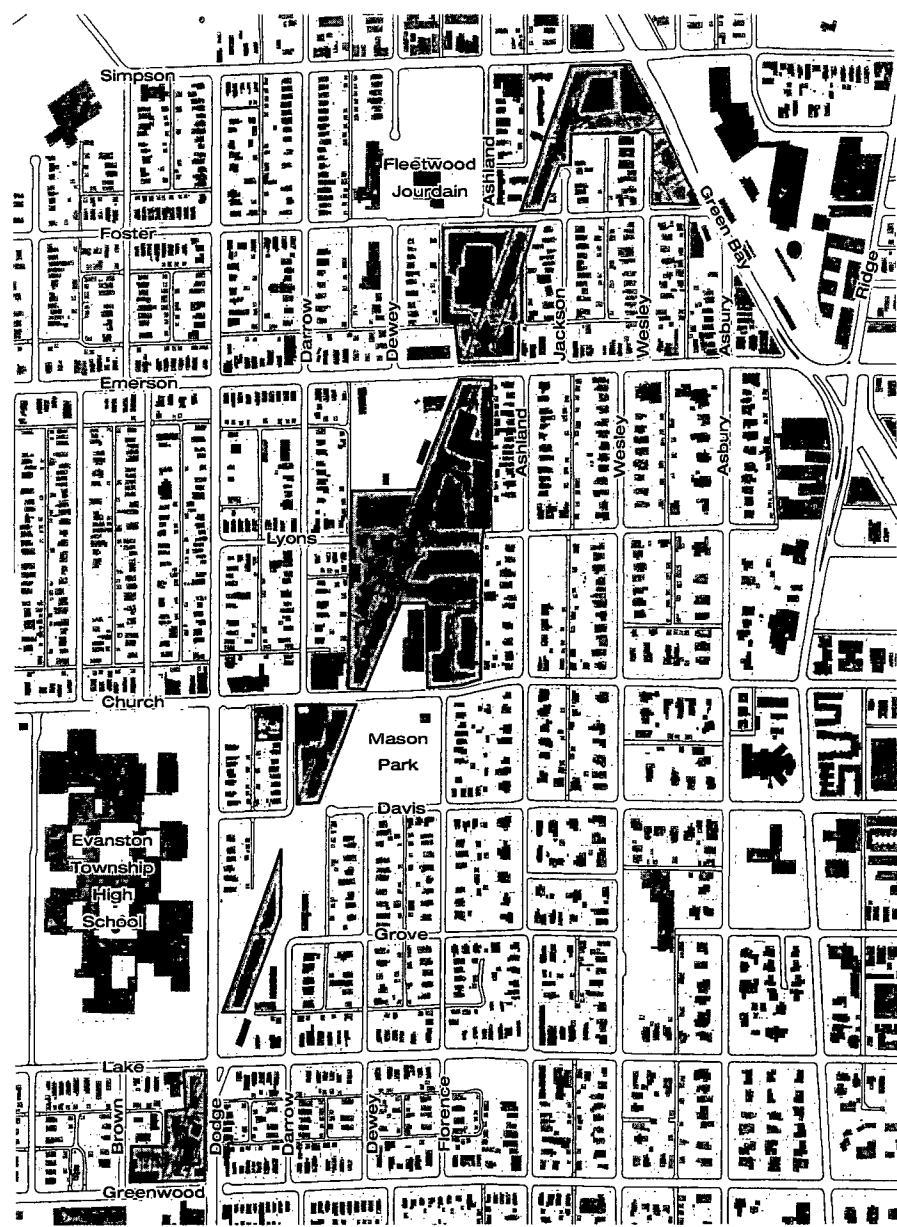


Figure II-B: Parcels that Require Replatting.

West Evanston Zoning Overlay

II. Zoning & Regulating Plans

C. Regulating Plans.

The Regulating Plans, Figures II-C, II-D, II-E, and II-F, provide more specific mapping of the requirements of this Overlay District, including the following:

1. **Street Location.** Public street right-of-ways required for dedication are defined on the Regulating Plans.
 - a. The centerlines of these streets must be located within ten (10) feet of this location in either direction.
 - b. All street connections shown must be maintained and intersections of cross-street centerlines must be ninety (90) degrees.
 - c. See Subsection III for Street Type Standards.
2. **Alley Location.** Public alleys required for dedication are defined on the Regulating Plans.
 - a. The centerlines of developed alleys must intersect streets within ten (10) feet of the intersections shown on the plan.
 - b. Alleys must be continuous and connect to the designated streets at both ends; dead end alleys are not permitted.
 - c. See Subsection III for Alley Street Type.
3. **Street Type.** Permitted Street Types are defined on the Regulating Plans. Additionally, some Building Type regulations relate to the Street Type. See Section III for allowable street types.
4. **District Designation.** The Regulating Plans define the permitted Building Types and uses for all parcels in the Overlay District. Subsections IV through XVII contain regulations for the permitted Building Types. In many cases, multiple Building Types are permitted on a parcel.
5. **Open Space.** Parcels, or portions of parcels, designated for use as public Open Space or privately owned Open Space are illustrated on the Regulating Plans.
6. **Street Termini.** Termini of streets are noted on the Regulating Plans.
 - a. Building faces at these locations are encouraged but not required to include treatments, such as towers on mixed use or apartment buildings, bays, or changes in material.
 - b. In all cases, a street must terminate at a front or side face of a building or on Open Space.
7. **Parking Lots.** Parking lots are not permitted on a parcel without a building unless:
 - a. The parcel has no public street frontage or
 - b. A special use permit is obtained. While parking lots are allowed as special uses throughout the Overlay District, recommended locations for special use permitted Parking Lots are shown on the Regulating Plans.

D. Subdivision and Platting.

This Overlay District defines required parcel definition and public right-of-ways. Replatting of many of the existing parcels within the Overlay will be required (see Figure II-B) as part of the development approval process. Plats for developments within the Overlay must include the following:

1. **Dedicated Public Street and Alley Right-of-Ways.** Right-of-ways defined on the Regulating Plans and in Section II-C.
2. **Utility Easements.** Additional utility easements may be required by the City of Evanston or other utility providers. Coordinate the locations of these easements for inclusion on the plat.
3. **Open Space or Greenway Easement.** Open space defined on the Regulating Plans shall be included in plat information and either dedicated or clearly depicted as an easement.
4. **Parcel Lines.** Parcel lines are defined on the Regulating Plans to designate locations of allowable Building Types only. Fewer divisions or further division of parcels may be included.

E. District Descriptions.

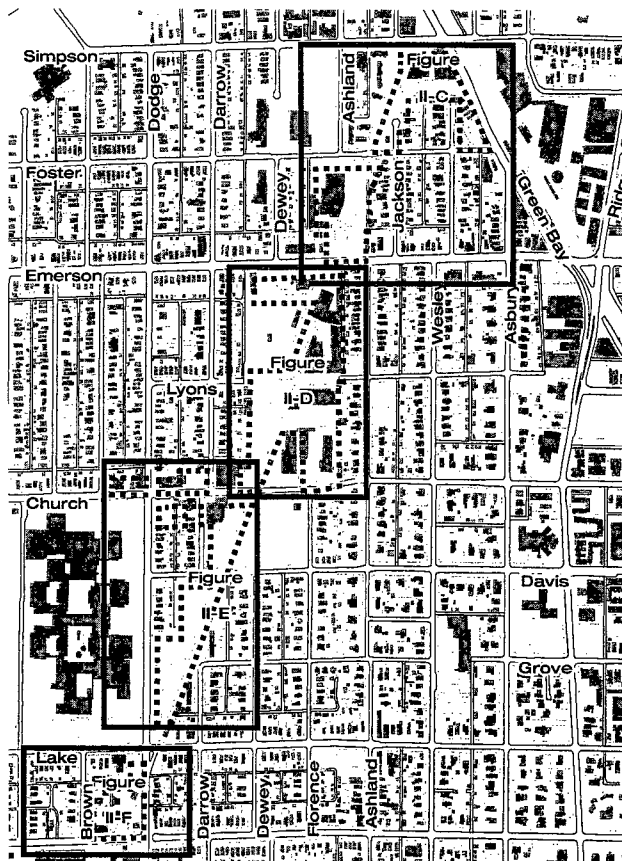
The following details the districts mapped throughout the Overlay District.

1. **West Evanston (WE) 1.** This district allows for the development of Townhouse I, Townhouse II, and Small-Lot House. The depth of these parcels allows for the development of the Building Types with rear yards, Townhouse I and Small-Lot House. Iconic Buildings are permitted as a special use and may only occur on corner parcels.
2. **WE 2.** This district allows for the development of Townhouse II only. The parcels are not deep enough to develop buildings with rear yards or larger Parking Lots. The reduced front yard Setback of Townhouse III is not acceptable in these locations. Iconic Buildings are permitted as a special use and may only occur on corner parcels.
3. **WE 3.** This district allows for the development of Townhouse III. The parcels are shallow, requiring a shallower front yard. To accommodate this, the height of this Building Type is minimized. Iconic Buildings are permitted as a special use and may only occur on corner parcels.
4. **WE 4.** This district allows for the development of Townhouse Type II and the Flat Building. Iconic Buildings are permitted as a special use and may only occur on corner parcels.

West Evanston Zoning Overlay

II. Zoning & Regulating Plans

5. **WE 5.** This district allows for the development of the Apartment Building or the Flat Building. Iconic Buildings are permitted as a special use and may only occur on corner parcels.
6. **WE 6.** This district allows for the development of the Flex Building. Iconic Buildings are permitted as a special use and may only occur on corner parcels.
7. **WE 7.** This district allows for the development of the Mixed Use Building and Iconic Buildings.



Regulating Plan Key.

Building Types	Districts						
	WE 1	WE 2	WE 3	WE 4	WE 5	WE 6	WE 7
Mixed Use Building							●
Flex Building						●	
Apartment Building					●		
Flat Building				●	●		
Townhouse I	●						
Townhouse II	●	●		●			
Townhouse III			●				
Small Lot House	●						
Iconic Building	SU	SU	SU	SU	SU	SU	●

●	Permitted
SU	Special Use

Table II.A: Permitted Building Types by District.

West Evanston Zoning Overlay

II. Zoning & Regulating Plans

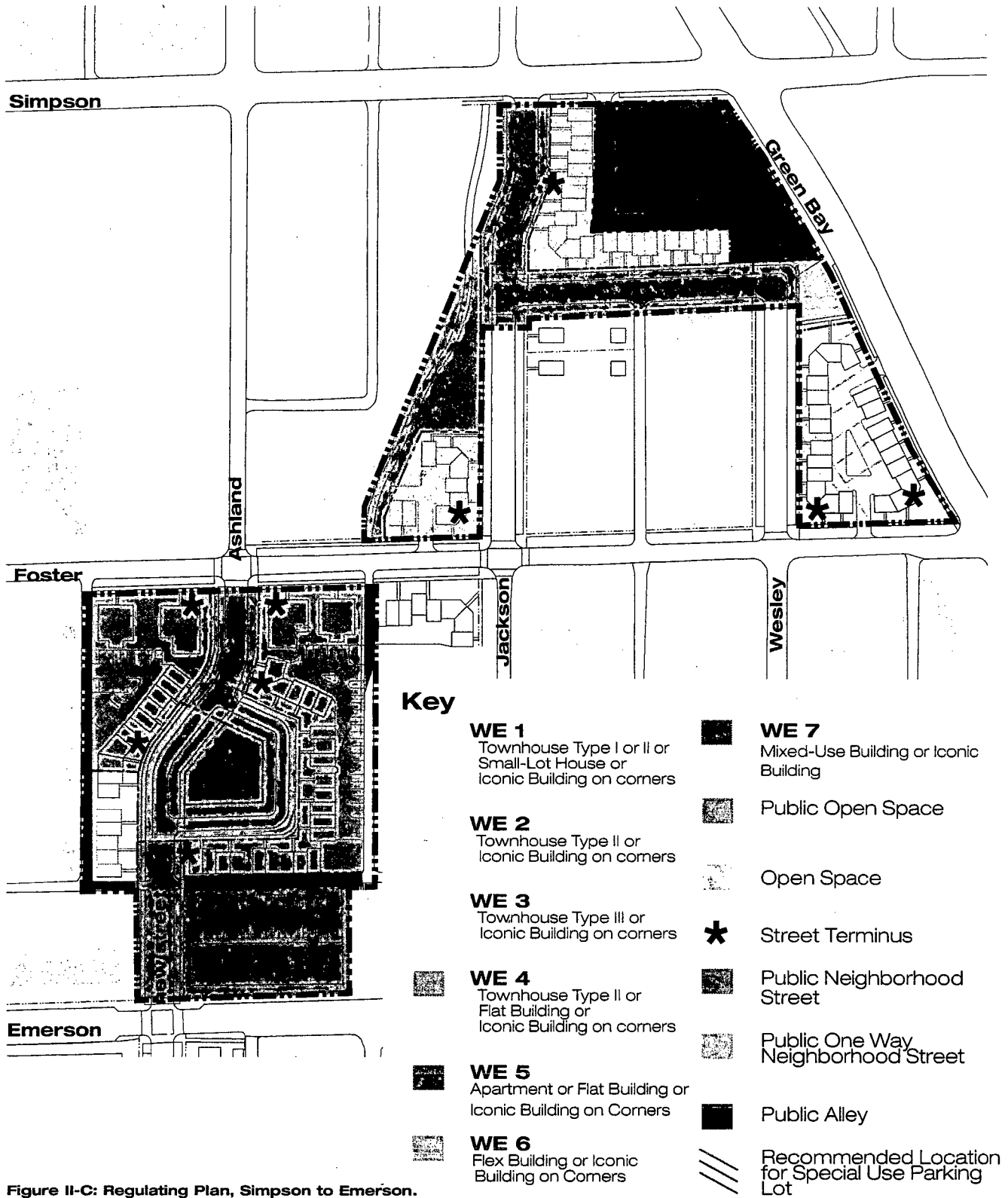


Figure II-C: Regulating Plan, Simpson to Emerson.

West Evanston Zoning Overlay

II. Zoning & Regulating Plans

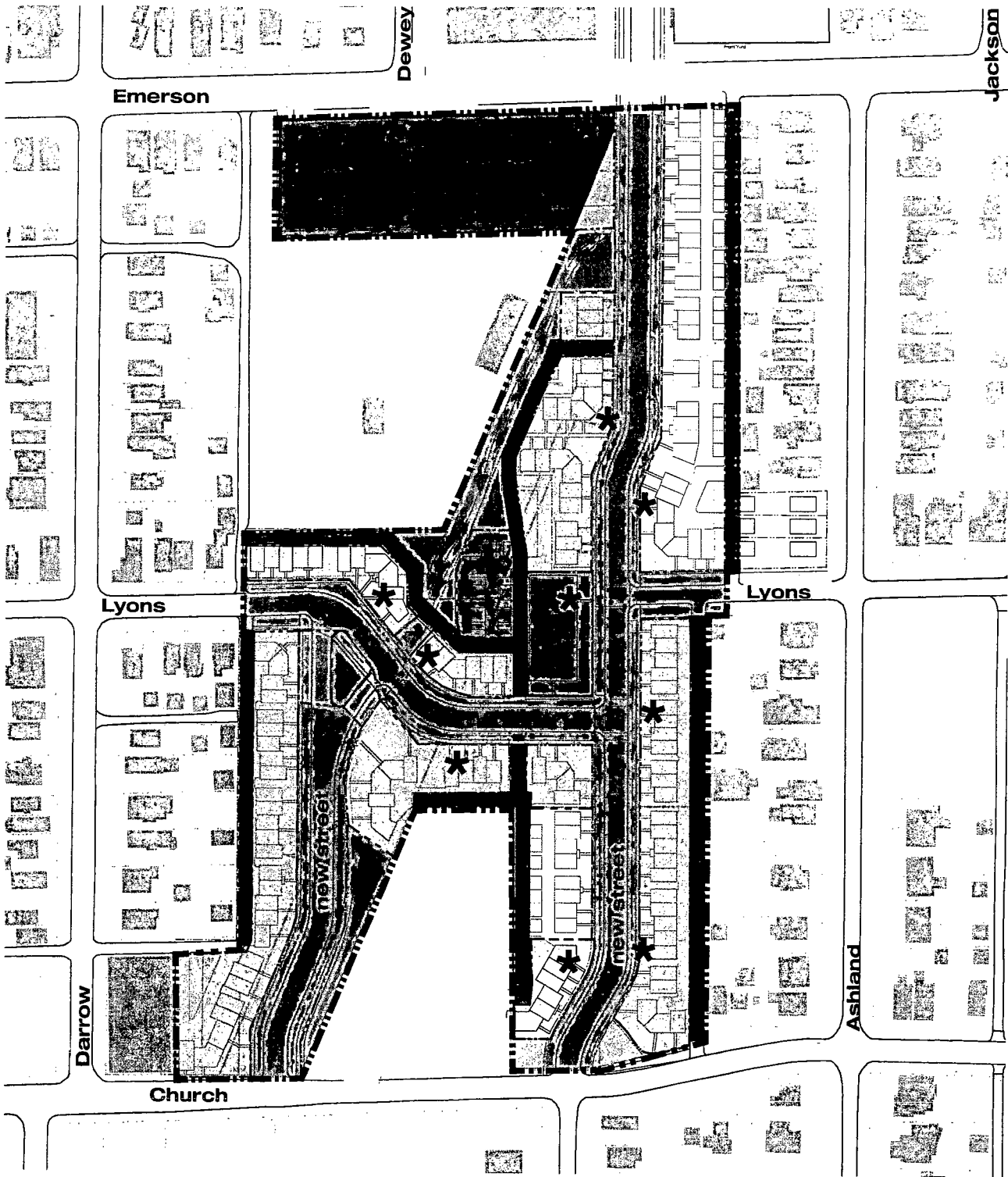


Figure II-D: Regulating Plan, Emerson to Church.

West Evanston Zoning Overlay

II. Zoning & Regulating Plans

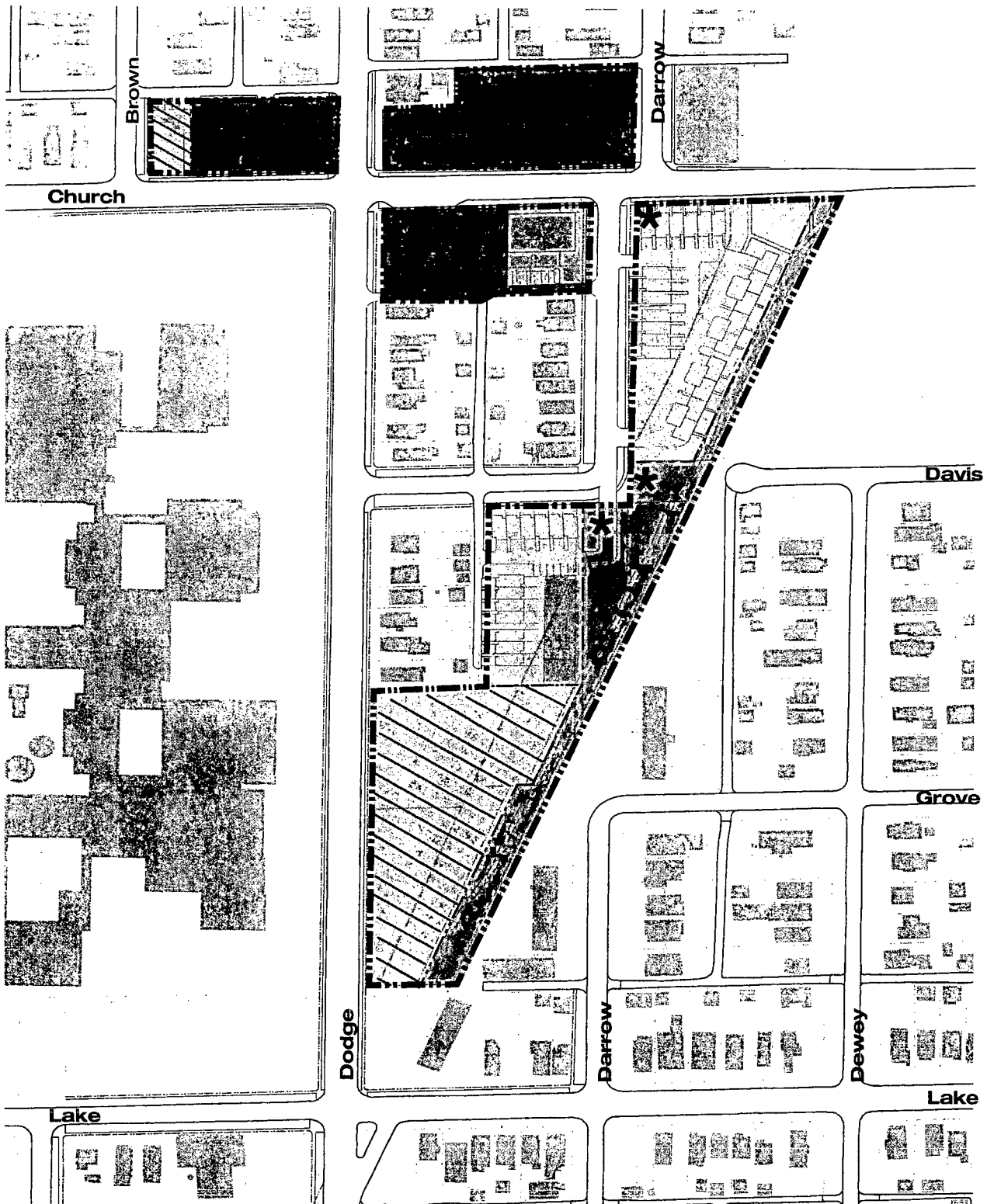


Figure II-E: Regulating Plan, Church to Lake.

West Evanston Zoning Overlay

II. Zoning & Regulating Plans

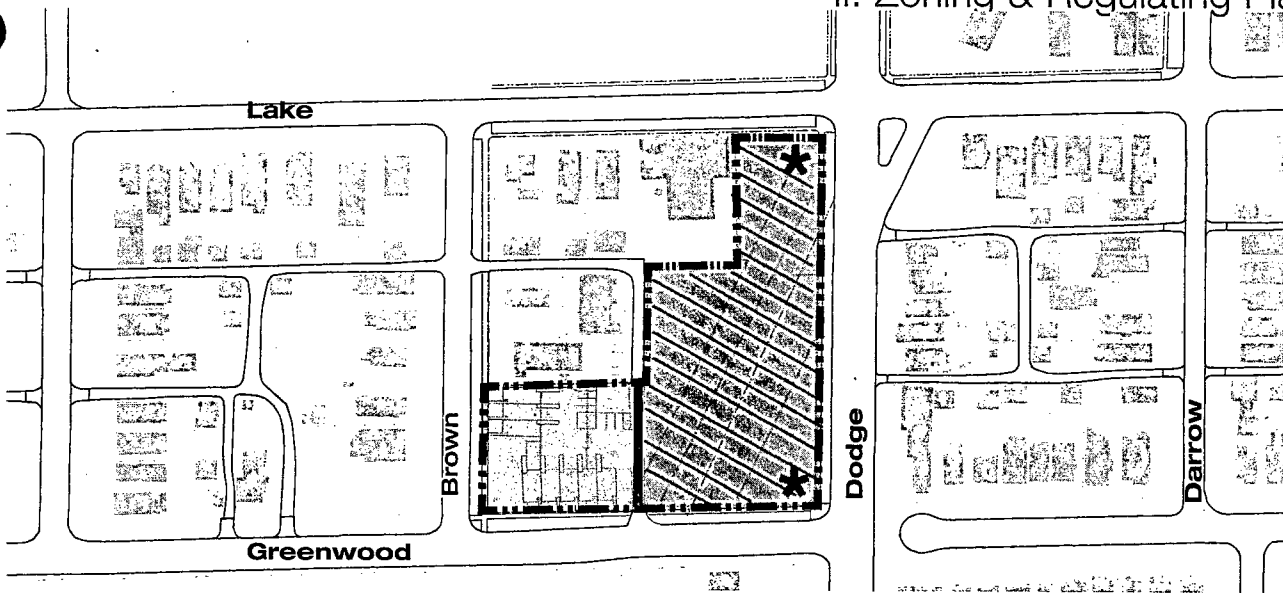


Figure II-F: Regulating Plan, Lake to Greenwood.

Key

WE 1
Townhouse Type I or II or
Small-Lot House or
Iconic Building on corners

WE 2
Townhouse Type II or
Iconic Building on corners

WE 3
Townhouse Type III or
Iconic Building on corners

WE 4
Townhouse Type II or
Flat Building or
Iconic Building on corners

WE 5
Apartment or Flat Building or
Iconic Building on Corners

WE 6
Flex Building or Iconic
Building on corners

WE 7
Mixed-Use Building or Iconic
Building

Public Open Space

Open Space

Street Terminus

Public Neighborhood
Street

Public One Way
Neighborhood Street

Public Alley

Recommended Location
for Special Use Parking
Lot



Subsection III: Street Type
Standards

West Evanston Zoning Overlay

III. Street Type Standards

A. General Requirements.

1. All streets, parkways and sidewalks shall be located in dedicated public Right-of-Ways as required by this Section; no private streets are permitted.
2. All streets must meet the minimum requirements of all the City of Evanston's street and construction standards.

B. Intersection Design.

Intersection design should consider pedestrians and bicyclists as well as vehicular users negotiating the intersection.

1. **Curb Radii.** Small curb radii at intersections shorten pedestrian crossing distances and reduce vehicle turning speeds, thereby balancing the ease of travel of the vehicles and pedestrians. Maximum radii at the intersection of all types of neighborhood street types should be no larger than twenty (20) feet. Preferred radii is ten (10) feet.
2. **Alley Intersections.** The curb radii at intersections involving alleys shall be a maximum ten (10) feet.
3. **Crosswalks.** Crosswalks shall be required at all controlled street intersections.
 - a. **Dimensions.** Crosswalks shall be six to ten (6-10) feet in width, measured from mid-stripe to mid-stripe.
 - b. **Markings.** Crosswalks shall be appropriately indicated on the finished street surface with painted markings and/or other approved City treatments.
 - d. **Accessibility Requirements.** Wheelchair-accessible ramps in compliance with or better than the Illinois Accessibility Code shall be provided at all locations in which the sidewalk intersects with the curb of a street. The approach to the ramp shall be aligned with the corresponding sidewalk without any jogs or unnecessary deviations.

C. General Street Type Standards.

1. **Street Types.** Street types defined in this Section outline acceptable street configurations for the streets depicted on the Regulating Plans, Subsection II.
2. **Typical Street Elements.** Typical elements of a vehicular right-of-way are divided into the vehicular and pedestrian realm. Each Street Type detailed in this Section outlines which facilities are applicable to each realm.
 - a. **Vehicular Realm.** The vehicular realm is comprised of the travel lanes, bicycle lanes and parking lanes.

- b. **Pedestrian Realm.** The pedestrian realm is typically comprised of the pedestrian facilities, such as sidewalk, path/trail, or off-street bicycle lane, and a parkway that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular realm.

3. **Fire Access.** Street configurations have been calculated to provide fire truck access. Where on-street parking is available and the total width of all travel lanes is narrower than eighteen (18) feet, the following shall apply.
 - a. **Room to Pass.** Per the Fire Chief, where needed, at one hundred (100) foot increments, or as otherwise deemed necessary by the Fire Chief, a twenty (20) foot opening in the on-street parking must be provided to allow vehicles to pull over for a fire truck to pass.
 - b. **Driveway or Fire Hydrant Zone.** A driveway or fire hydrant zone may be utilized to fulfill the requirement as set forth in paragraph (a) above.
4. **Vehicular On-Street Parking.** On-street parking, as permitted on designated street types, must meet the following requirements.
 - a. **Parallel Parking.** Parallel parking is permitted on designated street types.
 - b. **Vehicular Parking Space Dimensions.** Dimensions for parking spaces must meet the City of Evanston's requirements for parking dimensions.
5. **Existing Street Diagram.** Figure III-A defines the street types for the existing streets within and surrounding the Overlay District for reference in the Building Type regulations. Contact the City of Evanston's Department of Public Works for standards for these streets.
6. **Modifications.** Modifications to the requirements relating to streets, parkways, and sidewalks set forth in this Subsection III may be approved as part of the site plan and appearance review process if deemed necessary by the City for public safety or fire protection purposes.

D. Street Standards.

Refer to the Regulating Plans, Subsection II, for permitted locations of these street types. For all street types except the alley, sidewalks and parkways are required on both sides of the street.

West Evanston Zoning Overlay

III. Street Type Standards

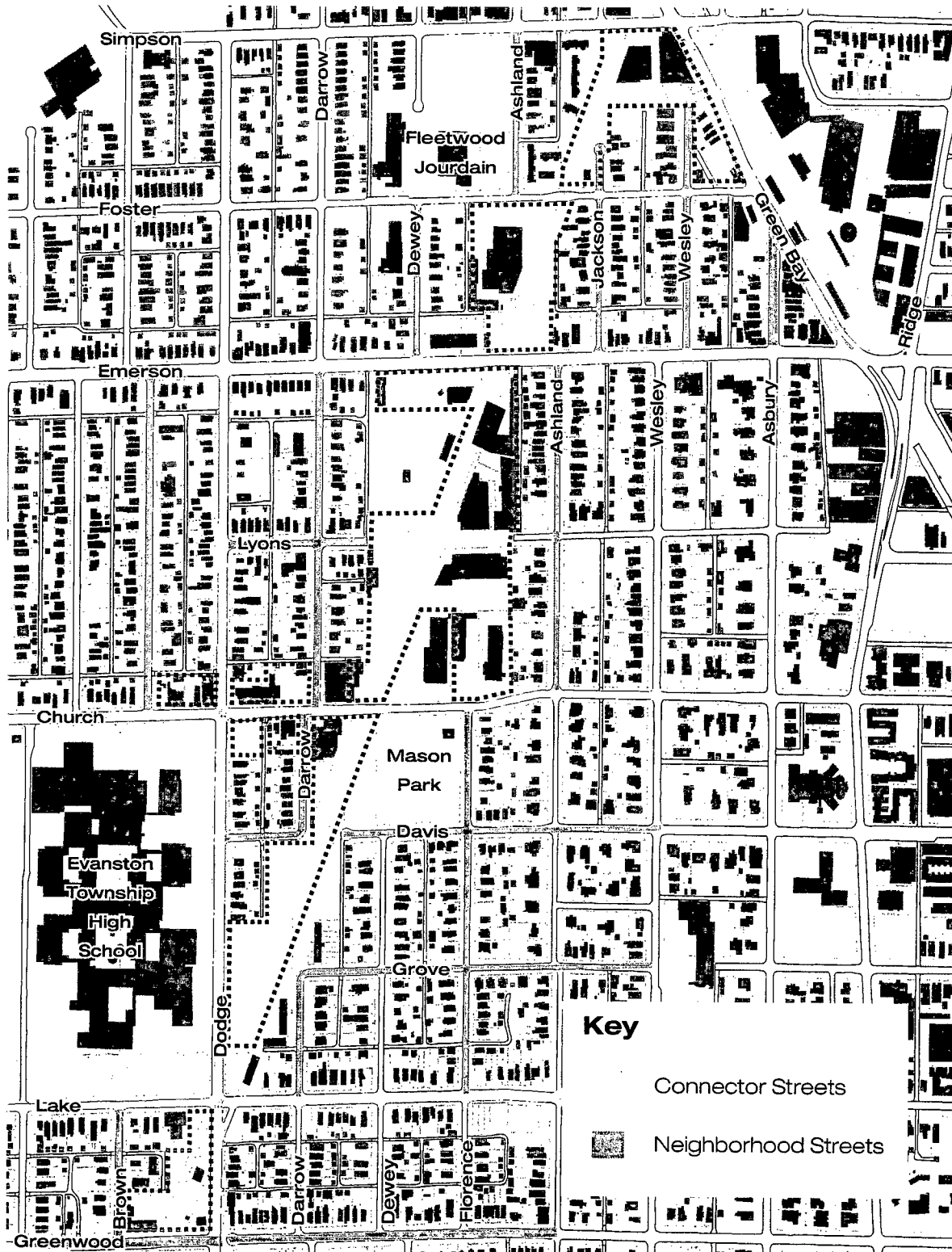


Figure III-A: Existing Street Types.

West Evanston Zoning Overlay

III. Street Type Standards

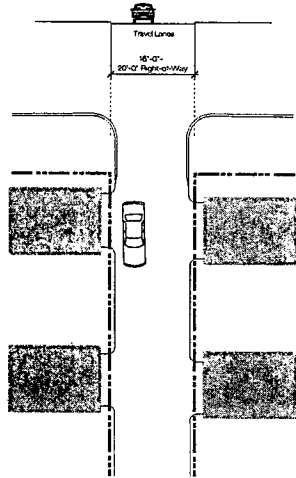


Figure III-1: Alley.

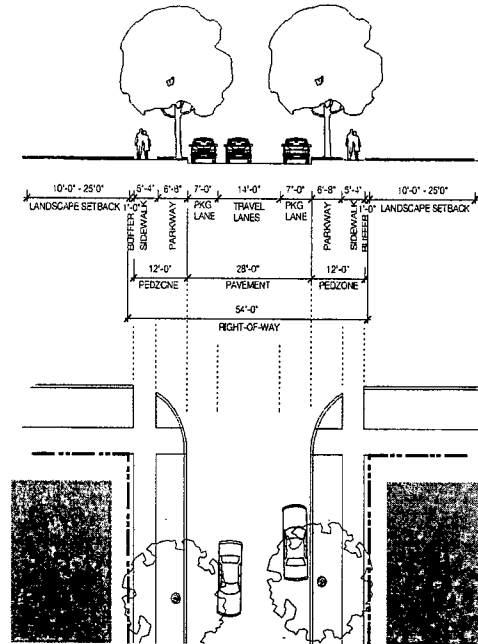


Figure III-2: Neighborhood Street.

Alley Requirements	
Location	Permitted adjacent to all districts
Typical Right-of-Way Width	16-20 feet
Travel Lanes	N/A
Lane Width	N/A
Allowable Turn Lanes	none
Parking Lanes	prohibited in the right-of-way
Pavement Width	minimum 16 feet maximum 19 feet as approved by the City
Curbs	optional
Target Speed	15 mph
Permitted Median	prohibited
Bicycle Facilities	shared
Pedestrian Facilities	shared; travel lanes are shared among drivers, pedestrians, and bicyclists
Street Buffer	none required

Table III.1: Alley Requirements.

Neighborhood Street Requirements	
Location	Permitted adjacent to all districts
Typical Right-of-Way Width	54 feet
Travel Lanes	1 yield lane
Lane Width	minimum 14'
Allowable Turn Lanes	permitted in place of parking at intersections
Parking Lanes	both sides of the street
Pavement Width	minimum 28 feet
Curbs	required
Permitted Median	prohibited
Bicycle Facilities	shared
Pedestrian Facilities	minimum 5'4" wide clear sidewalk on both sides
Street Buffer	6'8" wide parkway

Table III.2: Neighborhood Street Requirements.

- Alley.** The alley is a very low capacity drive located at the rear of parcels. From the alley, access to parking facilities, loading facilities, and service areas, such as refuse and utilities, is possible without a driveway interrupting the street. Alleys shall be developed pursuant to the standards set forth in Table III.1 and as illustrated in Figure III-1.
- Neighborhood Street.** The neighborhood street is a low capacity street that primarily serves those properties directly adjacent to it. This street allows for two way traffic and parking on both sides of the street in a reduced right-of-way. Neighborhood streets shall be developed pursuant to the standards set forth in Table III.2, and as illustrated in Figure III-2.

West Evanston Zoning Overlay

III. Street Type Standards

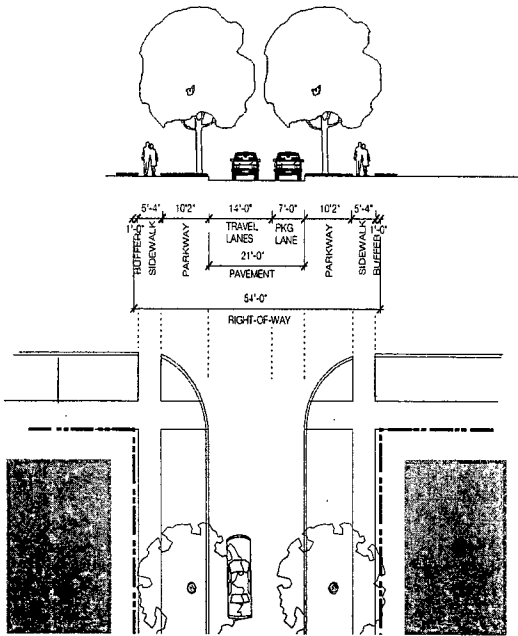


Figure III-3: One Way Neighborhood Street.

One Way Street Requirements		
Location	Permitted adjacent to all districts	
Typical Right-of-Way Width	54 feet	
Vehicular Realm	Travel Lanes	1 lane in one direction
	Lane Width	minimum 14'
	Allowable Turn Lanes	permitted in place of parking at intersections
	Parking Lanes	optional, one or both sides of street, parallel only
	Pavement Width	minimum 21 feet
	Curbs	required
	Permitted Median	prohibited
Bicycle Facilities	shared	
Pedestrian Realm	Pedestrian Facilities	minimum 5'4" wide clear sidewalk on both sides
	Street Buffer	minimum 10'2" wide parkway

Table III.3: One Way Neighborhood Street Requirements.

- One Way Neighborhood Street.** The one way neighborhood street is a low capacity street that primarily serves those properties directly adjacent to it. This street allows for one way traffic and parking on one or both sides of the street in a narrow right-of-way. One way neighborhood streets shall be developed pursuant to the standards set forth in Table III.3, and as illustrated in Figure III-3.



Subsections IV through XVII:
Building Type Standards

West Evanston Zoning Overlay



West Evanston Zoning Overlay

IV. General Building Type Standards

A. Building Type Descriptions.

The following outlines the Building Types permitted in this Overlay District. Refer to Table II.A and the Regulating Plans, (Figures II-C, II-D, II-E, and II-F) for permitted locations.

1. **Mixed Use Building.** This Building Type allows for the development of commercial uses, such as office, retail, and service uses on the Ground Story, as well as office, service, and/or residential uses on the upper floors, to the extent all such uses are allowed in the underlying B-2 base zoning. The Mixed Use Building is located close to the street with doors and storefront windows along the sidewalk and parking in the rear. These buildings are not located along neighborhood streets (see Figure III-A).
2. **Flex Building.** This Building Type allows for the development of residential uses on all floors, with Ground Story commercial as allowed in the underlying B-2 base zoning. The Flex Building may be located along connector or neighborhood streets (see Figure III-A).
3. **Apartment Building.** This Building Type allows for the development of multiple residential units, either rental or condominium units, in a single building. The Apartment Building has a small landscaped area between the building and the street with doors and windows facing the street and parking in the rear. These buildings are not typically located along neighborhood streets unless additional standards are utilized (see Figure III-A).
4. **Flat Building.** This Building Type allows for three to nine residential units to be developed within a smaller building than the Apartment Building. The Flat Building has a landscaped area between the building and the street with doors and windows facing the street and parking in the rear. These buildings are located on neighborhood or connector streets (see Figure III-A).
5. **Townhouse Type I.** The Townhouse Type I contains multiple attached single family residences, grouped in small buildings with landscaped front yards. The Townhouse Type I includes a small rear yard and separate garage, accessed from the rear off an alley or Car Court. These buildings are located on neighborhood or connector streets (see Figure III-A).
6. **Townhouse Type II.** The Townhouse Type II contains multiple attached single family residences, grouped in small buildings with landscaped front yards. The garage for the Townhouse Type II is located within the rear of the building, accessed directly off the alley or Car Court, with no rear yard.

These buildings are located on neighborhood or connector streets (see Figure III-A).

7. **Townhouse Type III.** The Townhouse Type III contains multiple attached single family residences, grouped in small buildings with small landscaped front yards. The garage for the Townhouse Type III is located within the rear of the building, accessed directly off the alley or Car Court, with no rear yard. These buildings are located on neighborhood streets or other existing streets (see Figure III-A).
8. **Small-Lot House.** The Small-Lot House is a single family, detached structure similar in scale to the townhouses with a landscaped front yard. The Small-Lot House includes a small rear yard and separate garage, accessed from the rear off an alley or Car Court. These buildings are located on neighborhood streets (see Figure III-A).
9. **Iconic Building.** The Iconic Building is meant to allow for the unique building styles typically associated with neighborhood-scale churches, synagogues, religious assembly, community or cultural uses, libraries, and civic or governmental uses. The Iconic Building may only occur on corner parcels with two intersecting street frontages. These buildings may be located along any streets, but may require a special use permit pursuant to Subsection II.E of this Overlay or the underlying base zoning district.

West Evanston Zoning Overlay

IV. General Building Type Standards

	Street Frontage			Side & Rear Yard Setbacks		Buildable Area					Parking & Loading		Minimum Principal Building Height (stories)	Maximum Principal Building Height (stories)
	Front Yard BTZ (feet)	Corner Side Yard BTZ (feet)	Minimum Coverage of Front Property Line	Minimum Side Setback (feet)	Minimum Rear Setback (feet)	Maximum Building Coverage	Maximum Impervious + Semi-Pervious Coverage	Minimum Lot Width (feet)	Minimum Lot Size	Maximum FAR	Location of Parking Facilities (yard)	Number of Permitted Curb Cuts		
Mixed Use, Commercial & Civic Buildings														
Mixed Use Building	5-10 BTZ; 15-20 BTZ on new streets, Dodge & Darrow	5-10 BTZ; 15-20 BTZ on new streets, Dodge & Darrow	95%	5	5	none	90% + 5%	none	none	none	Rear	if no alley, 1 per lot	2	4 stories or 57'; within 100' of Darrow/ Church, 3 stories or 47'
Flex Building	5-10 BTZ; 10-15 BTZ on new streets, Dodge & Darrow	5-10 BTZ; 10-15 BTZ on new streets, Dodge & Darrow	85%	10	5	60%	70% + 15%	65	none	none	Rear; cannot extend into BTZs beyond principal building	none, access off alley	2	3 stories or 44'
Residential Buildings														
Apartment Building with R5 Base Zoning	10-20 BTZ	10-20 BTZ	80%	10	5	60%	70% + 15%	65	none	none	Rear; cannot extend into BTZs beyond principal building	none, access off alley	2	4.5 stories or 54'
Apartment Building with R4 Base Zoning	15-25 BTZ	15-25 BTZ	80%	10	5	60%	70% + 15%	65	none	none	Rear; cannot extend into BTZs beyond principal building	none, access off alley	2	4.5 stories or 54'
Flat Building	15-30 BTZ	15-30 BTZ	Maximum Building Width along street face: 75'	7.5; 15 between buildings	5	45%	60% + 15%	60	none	none	Rear; must be screened from all streets by buildings	none, access off alley	2	3 stories or 42'
Townhouse Type I	15-25 BTZ	15-25 BTZ	none	5; 10 between buildings	5	45%	50% + 15%	none	none	none	Rear; must be screened from all streets by buildings	none, access off alley	1.5	3 stories (with Parapet Cap Type) or 35'
Townhouse Type II	15-30 BTZ	15-30 BTZ	none	5; 10 between buildings	5	50%	55% + 15%	none	none	none	Rear; must be screened from all streets by buildings	if no alley, 1 per street frontage	2	3.5 stories or 42'
Townhouse Type III	10-25 BTZ	10-25 BTZ	none	5; 10 between buildings	5	50%	55% + 15%	none	none	none	Rear; must be screened from all streets by buildings	if no alley, 1 per street frontage	2	3 stories or 42'
Small Lot House	15-25 BTZ	15-25 BTZ	none	5	5	45%	50% + 15%	none	none	none	Rear; located behind back facade of principal building; must be screened from all streets by buildings	none, access off alley	1.5	3 stories (with Parapet Cap Type) or 35'
Iconic Building	5-25 BTZ	5-25 BTZ	none	5	5	none	60% + 20%	50	none	none	Rear and side yards; cannot extend into BTZs	if no alley, 1 per street frontage	1	2 stories or 30'

Table IV.A: Building Types Summary Table. This table summarizes the Building Type requirements set forth in Subsections V through XVI. The specific requirements in Sections V through XVI shall control over any summary information in this table.

West Evanston Zoning Overlay

IV. General Building Type Standards

Building Height					Transparency		Entrance	Cap & Base Type		Use Requirements
Maximum Building Height at Street Façade	Required Setback for Additional Height in Rear	Tower Permitted	Ground-floor: Floor to Floor Height (feet)	Upper Floor: Floor to Floor Height (feet)	Minimum Upper Story Front & Corner Side Façade Transparency	Maximum Façade Area without Transparency	Principal Entrance Location	Allowable Cap Types	Allowable Base Types	Allowed Uses (permitted/special uses are defined by the base zoning with these exceptions)
		Yes	15-24; over 20 counts as two stories	9-14	12%	Applies	Front or Corner Side Façade	Parapet, Pitch, & Tower	Storefront	Ground floor must be occupied by retail or service space. Upper floors include residential, service, or office uses.
2 stories	8	Yes	9-16	9-14	12%	Applies	Front or Corner Side Façade	Parapet, Pitch, & Tower	Storefront & Stoop	Commercial uses are allowed as defined by underlying zoning. Residential uses are allowed on all floors.
		Yes	9-14	9-14	12%	Applies	Front or Corner Side Façade	Parapet, Pitch, & Tower	Stoop & Porch	Ground floor must be occupied.
3.5 stories or 42'	8	Yes	9-14	9-14	12%	Applies	Front or Corner Side Façade	Parapet, Pitch, & Tower	Stoop & Porch	Ground floor must be occupied.
		Yes on units at street termini	9-14	9-14	12%	Applies	Front, Corner Side, & Side Façade	Parapet, Pitch, & Tower	Stoop & Porch	Parks, playgrounds, and educational institutions are not permitted.
2.5 stories or 35'	8	Yes on units at street termini	8-14	8-14	12%	Applies	Front or Corner Side Façade	Parapet, Pitch, & Tower	Stoop & Porch	Primary permitted use is single-family attached or two-family only. One accessory dwelling unit is permitted in the accessory building.
2.5 stories or 35'	8	Yes on units at street termini	8-14	8-14	12%	Applies	Front or Corner Side Façade	Parapet, Pitch, & Tower	Stoop & Porch	Primary permitted use is single-family attached or two-family only.
2.5 stories or 35'	8	Yes on units at street termini	8-14	8-14	12%	Applies	Front or Corner Side Façade	Parapet, Pitch, & Tower	Stoop & Porch	Primary permitted use is single-family attached or two-family only.
2.5 stories or 35'	8	Yes on end units or units at street termini	8-14	8-14	12%	Applies	Front or Corner Side Façade	Parapet, Pitch, & Tower	Stoop & Porch	Primary permitted use is single-family. One accessory dwelling unit is permitted in the accessory building.
		Yes	1 story: 15-30; 2 stories: 9-15	9-14	10%		Front or Corner Side Façade	Parapet, Pitch, Spire, & Tower	Stoop	May only be occupied by churches, synagogues, religious assembly, community or cultural uses, libraries, and government or civic uses.

West Evanston Zoning Overlay

V. Building Types: Base Types

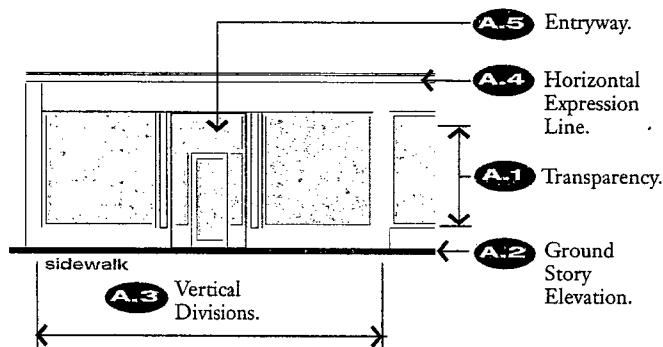


Figure V-A. Storefront Base Type.

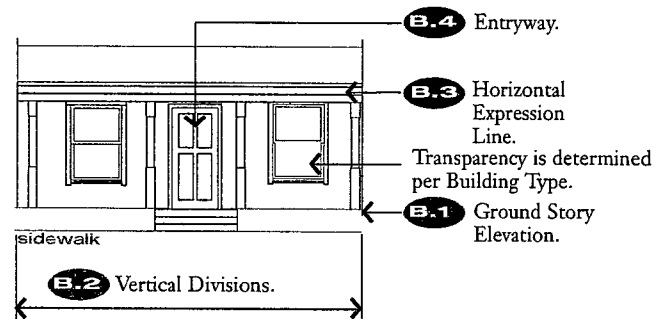


Figure V-B. Porch Base Type.

V. The following details the Base Type requirements. Refer to each Building Type for its permitted Base Types.

A. Storefront Base Type. (See Figure V-A)

- A.1 Transparency.** A minimum of 75% of the Front Facade between two (2) and eight (8) feet above the sidewalk must be comprised of transparent, non-reflective windows into the Ground Story space.
- A.2 Ground Story Elevation.** Ground Story elevation must be between zero (0) and one (1) feet above sidewalk.
- A.3 Vertical Division.** Base Facade shall be vertically divided with an Expression Line into segments no greater than thirty (30) feet in width.
- A.4 Horizontal Expression Line.** A horizontal Expression Line shall define the base from the upper floors of the building.
- A.5 Entryway.** All entries shall be recessed a minimum of three (3) feet and a maximum of eight (8) feet deep, and be a width no greater than eight (8) feet.

B. Porch Base Type. (See Figure V-B)

- B.1 Ground Story Elevation.** Ground Story elevation must be located a maximum of 2'-6" above the sidewalk and, with a visible occupied basement, a maximum of 4'-6" above the sidewalk.
- B.2 Vertical Division.** Base Facade for all Building Types shall be vertically divided with an Expression Line into segments no greater than sixty (60) feet in width.
- B.3 Horizontal Expression Line.** A horizontal Expression Line shall define the Ground Story from the upper floors and, where permitted, the visible basement from the Ground Story of the building for all Building Types.
- B.4 Entryway.** All entries shall be located off a porch (a raised, roofed platform), which shall be a minimum of five (5) feet deep and eight (8) feet wide.
 - a. Enclosed porches shall not be allowed.

West Evanston Zoning Overlay

V. Building Types: Base Types

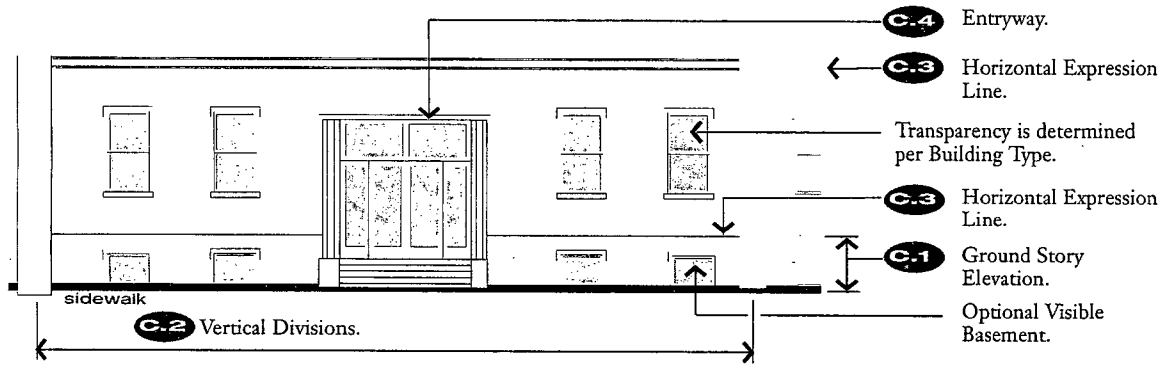


Figure V-C. Stoop Base Type.

C. Stoop Base Type. (See Figure V-C)

- C.1 Ground Story Elevation.** Ground Story elevation must be located a maximum of 2'-6" above the sidewalk or with a visible occupied basement a maximum of 4'-6" above the sidewalk.
- C.2 Vertical Division.** Base Facade for all Building Types shall be vertically divided with an Expression Line into segments no greater than sixty (60) feet in width.
- C.3 Horizontal Expression Line.** A horizontal Expression Line shall define the Ground Story from the upper floors and, where permitted, the visible basement from the Ground Story of the building for all Building Types.
- C.4 Entryway.** All entries shall be located off a stoop. Stoops (open platforms, typically raised) shall be a minimum of three (3) feet deep and four (4) feet wide.

West Evanston Zoning Overlay

VI. Building Types: Cap Types

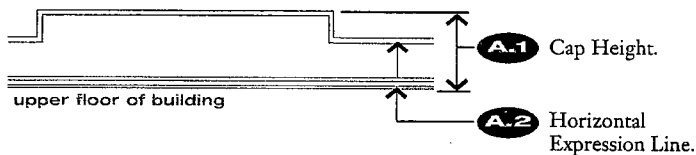


Figure VI-A. Parapet Cap Type.

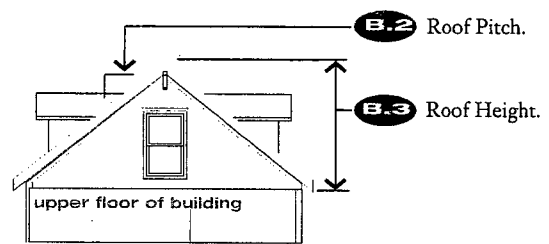


Figure VI-B. Pitched Roof Cap Type (Gable Roof).

VI. The following details the Cap Type requirements.

A. Parapet Cap Type. (See Figure VI-A)

- A.1 Height.** Minimum cap height from the top of the upper floor to the top of the parapet is two (2) feet, maximum is six (6) feet. The cap shall be high enough to screen the roof and any roof appurtenances from view of any adjacent building of similar height.
- A.2 Horizontal Expression Line.** Horizontal Expression Lines shall separate the cap from the upper floors of the building and shall define the top of the cap.
- A.3 Use.** Occupied space may not be incorporated behind this Cap Type.

B. Pitched Roof Cap Type. (See Figure VI-B)

- B.1 Roof Types.** The following are permitted roof types:
 - a. Hipped, shed, gabled, butterfly, and any combination with or without dormers are acceptable.
 - b. Gambrel roofs are acceptable. If the ridge runs parallel to the street, one dormer per fifteen (15) feet of street face shall be included.
- B.2 Pitch.** Pitched roof Cap Type may not be sloped less than a 6:12 (rise:run) or more than 12:12, except in the following cases:
 - a. Roofs located above a second Story, except on Iconic Buildings, are permitted to have a pitch as low as 4:12.
 - b. Butterfly roofs may not be sloped more than 4:12.
 - c. Pitched roofs on a tower are permitted to have a pitch steeper than 12:12.
- B.3 Height.** Roof height may not be greater than the total of all floors below the roof.
- B.4 Use.** Occupied space may be incorporated into this Cap Type.
 - a. This space constitutes a Half-Story.
 - b. Occupied space may not be incorporated into this Cap Type when a gambrel or butterfly roof is used.

West Evanston Zoning Overlay

VI. Building Types: Cap Types

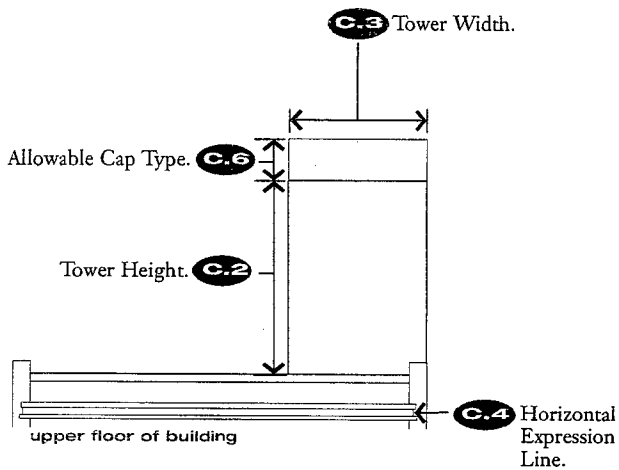


Figure VI-C. Tower Requirements.

C. Tower. (See Figure VI-C)

- C.1 Location.** Towers are permitted in the following locations:
 - a. No more than one (1) tower per building.
 - b. No more than one (1) tower is permitted for every 300' of street face of a development.
 - c. Permissible tower locations are further specified in the Building Type regulations set forth in Subsections IX through XVII.
- C.2 Height.** Maximum tower height from the top of the parapet or eave to the top of the tower is the equivalent of the height of one (1) upper floor of the building to which the tower is applied.
- C.3 Width.** Maximum tower width from the front, corner side, interior side, and rear Facade is one-third (1/3) the width of the Front Facade or thirty (30) feet, whichever is less.
- C.4 Horizontal Expression Line.** Horizontal Expression Lines shall separate the tower from the upper floors of the building, except on residential Building Types.
- C.5 Use.** Towers may be occupied by the same uses allowed in upper floors of the Building Type to which it is applied.
- C.6 Tower Cap.** Allowable Cap Types are parapet and pitched roof on the top of the tower element.

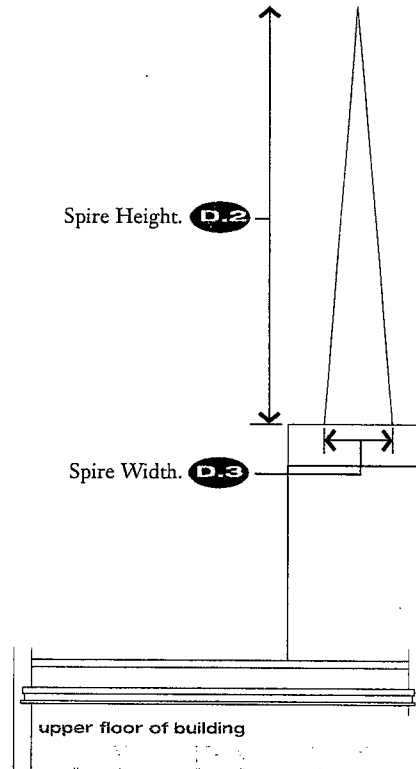


Figure VI-D. Spire Requirements.

D. Spire. (See Figure VI-D)

- D.1 Location.** Spires are permitted only on Iconic Buildings and must be located on top of a tower.
- D.2 Height.** Maximum spire height from the top of the tower to the top of the spire is thirty (30) feet, including any decorative elements atop the apex of the spire.
- D.3 Width.** Maximum spire width is one-half (1/2) the width of the tower on which it is situated.
- D.4 Use.** Spires may not be occupied; they are a decorative element.

E. Special Approval

Iconic buildings may request special approval for unique Cap Types not included in this code. Approval for unique Cap Types will be included in the special use permitting process.

West Evanston Zoning Overlay

VII. Building Types: Measuring Transparency

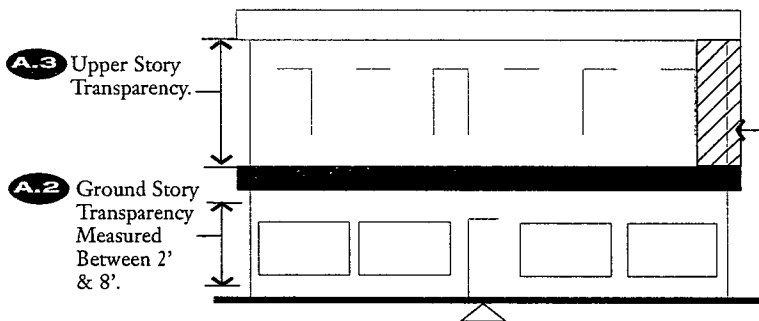


Figure VII-A. Measuring Transparency on Storefront Buildings.

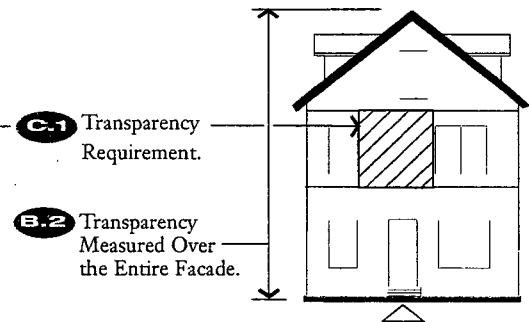


Figure VII-B. Measuring Transparency on Porch & Stoop Residential Buildings.

VII. The parameters outlined in this Section detail how to measure building Transparency. Capitalized Terms are defined in Subsection I.

A. Storefronts. (See Figure VII-A)

- A.1 Transparency Measured by Floor.** On buildings with a storefront Base Type, Transparency is measured with a separate percentage for the Ground Story Transparency and the upper Story Transparency.
- A.2 Ground Story.** The Ground Story Transparency is measured on the Facade between two (2) feet and eight (8) feet above sidewalk level on storefronts. Refer to the Base Type standards for the minimum percentage.
- A.3 Upper Story.** The upper Story Transparency level of these buildings is measured by Story, from floor to floor. Refer to the Building Type standards for the minimum percentage.

B. Porch or Stoop Residential Buildings. (See Figure VII-B)

- B.1 Transparency Measured by Facade.** On residential buildings with a porch or stoop Base Type, Transparency is measured as a percentage of the entire Facade and not by Story.
- B.2 Ground and Upper Stories.** Transparency is measured along the full Facade, including the Facade of a Story located within the roof structure. Refer to the Building Type standards for the minimum percentage.

C. General Transparency Requirement. (See Figures VII-A and VII-B)

- C.1 Maximum Area of No Transparency.** On front and corner side Facades of applicable Building Types, as specified in Subsections IX through XVII, no rectangular area greater than 30% of the each Story's Facade may be blank without Transparency. This area is measured from floor to floor of each Story.

West Evanston Zoning Overlay

VIII. Building Types: Measuring Height & Coverage

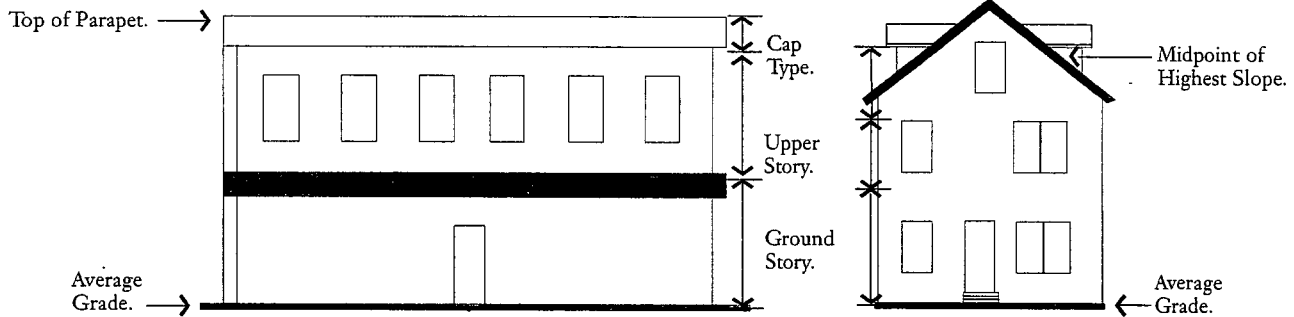


Figure VIII-A. Measuring Height.

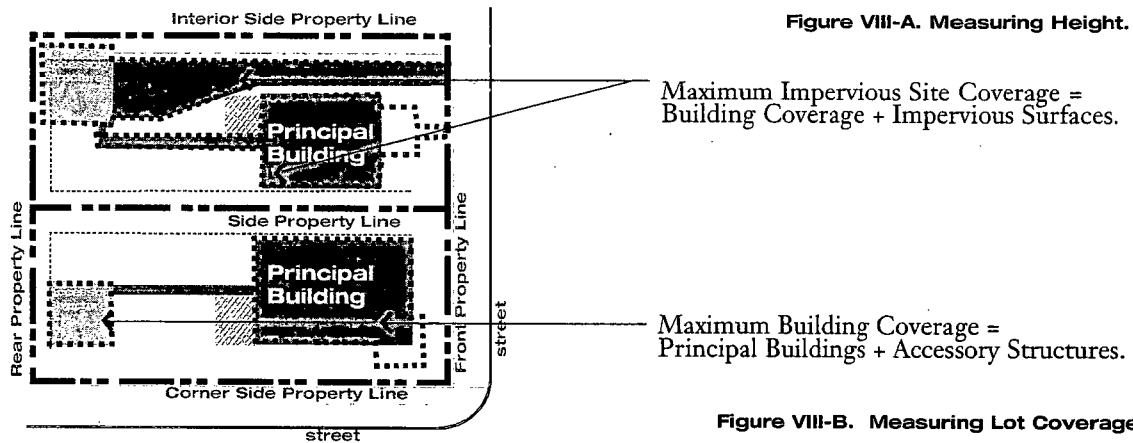


Figure VIII-B. Measuring Lot Coverage.

VIII. The parameters outlined in this Section detail how to measure the height and building coverage of a structure. Capitalized Terms are defined in Subsection I.

A. Measuring Height. (See Figure VIII-A)

1. **Height in Stories.** Each Building Type includes a provision listing the number of permitted stories, typically in a minimum and maximum number of stories.
2. **Half-Stories.** Half-Stories are located either completely within the roof structure or in a basement exposed a maximum of one-half Story above grade.
3. **Floor Height.** Each Building Type includes a permitted range of height for each Story.
 - a. Floor height is measured in feet, between the floor of a Story to the floor of the next Story above it.
 - b. For single Story buildings and the uppermost Story of a multiple Story building, floor to floor height shall be measured from the floor of the Story to the tallest point of the ceiling.

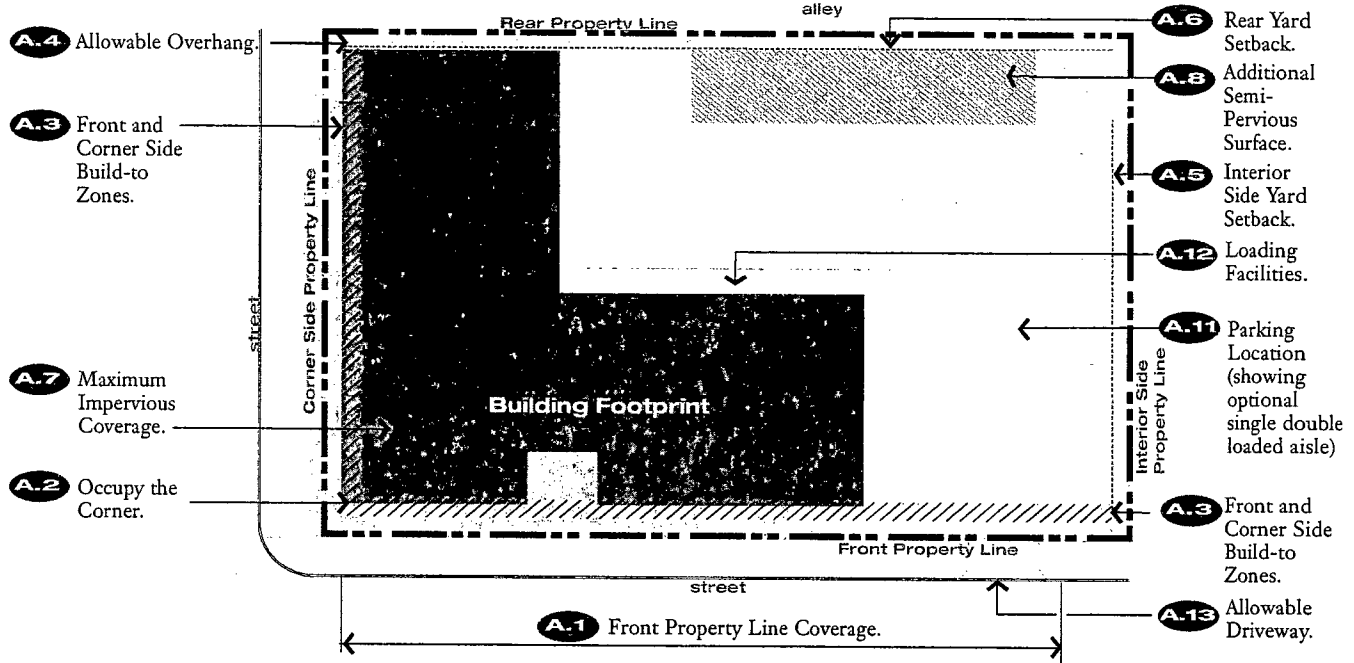
4. **Overall Building Height.** Maximum overall height is provided for all Building Types and is measured in feet as follows:
 - a. **Parapet Cap Type.** Overall building height is measured from the average grade of the bottom of the building's front Facade to the top of the parapet.
 - b. **Pitched Cap Type.** Overall building height is measured from the average grade of the bottom of the building's front Facade to the midpoint of the highest roof slope.

B. Measuring Coverage. (See Figure VIII-B)

1. **Building Coverage.** The percentage of a lot covered by all structures, principal and accessory.
2. **Impervious Site Coverage.** The percentage of a lot covered by all buildings (principal and accessory), pavement, and other Impervious Surfaces.
3. **Semi-Pervious Lot Coverage.** Within each Building Type, an additional percentage of the lot may be surfaced in a Semi-Pervious material. Examples of Semi-Pervious materials include but are not limited to permeable pavers, and permeable asphalt.

West Evanston Zoning Overlay

IX. Building Types: Mixed Use Building



A. Building Siting. (See Figure IX-A)

Street Frontage.

- A.1** A minimum of 95% of the length of the front Build-to Zone, minus the allowable double loaded aisle of parking as permitted (see **A.11**), must be occupied by building.
- A.2** The intersection of the front and corner side Build-to Zones (the corner) must be occupied by a building.
- A.3** Front and corner side building Facades must be constructed within Build-to Zones located between five (5) and ten (10) feet from the property line with the following exception:
 - a. Build-to Zones on all new streets, Dodge Avenue, and Darrow Avenue must be between fifteen (15) and twenty (20) feet from the property line.
- A.4** Eaves, upper floor bays, and awnings are permitted to extend to the property line, maintaining a minimum of ten (10) feet of height clearance at Ground Story.

Side & Rear Yard Setbacks.

Applies to both principal and accessory structures & uses.

- A.5** Interior Side yard Setback shall be a minimum of five (5) feet.
- A.6** Rear yard Setback shall be a minimum of five (5) feet.

Buildable Area.

- A.7** Maximum Impervious Site Coverage (including Building Coverage) shall be 90% of Total Lot Area.
- A.8** An additional 5% of the Total Lot Area may be Semi-Pervious.
- A.9** No minimum lot size is required.
- A.10** No maximum floor area ratio applies.

Off-Street Parking & Loading.

- A.11** Parking is permitted in the rear yard only with the following exception:

Figure IX-A: Building Siting.

- a. Parcels located on Emerson Street, Simpson Street, or Green Bay Road with property lines longer than 200' may include double loaded aisle of parking at the property line, perpendicular to the street.

- A.12** All loading facilities shall be located on the rear Facade.

Driveways & Access.

- A.13** If no alley exists, one (1) driveway per lot is permitted with the following exceptions:
 - a. Driveways are not permitted off any new street, Green Bay Road, Church Street, Dodge Avenue, and Darrow Avenue.
 - b. Driveway location shall be at least seventy-five (75) feet from the intersection of the front and corner side property lines of the block.
 - c. Shared driveways are encouraged.
- A.14** Drive-through facilities are not permitted with the following exception:
 - a. A drive-through facility located on the rear of the building, with stacking fully in the rear, is permitted as a special use.

B. Height & Use Requirements.

(See Figure IX-B)

Building & Floor Heights.

- B.1** Building height shall be a minimum of two (2) stories and a maximum of four (4) stories, with a maximum overall height of fifty-seven (57) feet with the following exception:
 - a. Buildings along Church Street located within 100' from the corner of Darrow Avenue shall be a

West Evanston Zoning Overlay

IX. Building Types: Mixed Use Building

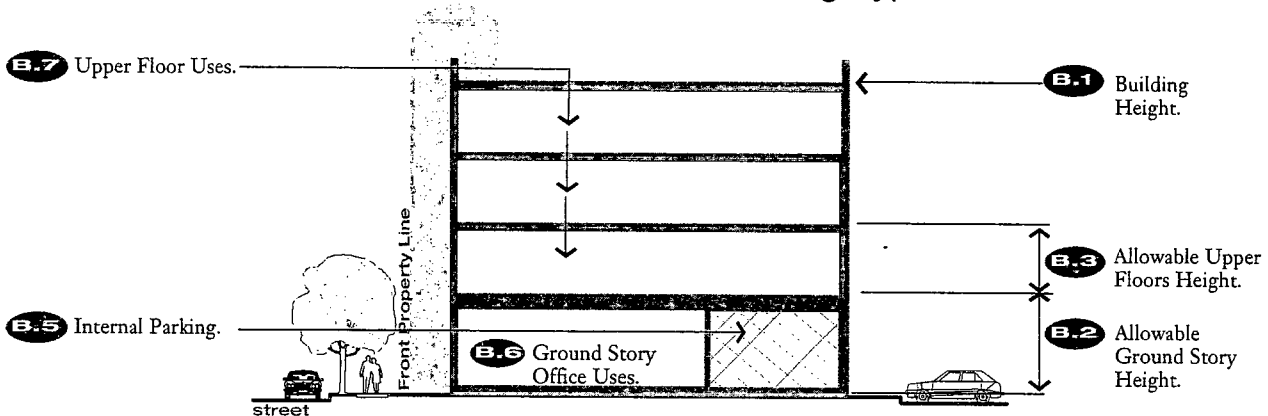


Figure IX-B: Height & Use Requirements.

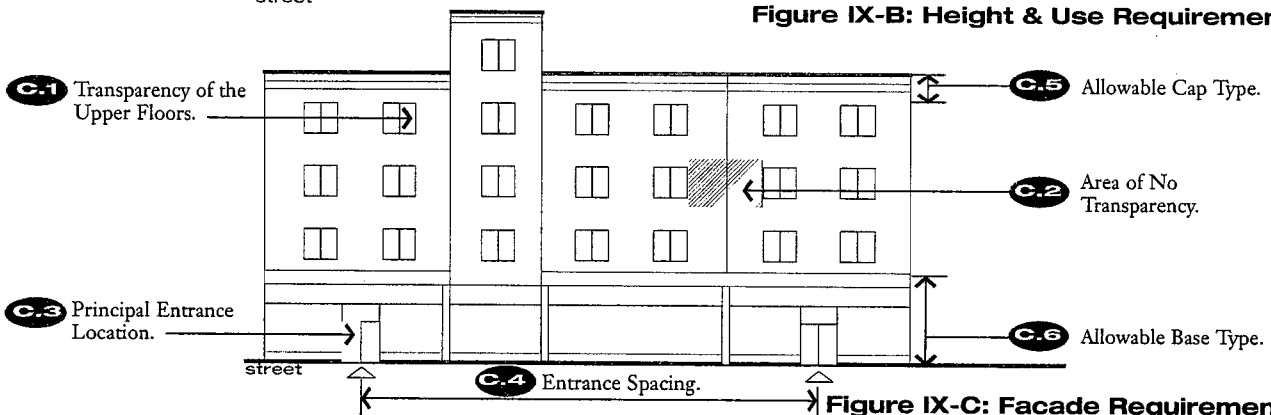


Figure IX-C: Facade Requirements.

maximum of three (3) stories, with the third Story set back a minimum of eight (8) feet and overall maximum height of forty-seven (47) feet.

- B.2** Allowable Ground Story height is a minimum of fifteen (15) feet, maximum of twenty-four (24) feet. When the Ground Story is twenty (20) feet or more in height, it shall count as two (2) stories in terms of measuring the overall building height.
 - B.3** Allowable upper floor height is a minimum of nine (9) feet, maximum of fourteen (14) feet.
 - B.4** Accessory structures & uses shall not exceed the height of the Principal Building on the lot.
- Uses.** Permitted uses and special uses are defined by the base district zoning with the following exceptions:
- B.5** Parking is permitted internally in the rear of the building or fully below grade; a minimum of thirty (30) feet from the street Facades must be occupied by a permitted use other than parking.
 - B.6** Office uses on the Ground Story require a special use permit.
 - B.7** Home occupations are permitted per Chapter 5 of the Zoning Ordinance.

C. Facade Requirements. (See Figure IX-C)

Transparency.

- C.1** A minimum of 12% of the upper Story of all street Facades, measured floor to floor, shall have

transparent, non-reflective windows.

- C.2** On front and corner side Facades, no rectangular area greater than 30% of the Facade per floor may be blank, without Transparency.

Building Entrance.

- C.3** The building's principal entrance must be on the front or corner side Facade. Entrances at the corner of a building satisfy this requirement.
- C.4** Provide a minimum of one (1) entrance for every seventy-five (75) feet of building frontage on the Front Facade.

Allowable Cap & Base Types. (See Sections V and VI)

- C.5** Allowable Cap Types are the parapet and pitched roof. A tower is permitted.
- C.6** Allowable Base Type is the storefront.

Building Materials. Applicable only to street Facades or Facades visible from a street.

- C.7** Facades must be constructed of a durable, natural material. False materials intended to look like other materials shall be avoided, and if used limited to the extent possible.
- C.8** Concrete masonry units, bricks over three inches (3") in height, and exterior insulation and finishing systems (EIFS) are not permitted.

Balconies.

- C.9** Projecting balconies are not permitted on street face Facades.

West Evanston Zoning Overlay

X. Building Types: Flex Building

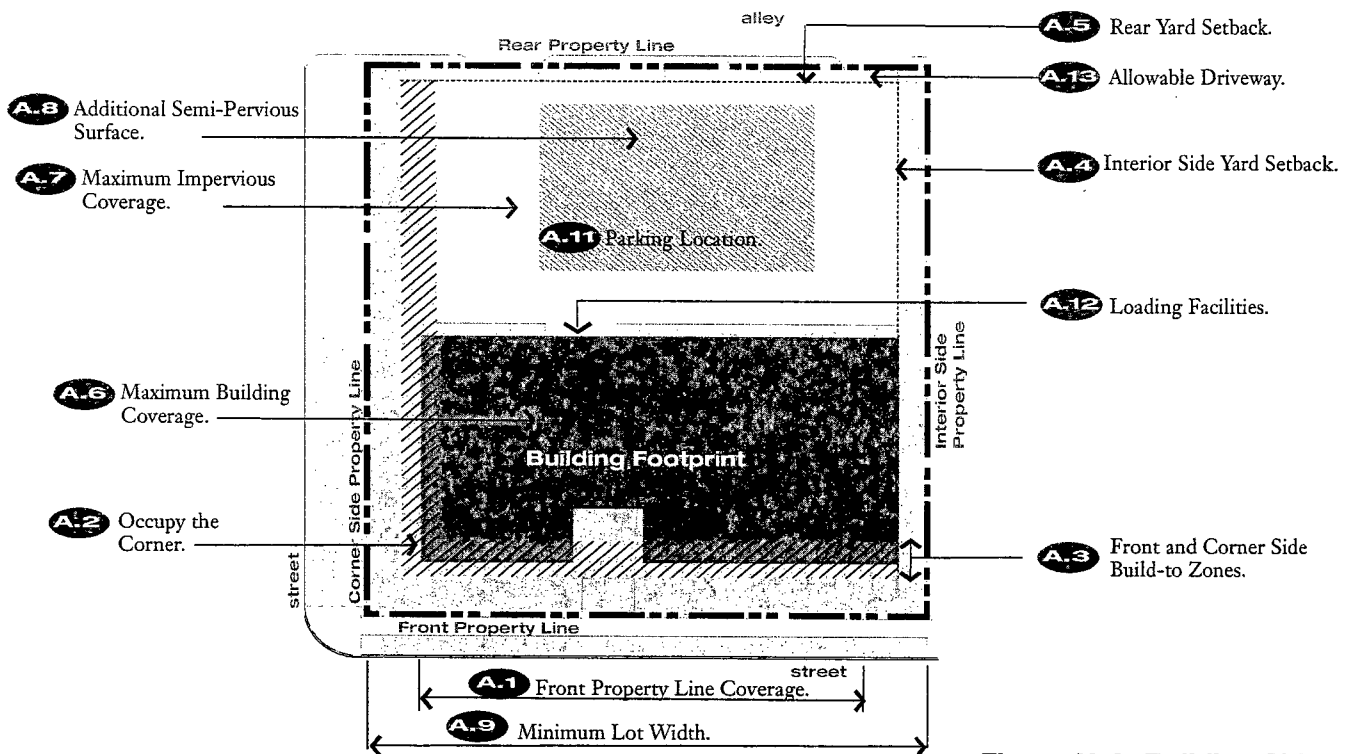


Figure X-A: Building Siting.

A. Building Siting. (See Figure X-A)

Street Frontage.

- A.1** A minimum of 85% of the length of the front Build-to Zone must be occupied by building.
- A.2** The intersection of the front and corner side Build-to Zones (the corner) must be occupied by a building.
- A.3** Front and corner side building Facades must be constructed within Build-to Zones located between five (5) and ten (10) feet from the property line with the following exception:
 - a. Build-to Zones on all new streets, Dodge Avenue, and Darrow Avenue to be between ten (10) and fifteen (15) feet from the property line.

Side & Rear Yard Setbacks. Applies to both principal and accessory structures & uses.

- A.4** Interior Side yard Setback shall be a minimum of ten (10) feet.
- A.5** Rear yard Setback shall be a minimum of five (5) feet.

Buildable Area.

- A.6** Maximum Building Coverage is 60% of Total Lot Area.
- A.7** Maximum Impervious Site Coverage (including Building Coverage) shall be 70% of Total Lot Area.
- A.8** An additional 15% of the Total Lot Area may be Semi-Pervious.
- A.9** Minimum lot width is sixty five (65) feet. No minimum lot size is required.

- A.10** No maximum floor area ratio applies.

Off-Street Parking & Loading.

- A.11** Parking is permitted in the rear yard of a lot, but may not extend beyond the face of the Principal Building into the corner side Build-to Zones.
- A.12** All loading facilities shall be located on the rear Facade.

Driveways & Access.

- A.13** Driveway access is permitted only off public alleys.
- A.14** Drive-through facilities are not permitted.

B. Height & Use Requirements. (See Figure X-B)

Building & Floor Heights.

- B.1** Building height shall be a minimum of two (2) stories and a maximum of (3) stories, with the third Story set back a minimum of eight (8) feet.
- B.2** Maximum overall building height is forty-four (44) feet.
- B.3** Allowable Ground Story height is a minimum of nine (9) feet, maximum of sixteen (16) feet.
- B.4** Allowable upper floor height is a minimum of nine (9) feet, maximum of fourteen (14) feet.

West Evanston Zoning Overlay

X. Building Types: Flex Building

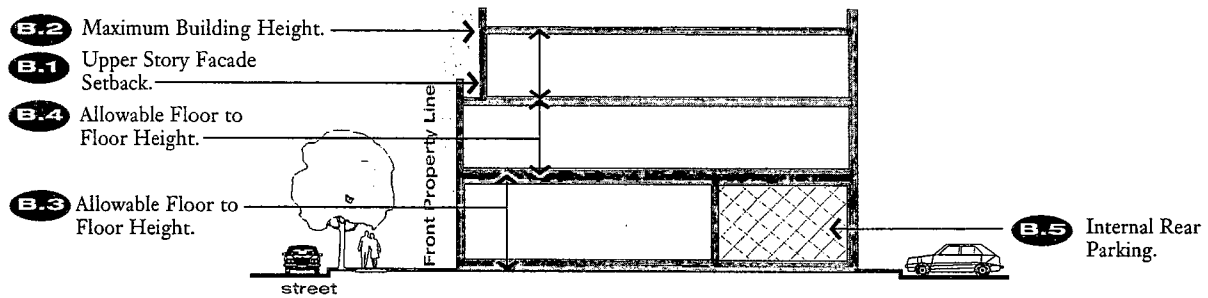


Figure X-B: Height & Use Requirements.

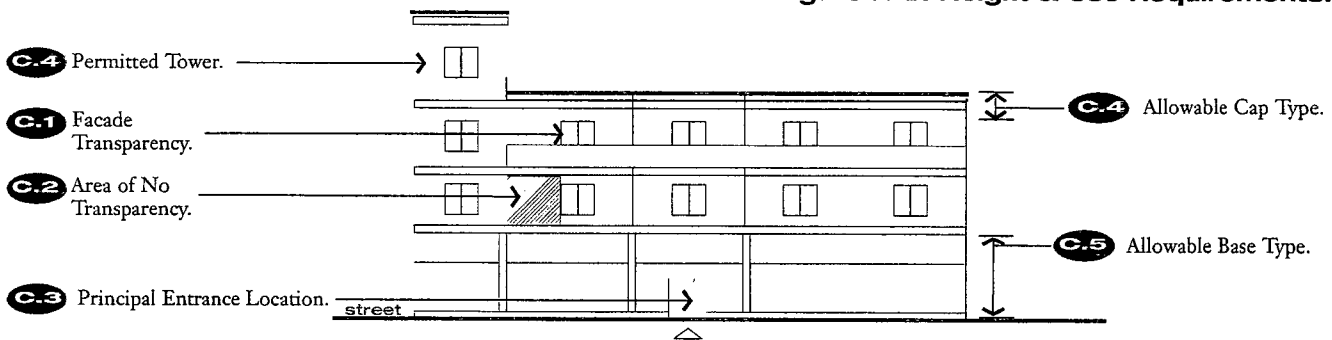


Figure X-C: Facade Requirements.

Uses. Permitted uses and special uses are defined by the base district zoning with following exceptions:

- B.5** Parking is permitted internally in the rear of the first floor of the building or fully below grade; a minimum of twenty (20) feet from the street Facades of the Ground Story must be occupied by a permitted use other than parking.
- B.6** Permitted residential uses may exceed 20,000 square feet in area and may be utilized on all floors.
- B.7** Home occupations are permitted per Chapter 5 of the Zoning Ordinance.

C. Facade Requirements. (See Figure X-C)

Transparency.

- C.1** A minimum of 12% of all street Facades, measured floor to floor, shall have transparent, non-reflective windows. Increased Transparency is required on the Ground Story for the Storefront Base Type (see Section V).
- C.2** On front and corner side Facades, no rectangular area greater than 30% of the Facade per floor may be blank, without Transparency.

Building Entrance.

- C.3** The principal entrance must be located on the front or corner side building Facade. Entrances at the corner of a building satisfy this requirement.

Allowable Cap & Base Types. (See Sections V and VI)

- C.4** Allowable Cap Types are the parapet and pitched roof. A tower is permitted.

- C.5** Allowable Base Type is the storefront or stoop.

Building Materials. Applicable to street Facades or Facades visible from a street.

- C.6** Facades must be constructed of a durable, natural material. False materials intended to look like other materials shall be avoided, and if used limited to the extent possible.

- C.7** Concrete masonry units, bricks over three inches (3") in height, and exterior insulation and finishing systems (EIFS) are not permitted.

Balconies.

- C.8** Projecting balconies are not permitted on street face Facades.

West Evanston Zoning Overlay

XI. Building Types: Apartment Building

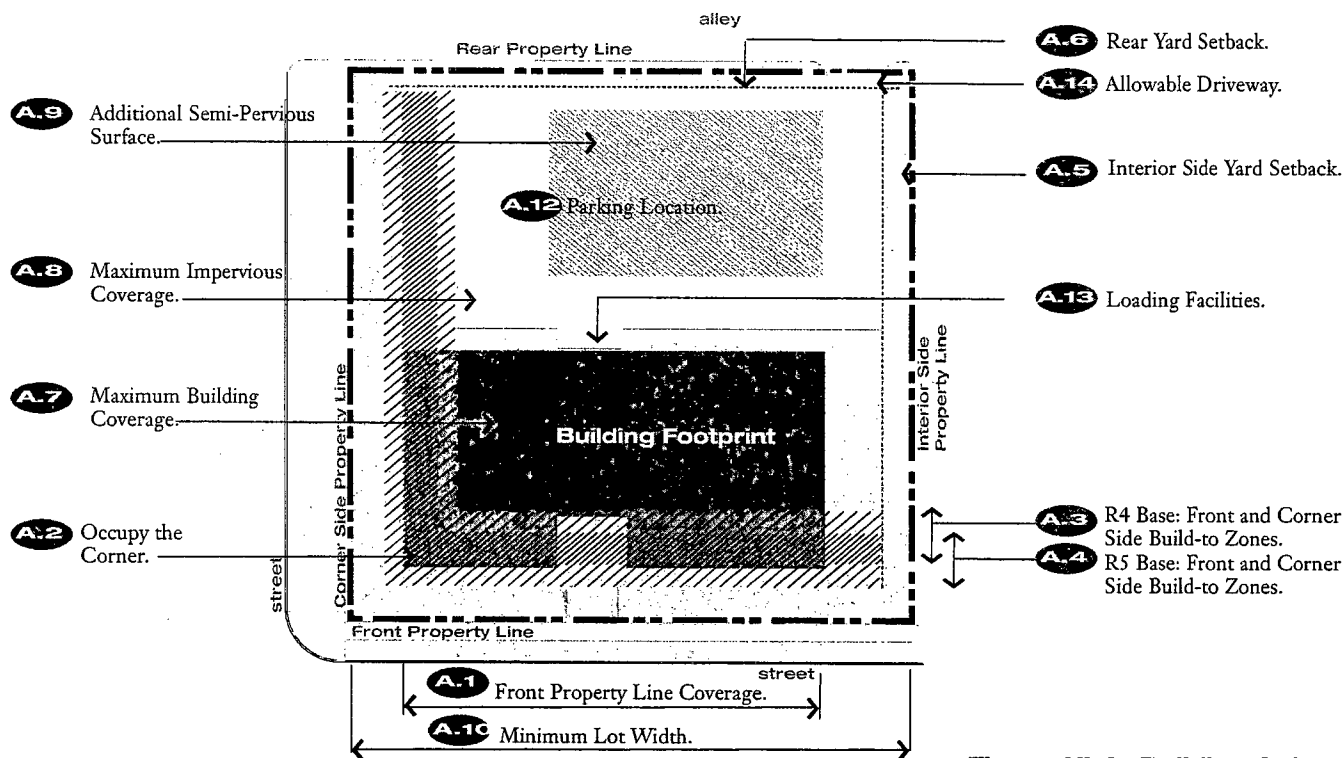


Figure XI-A: Building Siting.

A. Building Siting. (See Figure XI-A)

Street Frontage.

- A.1** A minimum of 80% of the length of the front Build-to Zone must be occupied by building.
- A.2** The intersection of the front and corner side Build-to Zones (the corner) must be occupied by a building.
- A.3** In locations with R4 base zoning, front and corner side building Facades must be constructed within Build-to Zones located between fifteen (15) and twenty five (25) feet from the property line.
- A.4** In locations with R5 base zoning, front and corner side building Facades must be constructed within Build-to Zones located between ten (10) and twenty (20) feet from the property line.

Side & Rear Yard Setbacks. Applies to both principal and accessory structures & uses.

- A.5** Interior Side yard Setback shall be a minimum of ten (10) feet.
- A.6** Rear yard Setback shall be a minimum of five (5) feet.

Buildable Area.

- A.7** Maximum Building Coverage is 60% of Total Lot Area.
- A.8** Maximum Impervious Site Coverage (including Building Coverage) shall be 70% of Total Lot Area.
- A.9** An additional 15% of the Total Lot Area may be Semi-Pervious.

- A.10** Minimum lot width is sixty five (65) feet. No minimum lot size is required.

- A.11** No maximum floor area ratio applies.

Off-Street Parking & Loading.

- A.12** Parking is permitted in the rear yard of a lot, but may not extend beyond the face of the Principal Building into the corner side Build-to Zones.
- A.13** All loading facilities shall be located on the rear Facade.

Driveways & Access.

- A.14** Driveway access is permitted only off public alleys.

B. Height & Use Requirements. (See Figure XI-B)

Building & Floor Heights.

- B.1** In locations with R4 base zoning:
 - a. Building height shall be a minimum of two (2) stories and a maximum of three and a half (3 1/2) stories.
 - b. Four and a half (4 1/2) stories are permitted if the top Story is set back from all street faces a minimum of eight (8) feet.
 - c. Maximum building height on a street face is forty-two (42) feet, overall fifty-four (54) feet.
- B.2** In locations with R5 base zoning:
 - a. Building height shall be a minimum of two (2)

West Evanston Zoning Overlay

XI. Building Types: Apartment Building

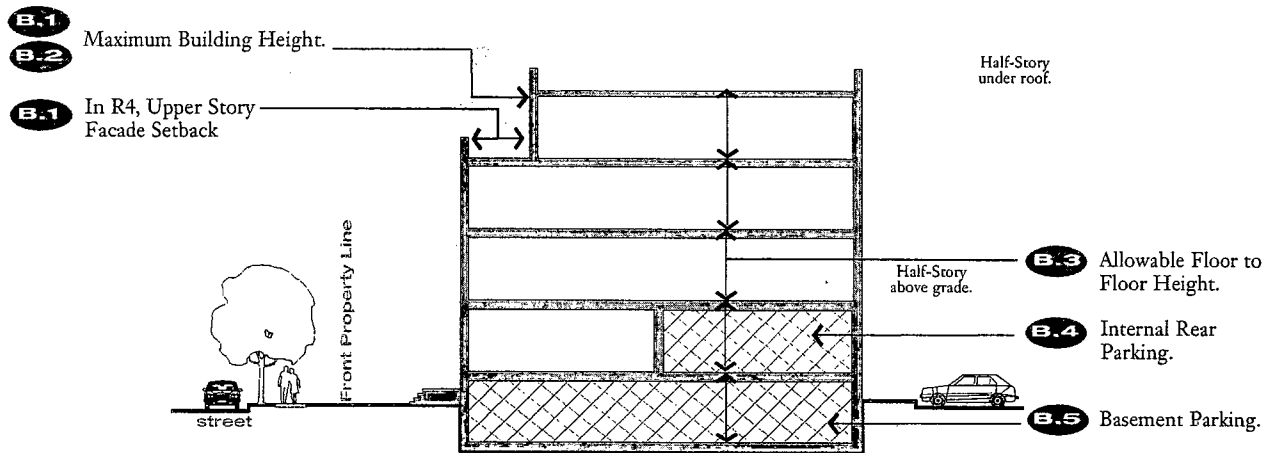


Figure XI-B: Height & Use Requirements.

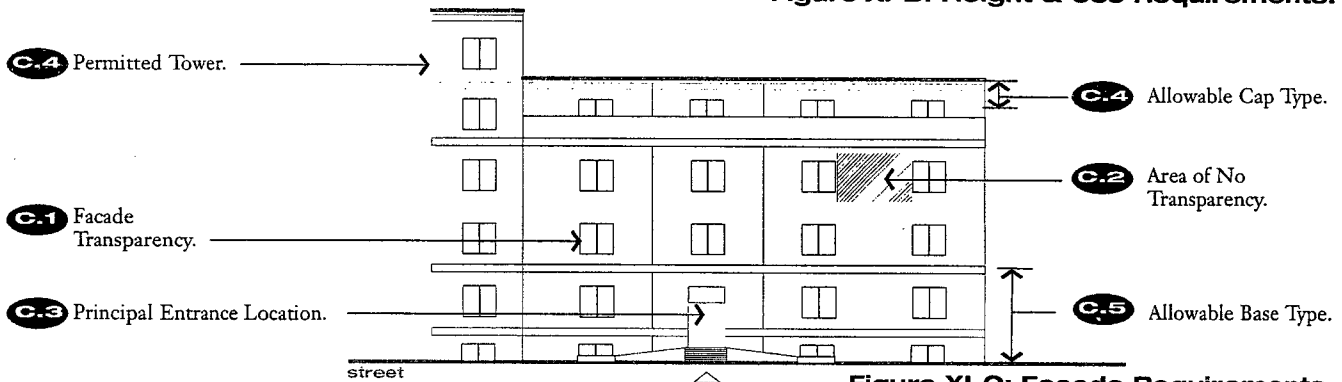


Figure XI-C: Facade Requirements.

Story and a maximum of four and a half (4 1/2) stories.

b. Maximum building height is fifty-four (54) feet. Allowable floor height is a minimum of nine (9) feet, maximum of fourteen (14) feet.

Uses. Permitted uses and special uses are defined by the base district zoning with following exceptions:

- B.4** Parking is permitted internally in the rear of the of the first full floor of the building; a minimum of thirty (30) feet from the street Facade of the Ground Story must be occupied by a permitted use other than parking.
- B.5** Parking is permitted in floors located fully or partially below grade. No more than four (4) feet of that floor may be exposed above grade.

C. Facade Requirements. (See Figure XI-C)

Transparency.

- C.1** A minimum of 12% of all street Facades, measured floor to floor, shall have transparent, non-reflective windows.
- C.2** On front and corner side Facades, no rectangular

area greater than 30% of the Facade per floor may be blank, without Transparency.

Building Entrance.

- C.3** The principal entrance must be located on the front or corner side building Facade. Entrances at the corner of a building satisfy this requirement.

Allowable Cap & Base Types. (See Sections V and VI for descriptions)

- C.4** Allowable Cap Types are the parapet and pitched roof. A tower is permitted.
- C.5** Allowable Base Types are the stoop and porch.

Building Materials. Applicable to street Facades or Facades visible from a street.

- C.6** Facades must be constructed of a durable, natural material. False materials intended to look like other materials shall be avoided, and if used limited to the extent possible.
- C.7** Concrete masonry units, bricks over three inches (3") in height, and exterior insulation and finishing systems (EIFS) are not permitted.

Balconies.

- C.8** Projecting balconies are not permitted on street face Facades.

West Evanston Zoning Overlay

XII. Building Types: Flat Building

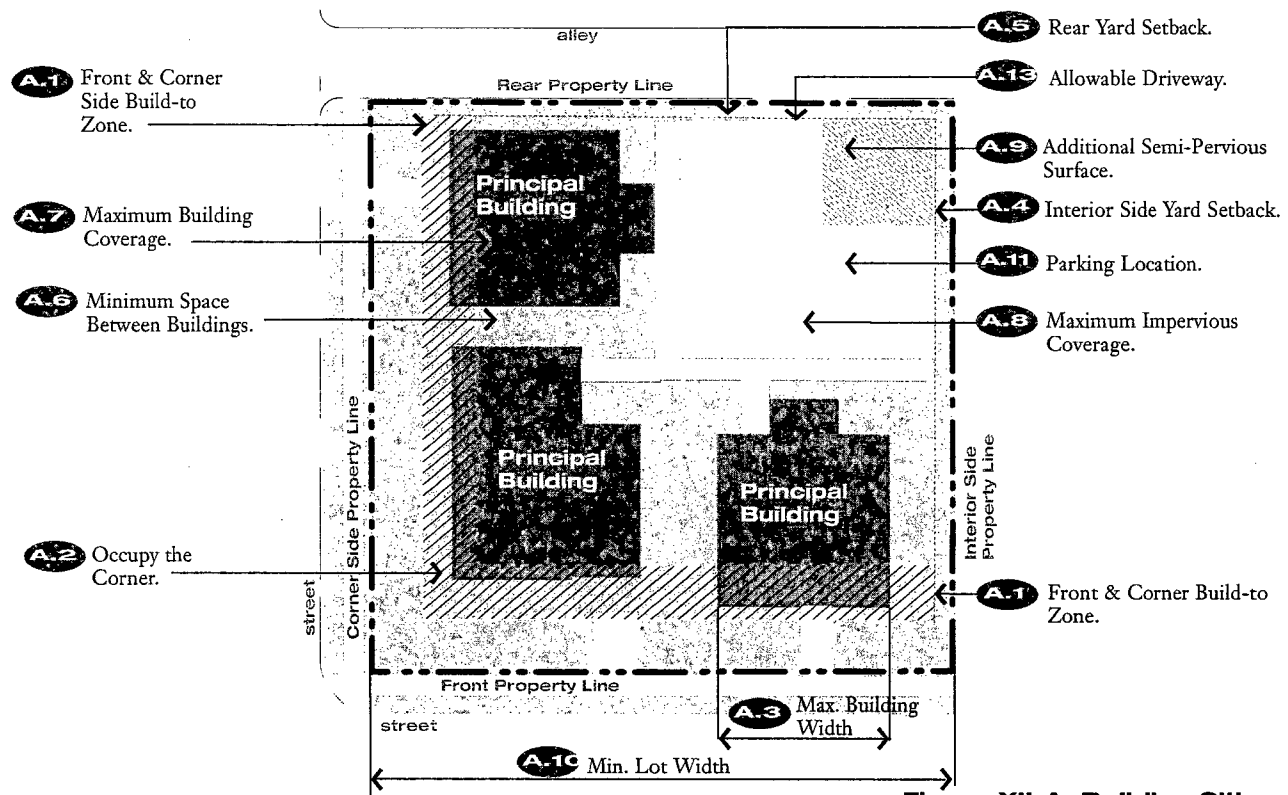


Figure XII-A: Building Siting.

A. Building Siting. (See Figure XII-A)

Multiple principal and accessory structures & uses are permitted on single parcels; however, each building must meet all requirements.

Street Frontage.

- A.1** Front and corner side Facades of buildings must be constructed within a Build-to Zone, located between fifteen (15) and thirty (30) feet from the front and corner side property lines.
- A.2** The intersection of the front and corner side Build-to Zones (the corner) must be occupied by a building.
- A.3** For each Principal Building, the total length of all facades facing each street (maximum building width) may not exceed 75 feet.

Interior Side & Rear Yard Setbacks. Applies to both principal and accessory structures & uses.

- A.4** Interior Side yard Setback shall be a minimum of seven and a half (7.5) feet.
- A.5** Rear yard Setback shall be a minimum of five (5) feet.
- A.6** For multiple buildings on one parcel, a minimum of fifteen (15) feet is required between buildings.

Buildable Area.

- A.7** Maximum Building Coverage shall be 45% of the Total Lot Area.

- A.8** Maximum Impervious Site Coverage (including Building Coverage) shall be 60% of the Total Lot Area.

- A.9** An additional 15% of the Total Lot Area may be Semi-Pervious.

- A.10** Minimum lot width is sixty (60) feet at the front property line. No minimum lot size is required.

Parking, Accessory Structures, & Accessory Uses.

- A.11** Surface parking and garages are permitted in the rear, behind the back Facade of the Principal Building.
- A.12** All surface parking must be screened from all streets by buildings.

Driveways & Access.

- A.13** Driveway access is permitted only off public alleys.

West Evanston Zoning Overlay

XII. Building Types: Flat Building

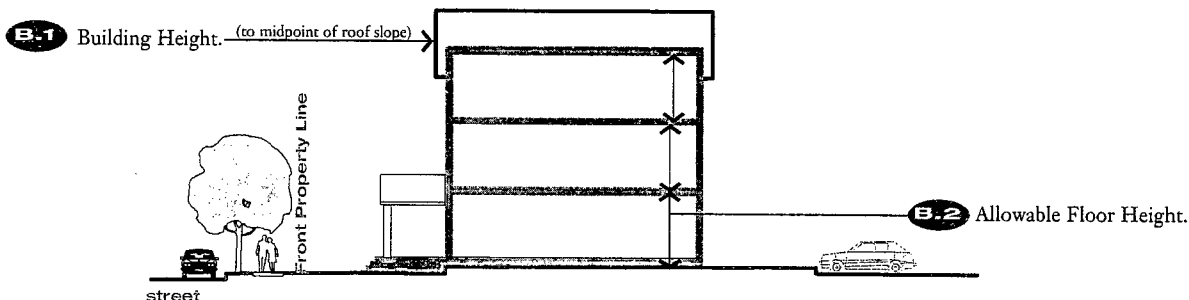


Figure XII-B: Height & Use Requirements.

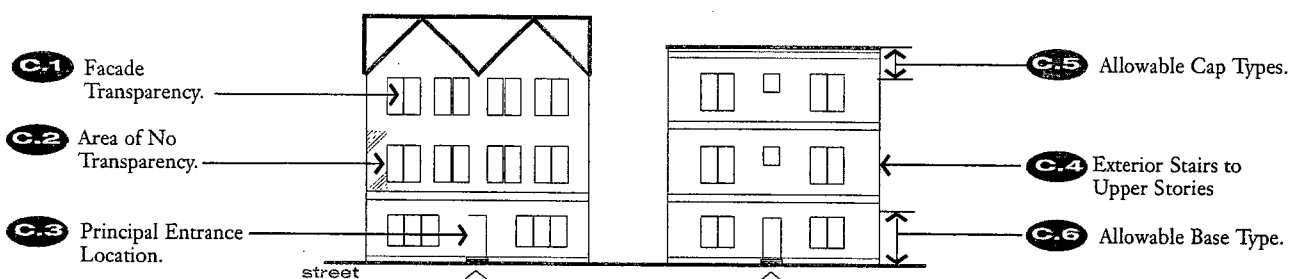


Figure XII-C: Facade Requirements.

B. Height & Use Requirements. (See Figure XII-B)

Building & Floor Heights.

- B.1** Building heights shall be a minimum of two (2) stories and a maximum of three (3) stories. Maximum overall building height is forty two (42) feet.
- B.2** Allowable floor height is a minimum of nine (9) feet, maximum of fourteen (14) feet.

Uses.

- B.3** For all floors, permitted uses and special uses are defined by the base district zoning except that parks, playgrounds, and educational institutions are not permitted.

C. Facade Requirements. (See Figure XII-C)

Transparency.

- C.1** A minimum of 12% of the front and the corner side Facades shall have transparent, non-reflective windows.
- C.2** On front and corner side Facades, no rectangular area greater than 30% of the Facade per floor may be blank, without Transparency.

Building Entrance.

- C.3** The principal entrance for all buildings must be located on the front, corner side, or side Facade.
- C.4** Exterior entrances to upper stories are not permitted on the Front Facade. Exterior stairs to an upper Story are permitted only on the rear Facade.

Allowable Cap & Base Types. (See Sections V and VI)

- C.5** Allowable Cap Types are the parapet and pitched roof. Towers are permitted only on Corner Buildings at street termini as designated on the Regulating Plans.

- C.6** Allowable Base Types are stoop and porch.

Building Materials. Applicable to street Facades or Facades visible from a street.

- C.7** Facades must be constructed of a durable, natural material. False materials intended to look like other materials shall be avoided, and if used limited to the extent possible.
- C.8** Concrete masonry units, bricks over three inches (3") in height, and exterior insulation and finishing systems (EIFS) are not permitted.

Balconies.

- C.9** Projecting balconies are not permitted on street face Facades.

West Evanston Zoning Overlay

XIII. Building Types: Townhouse I

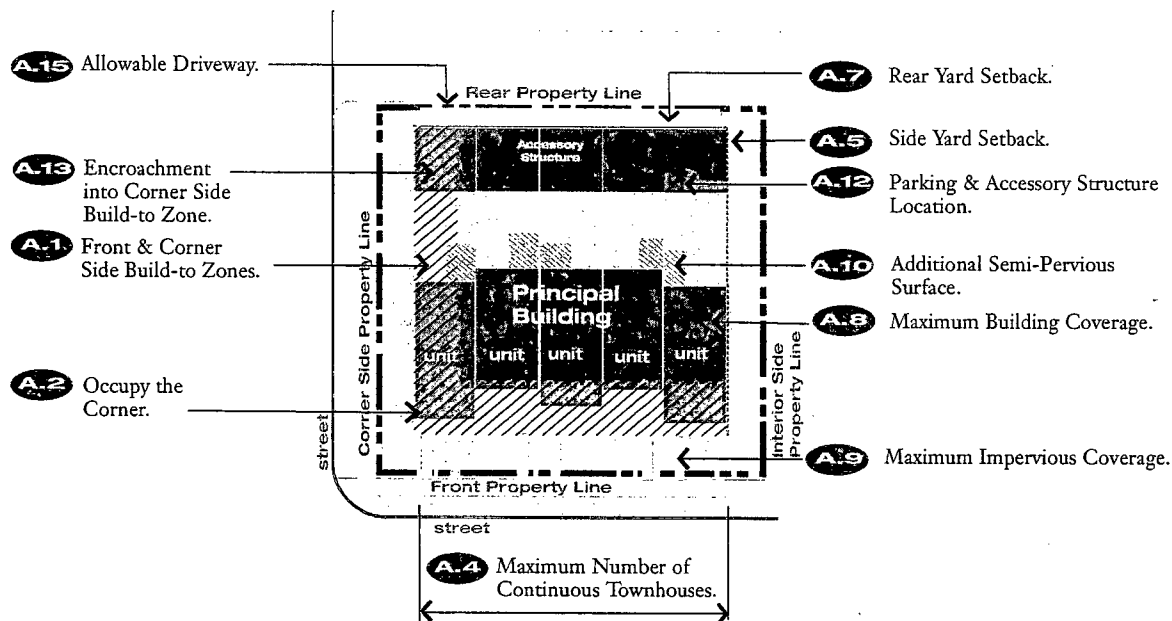


Figure XIII-A: Building Siting.

A. Building Siting. (See Figure XIII-A)

Multiple principal and accessory structures & uses are permitted on single parcels; however, each building must meet all requirements. Note: Each building consists of multiple townhouse units.

Street Frontage.

- A.1** Front and corner side Facades of all building units must be constructed within a Build-to Zone, located between fifteen (15) and twenty five (25) feet from the front and corner side property line.
- A.2** The intersection of the front and corner side Build-to Zones (the corner) must be occupied by a building.
- A.3** Building units may step back beyond adjacent units within the Build-to Zone in increments no greater than ten (10) feet.

Side & Rear Yard Setbacks. Applies to both principal and accessory structures & uses.

- A.4** Per street face, a minimum of two (2) and a maximum of five (5) continuous units are permitted to cluster in a building without side yard Setbacks.
- A.5** The interior side of any building must be set back a minimum of five (5) feet from the interior side property line.
- A.6** For multiple buildings on one parcel, a minimum of ten (10) feet is required between buildings.
- A.7** The rear of any building must be set back a minimum of five (5) feet from the rear property line.

Buildable Area.

- A.8** Maximum Building Coverage shall be 45% of the Total Lot Area.
- A.9** Maximum Impervious Site Coverage shall be 50% of the Total Lot Area.
- A.10** An additional 15% of the Total Lot Area may be Semi-Pervious.
- A.11** No minimum lot size is required.

Parking, Accessory Structures, & Accessory Uses.

- A.12** Surface parking and accessory structures & uses are permitted in the rear yard, a minimum of ten (10) feet behind the back Facade of the Principal Building.
- A.13** Accessory structures & uses are permitted within the corner side yard Build-to Zone, but may not extend into this yard beyond the face of the Principal Building.
- A.14** Surface parking areas must be screened from all street faces by buildings.

Driveways & Access.

- A.15** Driveway and garage access is permitted only off public alleys.

West Evanston Zoning Overlay

XIII. Building Types: Townhouse I

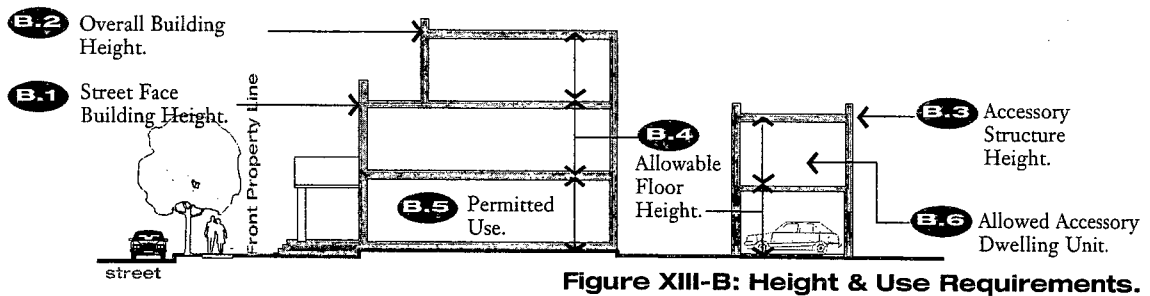


Figure XIII-B: Height & Use Requirements.

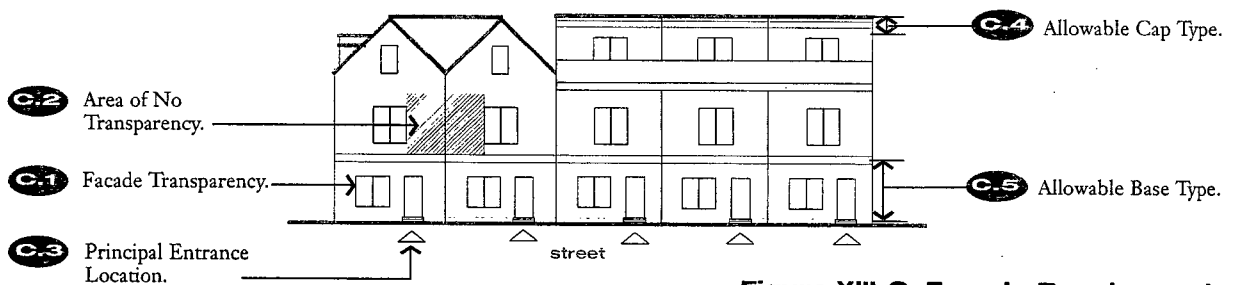


Figure XIII-C: Facade Requirements.

B. Height & Use Requirements. (See Figure XIII-B)

Building & Floor Heights.

- B.1** Principal Building height at the front street face shall be a minimum of one and a half (1 1/2) stories and a maximum of two and a half (2 1/2) stories.
- B.2** On parapet buildings, a maximum of 3 stories is permitted if the third floor is set back from the Front Facade a minimum of eight (8) feet. Overall maximum building height for all types is thirty-five (35) feet.
- B.3** Accessory structure height is a maximum of two (2) stories and twenty four (24) feet and may not be taller than the Principal Building.
- B.4** Allowable floor height is a minimum of eight (8) feet, maximum of fourteen (14) feet.

Uses.

- B.5** Principal permitted use is single-family attached only.
- B.6** One accessory dwelling unit is permitted in the accessory structure.

C. Facade Requirements. (See Figure XIII-C)

Transparency.

- C.1** A minimum of 12% of the front and the corner side Facades shall have transparent, non-reflective windows.

- C.2** On front and corner side Facades, no rectangular area greater than 30% of the Facade per floor may be blank, without Transparency.

Building Entrance.

- C.3** The principal entrance must be located on the front or corner side Facade.

Allowable Cap & Base Types. (See Sections V and VI)

- C.4** Allowable Cap Types are the parapet and pitched roof. Towers are permitted only on end units or units at street termini, per the Regulating Plans.
- C.5** Allowable Base Types are stoop and porch.

Facade Design.

- C.6** Each building, consisting of multiple connected units, must be treated with a different design than adjacent buildings, such as a change in material color, Cap Type, or Base Type.

Building Materials. Applicable to street Facades or Facades visible from a street.

- C.7** Facades must be constructed of a durable, natural material. False materials intended to look like other materials shall be avoided, and if used limited to the extent possible.
- C.8** Concrete masonry units, bricks over three inches (3") in height, and exterior insulation and finishing systems (EIFS) are not permitted.

Balconies.

- C.9** Projecting balconies are not permitted on street face Facades.

West Evanston Zoning Overlay

XIV. Building Types: Townhouse II

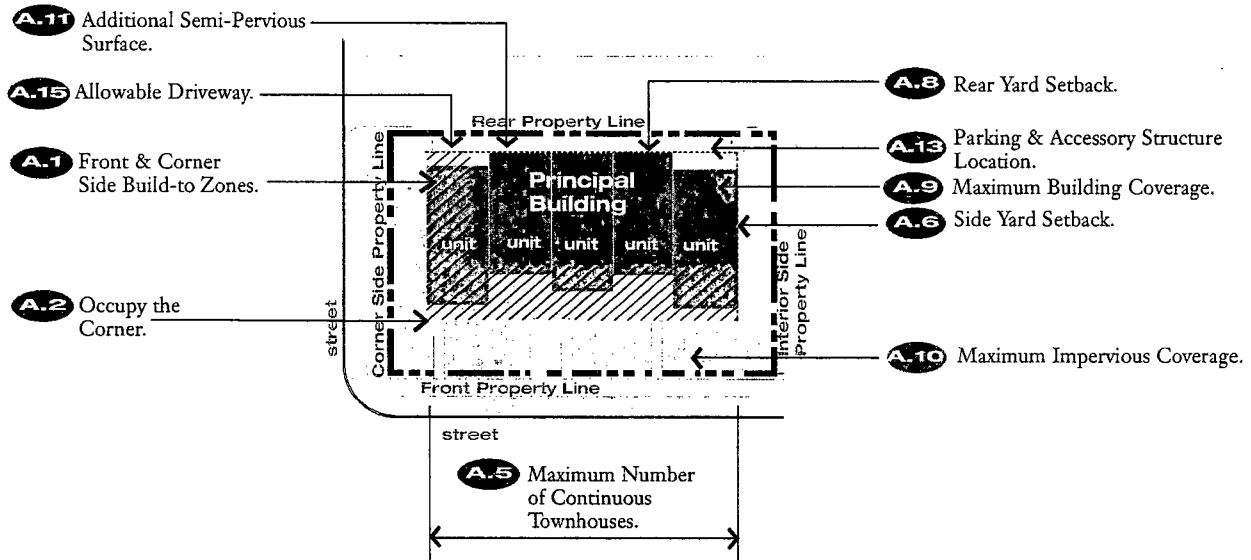


Figure XIV-A: Building Siting.

A. Building Siting. (See Figure XIV-A)

Multiple principal and accessory structures & uses are permitted on single parcels; however, each building must meet all requirements. Note: Each building consists of multiple townhouse units.

Street Frontage.

- A.1** Front and corner side Facades of the building units must be constructed within a Build-to Zone, located between fifteen (15) and thirty (30) feet from the front and corner side property line.
- A.2** The intersection of the front and corner side Build-to Zones (the corner) must be occupied by a building.
- A.3** For every Townhouse Type II building unit on a Lot that meets the requirements of **A.1** above, one (1) additional building unit may front on a courtyard or Open Space, or two (2) additional units may front Park District property. The courtyard or Open Space must be a minimum of thirty five (35) feet wide.
- A.4** Building units may step back beyond adjacent units within the Build-to Zone in increments no greater than ten (10) feet.

Side & Rear Yard Setbacks. Applies to both principal and accessory structures & uses.

- A.5** Per street face, a minimum of two (2) and a maximum of five (5) continuous units are permitted to cluster without side yard Setbacks.
- A.6** The interior side of a building must be set back a minimum of five (5) feet from the interior side property line.
- A.7** For multiple buildings on one parcel, a minimum of ten (10) feet is required between buildings.

- A.8** The rear of any buildings must be set back a minimum of five (5) feet from the rear property line.

Buildable Area.

- A.9** Maximum Building Coverage shall be 50% of the Total Lot Area.
- A.10** Maximum Impervious Site Coverage shall be 55% of the Total Lot Area.
- A.11** An additional 15% of the Total Lot Area may be Semi-Pervious.
- A.12** No minimum lot size is required.

Parking & Garages.

- A.13** Parking is permitted in the rear yard or within the rear portion of the Principal Building. Detached garages are not permitted.
- A.14** Parking and garage areas must be screened from all street faces by buildings. Garage doors must face the alley or rear of the Lot.

Driveways & Access.

- A.15** Driveway and garage access is permitted only off public alleys.
- A.16** Where no public alley is shown, one driveway per development area is permitted off of Green Bay Road or Foster Avenue as shown on the Regulating Plans.

West Evanston Zoning Overlay

XIV. Building Types: Townhouse II

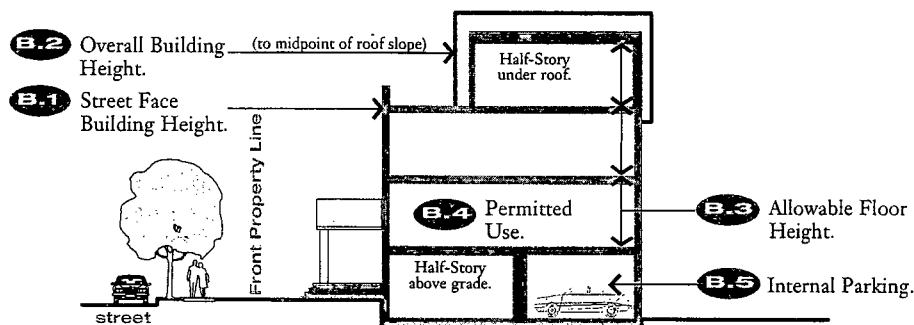


Figure XIV-B: Height & Use Requirements.



Figure XIV-C: Facade Requirements.

B. Height & Use Requirements. (See Figure XIV-B)

Building & Floor Heights.

- B.1** Principal Building height at the front street face shall be a minimum of two (2) stories and a maximum of two and a half (2 1/2) stories. Maximum building height at the front street face is thirty five (35) feet.
- B.2** A maximum of three and a half (3 1/2) stories is permitted if the top floor is set back from the Front Facade a minimum of eight (8) feet. Overall maximum building height is forty two (42) feet.
- B.3** Allowable floor height is a minimum of eight (8) feet, maximum of fourteen (14) feet.

Uses.

- B.4** Principal permitted use is single-family attached only.
- B.5** Parking is permitted internally in the rear of the building; a minimum of fifteen (15) feet from the Front Facade of the Ground Story must be occupied by a permitted use other than parking.

C. Facade Requirements. (See Figure XIV-C)

Transparency.

- C.1** A minimum of 12% of the front and the corner side Facades shall have transparent, non-reflective windows.

- C.2** On front and corner side Facades, no rectangular area greater than 30% of the Facade per floor may be blank, without Transparency.

Building Entrance.

- C.3** The principal entrance must be located on the front or corner side Facade.

Allowable Cap & Base Types. (See Sections V and VI)

- C.4** Allowable Cap Types are the parapet and pitched roof. Towers are permitted on units at street termini per the Regulating Plans.
- C.5** Allowable Base Types are stoop and porch.

Facade Design.

- C.6** Each building, consisting of multiple connected units must be treated with a different design than adjacent buildings, such as a change in material color, Cap Type, or Base Type.

Building Materials. Applicable to street Facades or Facades visible from a street.

- C.7** Facades must be constructed of a durable, natural material. False materials intended to look like other materials shall be avoided, and if used limited to the extent possible.
- C.8** Concrete masonry units, bricks over three inches (3") in height, and exterior insulation and finishing systems (EIFS) are not permitted.

Balconies.

- C.9** Projecting balconies are not permitted on street face Facades.

West Evanston Zoning Overlay

XV. Building Types: Townhouse III

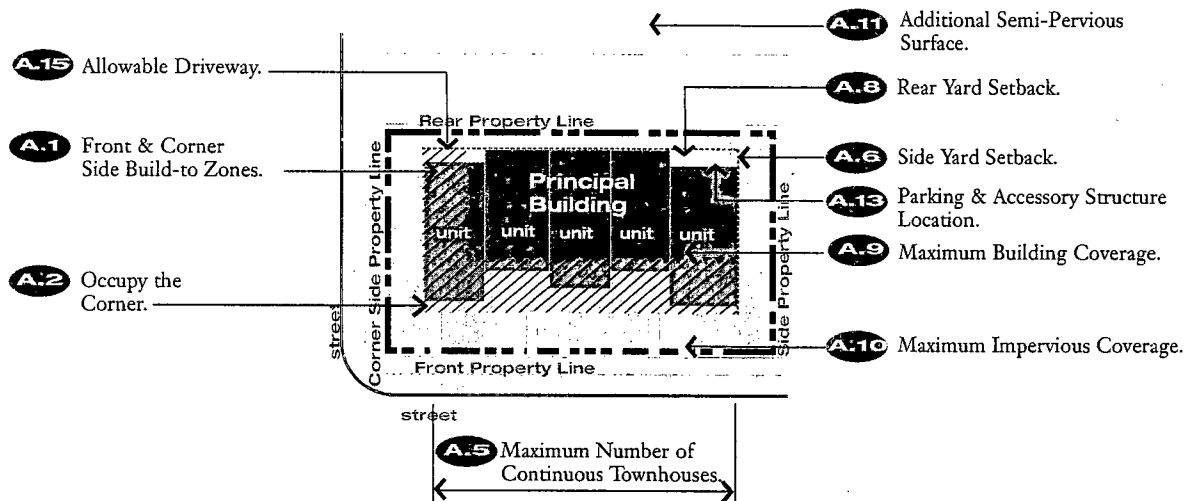


Figure XV-A: Building Siting.

A. Building Siting. (See Figure XV-A)

Multiple principal and accessory structures & uses are permitted on single parcels; however, each building must meet all requirements. Note: Each building consists of multiple townhouse units.

Street Frontage.

- A.1** Front and corner side Facades of the building units must be constructed within a Build-to Zone, located between ten (10) and twenty five (25) feet from the front and corner side property line.
- A.2** The intersection of the front and corner side Build-to Zones (the corner) must be occupied by a building.
- A.3** For every five (5) Townhouse Type II building units on a Lot that meets the requirements of **A.1** above, three (3) additional building units may front on a courtyard or Open Space. The courtyard or Open Space must be a minimum of thirty five (35) feet wide.

- A.4** Building units may step back beyond adjacent units within the Build-to Zone in increments no greater than ten (10) feet.

Side & Rear Yard Setbacks. Applies to both principal and accessory structures & uses.

- A.5** Per street face, a minimum of two (2) and a maximum of five (5) continuous units are permitted to cluster without side yard Setbacks.
- A.6** The interior side of buildings must be set back a minimum of five (5) feet from the interior side property line.

- A.7** For multiple buildings on one parcel, a minimum of ten (10) feet is required between buildings.
- A.8** The rear of any buildings must be set back a minimum of five (5) feet from the rear property line.

Buildable Area.

- A.9** Maximum Building Coverage shall be 50% of the Total Lot Area.
- A.10** Maximum Impervious Site Coverage shall be 55% of the Total Lot Area.
- A.11** An additional 15% of the Total Lot Area may be Semi-Pervious.
- A.12** No minimum lot size is required.

Parking & Garages.

- A.13** Parking is permitted in the rear yard or within the rear portion of the Principal Building. Detached garages are not permitted.
- A.14** Parking and garage areas must be screened from all street faces by buildings. Garage doors must face the alley or rear of the Lot.

Driveways & Access.

- A.15** Driveway and garage access is permitted only off public alleys.
- A.16** Where no public alley is shown, one driveway per development area is permitted off of Foster Avenue as shown on the Regulating Plans.

West Evanston Zoning Overlay

XV. Building Types: Townhouse III

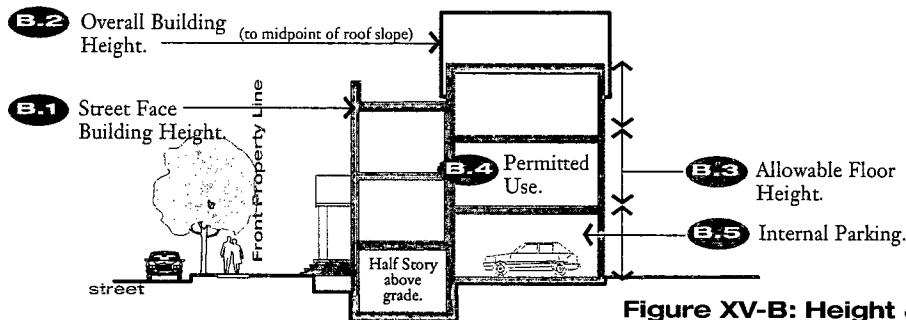


Figure XV-B: Height & Use Requirements.

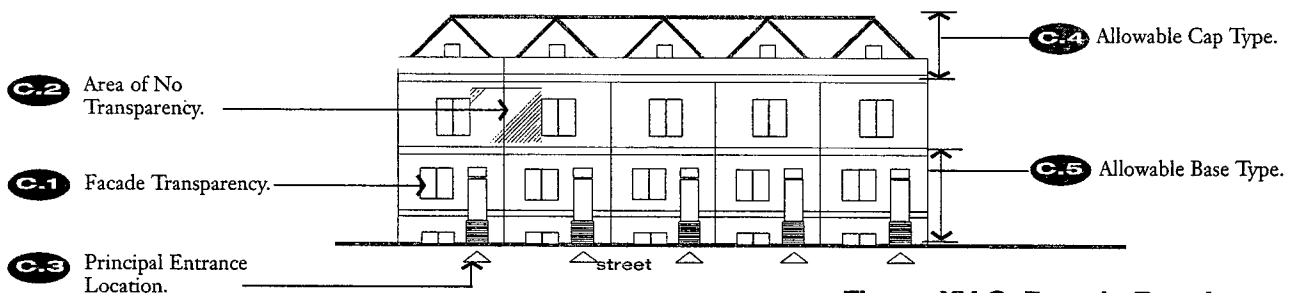


Figure XV-C: Facade Requirements.

B. Height & Use Requirements. (See Figure XV-B)

Building & Floor Heights.

- B.1** Building height at the street face shall be a minimum of two (2) stories and a maximum of two and a half (2 1/2) stories. Maximum building height at the front street face is thirty five (35) feet.
- B.2** A maximum of three (3) stories is permitted if the top floor is set back from the Front Facade a minimum of eight (8) feet. Overall maximum building height is forty two (42) feet.
- B.3** Allowable floor height is a minimum of eight (8) feet, maximum of fourteen (14) feet.

Uses.

- B.4** Principal permitted use is single-family attached only.
- B.5** Parking is permitted internally in the rear of the building; a minimum of fifteen (15) feet from the Front Facade of the Ground Story must be occupied by a permitted use other than parking.

C. Facade Requirements. (See Figure XV-C)

Transparency.

- C.1** A minimum of 12% of the front and the corner side Facades shall have transparent, non-reflective windows.

- C.2** On front and corner side Facades, no rectangular area greater than 30% of the Facade per floor may be blank, without Transparency.

Building Entrance.

- C.3** The principal entrance must be located on the front or corner side Facade.

Allowable Cap & Base Types. (See Sections V and VI)

- C.4** Allowable Cap Types are the parapet and pitched roof. Towers are permitted on units at street termini per the Regulating Plans.
- C.5** Allowable Base Types are stoop and porch.

Facade Design.

- C.6** Each building, consisting of multiple connected units must be treated with a different design than adjacent buildings, such as a change in material color, Cap Type, or Base Type.

Building Materials. Applicable to street Facades or Facades visible from a street.

- C.7** Facades must be constructed of a durable, natural material. False materials intended to look like other materials shall be avoided, and if used limited to the extent possible.
- C.8** Concrete masonry units, bricks over three inches (3") in height, and exterior insulation and finishing systems (EIFS) are not permitted.

Balconies.

- C.9** Projecting balconies are not permitted on street face Facades.

West Evanston Zoning Overlay

XVI. Building Types: Small-Lot House

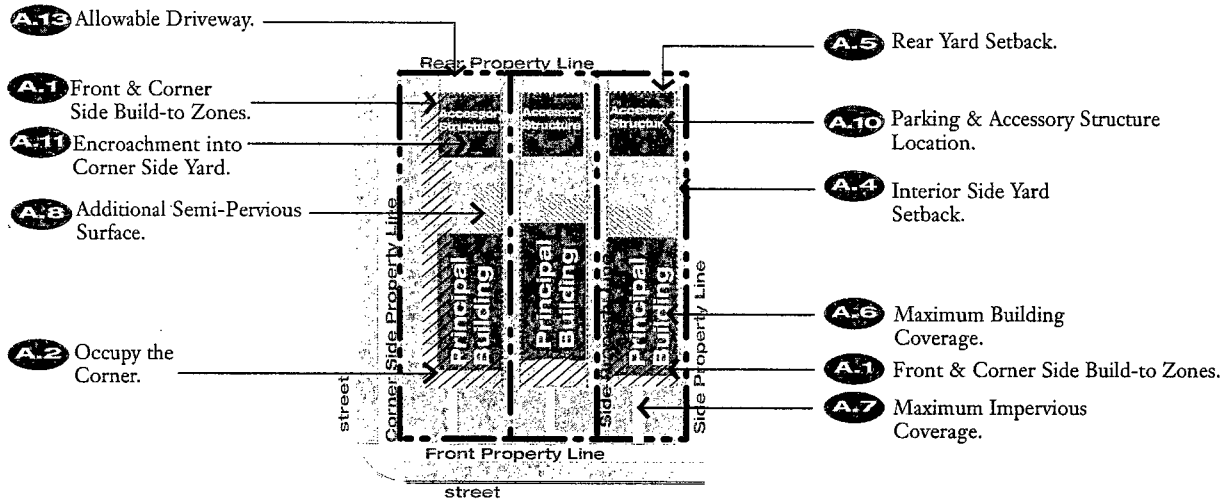


Figure XVI-A: Building Siting.

A. Building Siting. (See Figure XVI-A)

Street Frontage.

- A.1** Front and corner side Facades of all buildings must be constructed within a Build-to Zone, located between fifteen (15) and twenty five (25) feet from the front and corner side property line.
- A.2** The intersection of the front and corner side Build-to Zones (the corner) must be occupied by a building.
- A.3** One Principal Building is permitted per parcel.

Side & Rear Yard Setbacks. Applies to both principal and accessory structures & uses.

- A.4** The interior side of a building must be set back a minimum of five (5) feet from the interior side property line.
- A.5** The rear of any building must be set back a minimum of five (5) feet from the rear property line.

Buildable Area.

- A.6** Maximum Building Coverage shall be 45% of the Total Lot Area.
- A.7** Maximum Impervious Site Coverage shall be 50% of the Total Lot Area.
- A.8** An additional 15% of the Total Lot Area may be Semi-Pervious.
- A.9** No minimum lot size is required.

Parking, Accessory Structures, & Accessory Uses.

- A.10** Surface parking and accessory structures & uses are permitted in the rear yard, a minimum of ten (10) feet from the back Facade of the Principal Building.
- A.11** Accessory structures & uses are permitted within the corner side yard Build-to Zone, but may not extend into this yard beyond the face of the Principal Building.
- A.12** Surface parking areas must be screened from all street faces by buildings.

Driveways & Access.

- A.13** Driveway and garage access is permitted only off public alleys.

West Evanston Zoning Overlay

XVI. Building Types: Small-Lot House

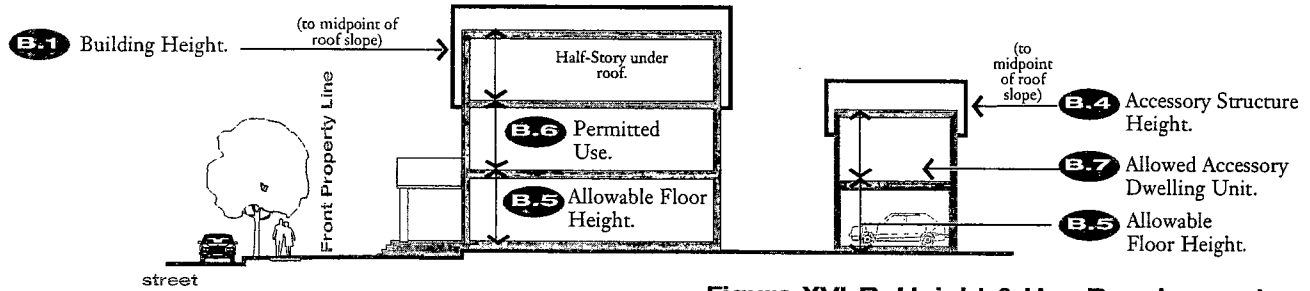


Figure XVI-B: Height & Use Requirements.

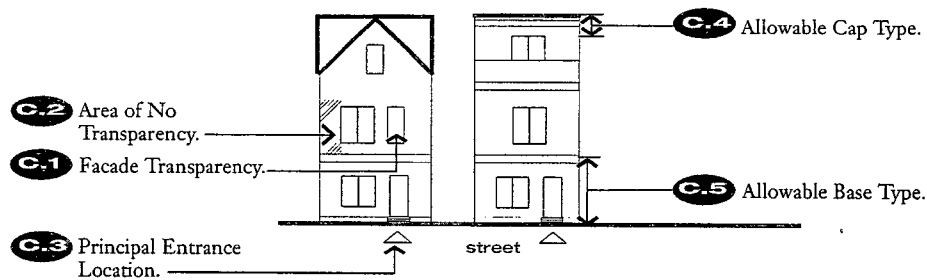


Figure XVI-C: Facade Requirements.

B. Height & Use Requirements. (See Figure XVI-B)

Building & Floor Heights.

- B.1** Principal Building height at the front street face shall be a minimum of one and a half (1 1/2) stories and a maximum of two and a half (2 1/2) stories.
- B.2** On parapet buildings, a maximum of 3 stories is permitted if the third floor is set back from the Front Facade a minimum of eight (8) feet.
- B.3** Overall maximum building height is thirty-five (35) feet.
- B.4** Accessory structure height is a maximum of two (2) stories and twenty four (24) feet, and may not be taller than the Principal Building.
- B.5** Allowable floor height is a minimum of eight (8) feet, maximum of fourteen (14) feet.

Uses.

- B.6** Principal permitted use is single family.
- B.7** One accessory dwelling unit is permitted in the accessory structure.

C. Facade Requirements. (See Figure XVI-C)

Transparency.

- C.1** A minimum of 12% of the front and the corner side Facades shall have transparent, non-reflective windows.

- C.2** On front and corner side Facades, no rectangular area greater than 30% of the Facade per floor may be blank, without Transparency.

Building Entrance.

- C.3** The principal entrance must be located on the front or corner side Facade.

Allowable Cap & Base Types. (See Sections V and VI)

- C.4** Allowable Cap Types are the parapet and pitched roof. Towers are permitted only on end units or units at street termini, per the Regulating Plans.
- C.5** Allowable Base Types are stoop and porch.

Facade Design.

- C.6** Each building must be treated with a different design than adjacent buildings, such as change in material color, Cap Type, or Base Type.

Building Materials. Applicable to street Facades or Facades visible from a street.

- C.7** Facades must be constructed of a durable, natural material. False materials intended to look like other materials shall be avoided, and if used limited to the extent possible.
- C.8** Concrete masonry units, bricks over three inches (3") in height, and exterior insulation and finishing systems (EIFS) are not permitted.

Balconies.

- C.9** Projecting balconies are not permitted on street face Facades.

West Evanston Zoning Overlay

XVII. Building Types: Iconic Building

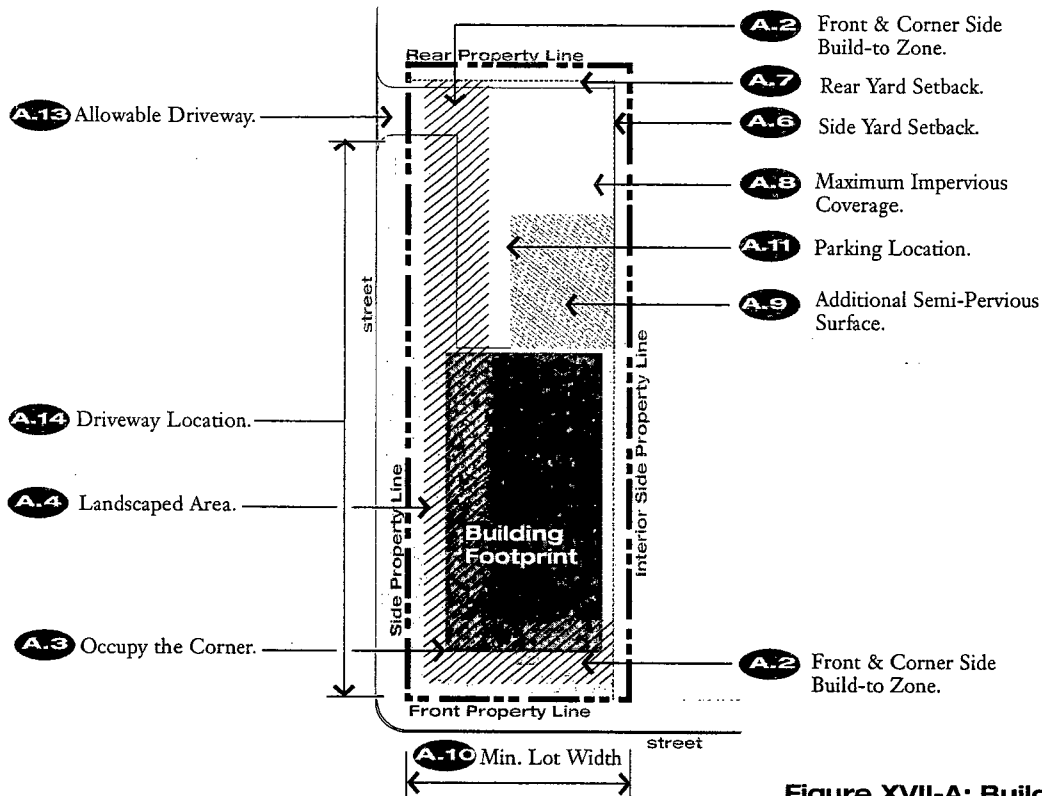


Figure XVII-A: Building Siting.

A. Building Siting. (See Figure XVII-A)

Street Frontage.

- A.1** This Building Type may only occur on corner parcels with two intersecting street frontages.
- A.2** Front and corner side building Facades must be constructed within Build-to Zones located between five (5) and twenty-five (25) feet from the property line.
- A.3** The intersection of the front and corner side Build-to Zones (the corner) must be occupied by a building.
- A.4** Areas not occupied with building along the front, corner side, and interior side property lines shall not be paved.
- A.5** Multiple buildings may be constructed on a single lot; however, the minimum standards in Requirement A.2 must be met.

Side & Rear Yard Setbacks. Applies to both principal and accessory structures & uses.

- A.6** Interior Side yard Setback shall be a minimum of five (5) feet.
- A.7** Rear yard Setback shall be a minimum of five (5) feet.

Buildable Area.

- A.8** Maximum Impervious Site Coverage (including Building Coverage) shall be 60% of Total Lot Area.

- A.9** An additional 20% of the Total Lot Area may be Semi-Pervious.
- A.10** Minimum Lot Width is fifty (50) feet. No minimum lot size is required.

Off-Street Parking & Loading.

- A.11** Parking is permitted in the rear and side yards of a lot, but may not extend beyond the face of the Principal Building into front and corner side Build-to Zones.

Driveways & Access.

- A.12** Driveways must be accessed off an alley, if available.
- A.13** If alley access is not available, one (1) driveway per street frontage is permitted.
- A.14** Driveway location shall be at least fifty (50) feet from the intersection of the front and corner side property lines.

B. Height & Use Requirements. (See Figure XVII-B)

Building & Floor Heights.

- B.1** Building height shall be a minimum of one (1) Story and a maximum of two (2) stories. Overall maximum building height is thirty (30) feet.

West Evanston Zoning Overlay

XVII. Building Types: Iconic Building

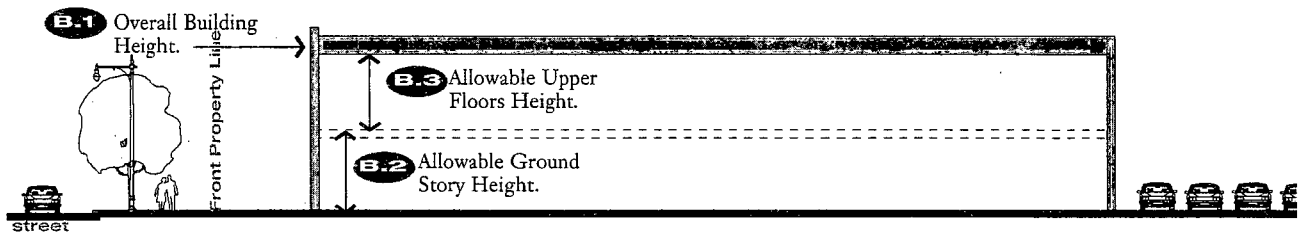


Figure XVII-B: Height & Use Requirements.

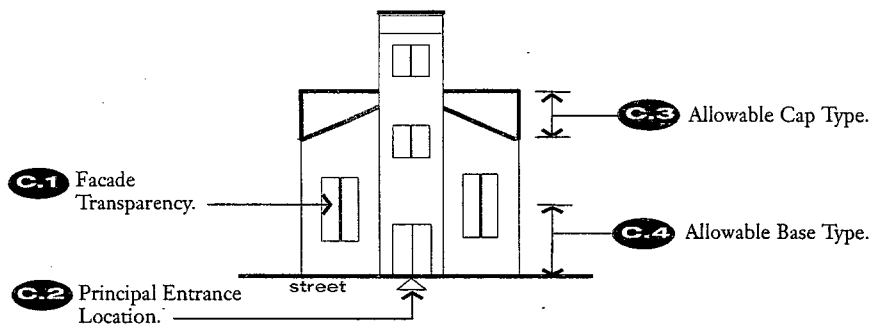


Figure XVII-C: Facade Requirements.

- B.2** Allowable Ground Story height.
 - a. With a one (1) Story building, the minimum is fifteen (15) feet, maximum is thirty (30) feet.
 - b. With a two (2) Story building, the minimum is nine (9) feet, maximum is fifteen (15) feet.
- B.3** Allowable upper floor height is a minimum of nine (9) feet, maximum of fourteen (14) feet.

Uses.

- B.4** Only churches, synagogues, religious assembly, community or cultural uses, libraries, and government or civic uses are permitted in an Iconic Building Type.
- B.5** Maximum Gross Square Footage of any use with R4 base zoning is 10,000 square feet.
- B.6** Maximum Gross Square Footage of any use with B2 base zoning is 10,000; up to 40,000 square feet may be permitted as a special use.

C. Facade Requirements. (See Figure XVII-C)

Transparency.

- C.1** A minimum of 10% of the front and corner side Facade, measured floor to floor, shall have non-reflective windows.

Building Entrance.

- C.2** The principal entrance must be located on the front or corner side building Facade. Entrances at the corner of a building satisfy this requirement.

Allowable Cap & Base Types. (See Sections V and VI)

- C.3** Allowable Cap Types are the parapet and pitched roof. A tower and spire is permitted. Other Cap Types may be approved by Special Use.
- C.4** Allowable Base Type is stoop.

Building Materials. Applicable to street Facades or Facades visible from a street.

- C.5** Facades must be constructed of a durable, natural material. False materials intended to look like other materials shall be avoided, and if used limited to the extent possible.
- C.6** Concrete masonry units, bricks over three inches (3") in height, and exterior insulation and finishing systems (EIFS) are not permitted.

Balconies.

- C.7** Projecting balconies are not permitted on street face Facades.



Subsections XVIII-XXII: Landscape
Standards

West Evanston Zoning Overlay



West Evanston Zoning Overlay

XVIII. Landscape Standards: Parking Lot Frontage Buffer.

Intent. To lessen the visual impact of parking areas visible from the street, the following is required.

- A. Applicability.** These requirements apply to all properties in the Overlay District where a parking area is located adjacent to a vehicular right-of-way.
1. **Exceptions.** The exceptions to the application of the frontage buffer are:
 - a. Single family residences.
 - b. Parking areas along alleys.
 2. As part of the site plan and appearance review process, the City may reduce these screening requirements through crediting existing landscaping within the proposed buffer area that is reasonably equivalent in its screening characteristics.
- B. Requirements.** These standards are illustrated in Figure XVIII-A.

- B.1 Depth.** The landscape buffer shall consist of an area seven (7) feet in depth.
- B.2 Location.** The buffer should be located between street facing property line and the parking area except:
- a. When the parking area is located adjacent to any building, the frontage buffer must be located from the face of the adjacent building back to the parking area. The additional yard between the buffer and the front property line must be landscaped.
- B.3 Uses and Materials.** Uses and materials other than those indicated are prohibited in the buffer.
- B.4 Trees.** A shade tree must be planted a minimum of every sixty (60) feet within the seven (7) feet of required landscape buffer, located on the street side of the fence.
- a. The spacing of these trees should alternate with street trees so that the final effect is a staggered tree line.
 - b. Acceptable trees for the landscape buffer are listed in Table XXII.A.
- B.5 Fence.** A minimum of three (3) and a maximum of four (4) feet in height steel or PVC picket fence is required, located two (2) feet from the back of curb of the parking area.
- a. No other fence material is permitted.
 - b. Fence colors are limited to black, grey, or dark green.
 - c. Fence opacity must be no greater than 60%, no less than 30%.
 - d. A gate opening of five (5) feet is permitted every one hundred (100) feet.
- B.6 Hedge.** A continuous hedge is required on the street side of the fence, located between required trees and in front of parking areas. The hedge

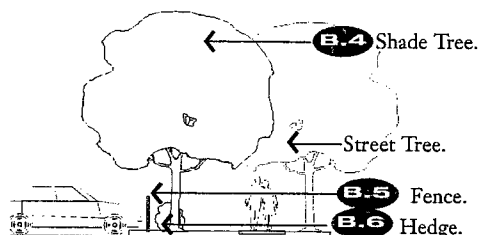
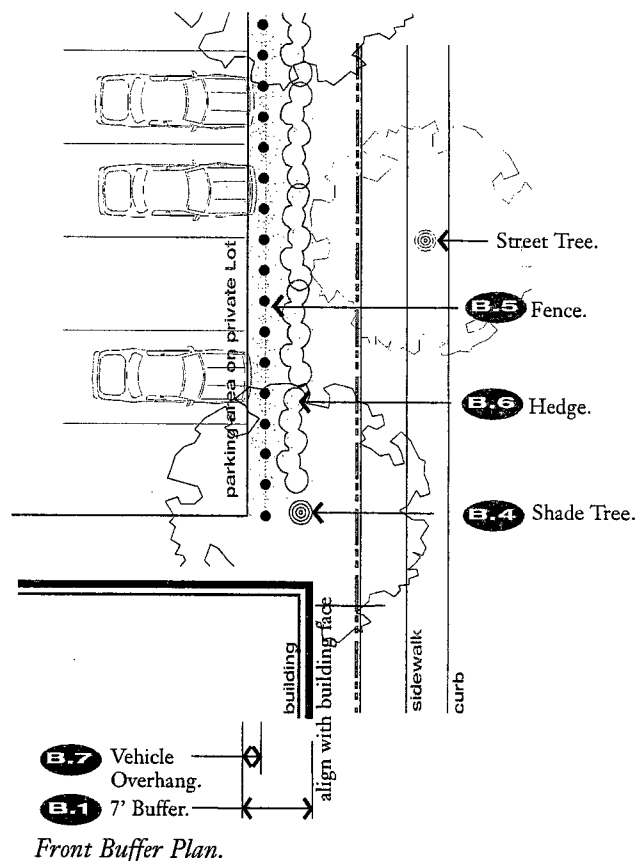


Figure XVIII-A: Parking Lot Frontage Buffer Plan & Section.

must consist of individual shrubs with a minimum width of twenty-four (24) inches, spaced no more than thirty-six (36) inches on center.

- B.7 Vehicle Overhang.** The front or rear bumper overhang of vehicles parked within the parking area may encroach upon the required Setback up to a maximum distance of two (2) feet.
- B.8 Access.** This screening requirement is not to be interpreted as prohibiting the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

West Evanston Zoning Overlay

XIX. Landscape Standards: Side and Rear Yard Landscape Buffer.

Intent. To minimize the impact that one land use may have on a neighboring land use, side and rear yard buffers are required to provide a transition between the uses.

A. **Applicability.** Side and rear yard buffers are required as detailed in Table XIX.A. Buffers must be installed and maintained by the more intensive use on their Lot. As part of the site plan and appearance review process, the City may reduce the buffer requirements through crediting existing landscaping within the proposed buffer area that is reasonably equivalent in its screening characteristics.

B. **Requirements.** These standards are illustrated in Figures XIX-A and XIX-B.

B.1 Depth. Side and rear yard buffers are to be installed in an area five (5) feet in depth adjacent to rear and side property lines.

B.2 Uses and Materials. Uses and materials other than those indicated are prohibited in the side and rear yard buffer.

B.3 Trees. All trees planted in the landscape buffer area shall be shade trees (Refer Table XXII.A) with at least one tree planted every forty (40) feet within the five (5) feet of the buffer.

C. **Heavy Buffer Requirement.** Typical requirements specific to the heavy buffer requirement are illustrated in Figure XIX-A.

C.1 Hedge. A continuous double hedge is required, located between required trees.

- a. The double hedge must consist of two rows of individual shrubs with a minimum width of twenty-four (24) inch spaced no more than thirty-six (36) inch on center, mature height in one (1) year at twenty-four (24) inches.
- b. A minimum of thirty (30) shrubs per every one hundred (100) feet of affected property line is required.

D. **Light Buffer Requirement.** Typical light buffer requirements are illustrated in Figure XIX-B.

D.1 Shrubs. A continuous shrub bed is required, located between required trees.

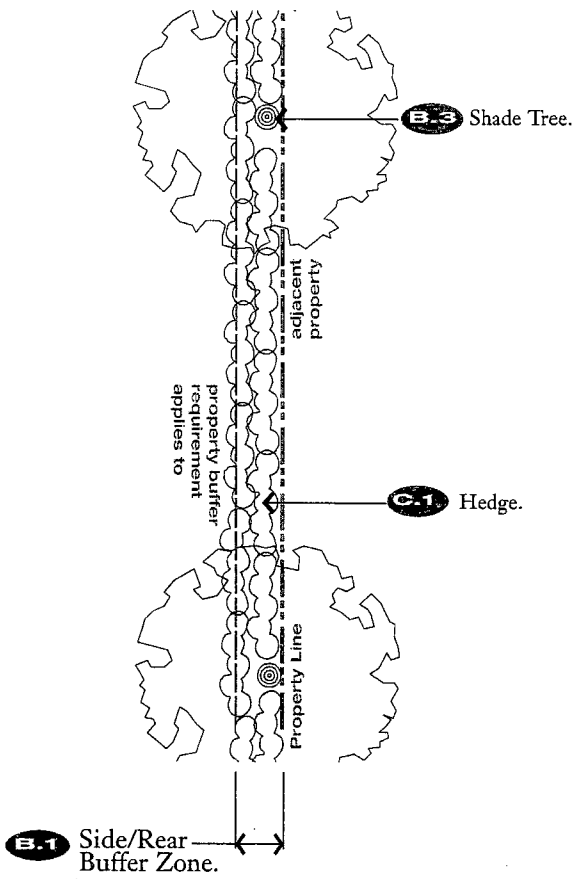
- a. The hedge must consist of individual shrubs with a minimum width of twenty-four (24) inches at installation, spaced no more than thirty-six (36) inches on center.
- b. A minimum of fifteen (15) shrubs per every one hundred (100) feet of property line is required.

District		Screening Intensity
Buffer Required Between...	And...	
Mixed Use or Flex Building Type Parking Lots	Single family homes outside the overlay	Heavy
Apartment Building Type Parking Lots	Any residential Building Type and Single Family homes outside the overlay.	Light

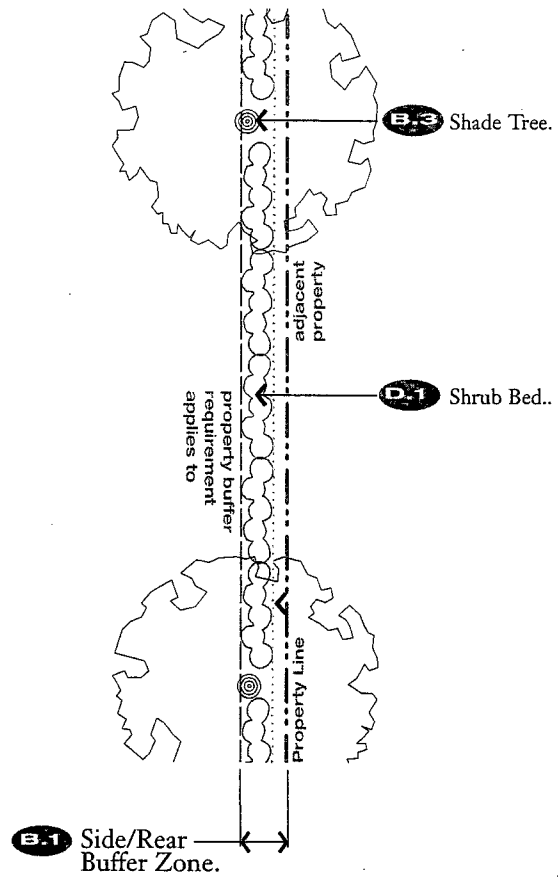
Table XIX.A: Required Installation of Side & Rear Buffers.

West Evanston Zoning Overlay

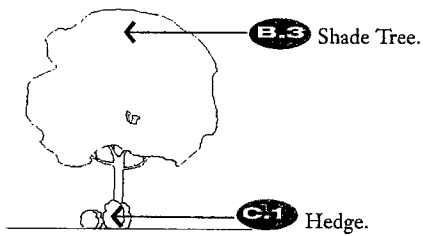
XIX. Landscape Standards: Side and Rear Yard Landscape Buffer.



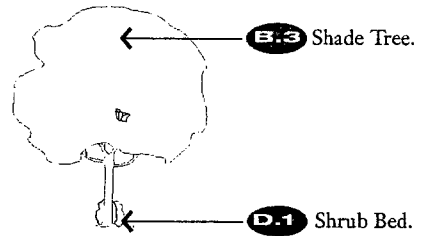
Side/Rear Yard Buffer Plan.



Side/Rear Yard Buffer Plan.



Side/Rear Yard Buffer Section.



Side/Rear Yard Buffer Section.

Figure XIX-A: Heavy Buffer requirement, Steel Fence and Hedge Combination.

Figure XIX-B: Light Buffer Requirement.

West Evanston Zoning Overlay

XX. Landscape Standards: Interior Parking Lot Landscaping.

Intent. To provide shade, minimize paving and improve the aesthetic look of Parking Lots, the following standards apply.

- A. **Applicability.** Interior Parking Lot landscaping is required for all off-street Parking Lots. The requirements herein apply to all development.
- B. **Requirements.** Typical Parking Lot landscaping requirements are illustrated in Figure XX-A.

B.1 Terminal Ends of Free-Standing Rows.

Landscape islands are required at the terminal ends of any free-standing rows or bays of parking. Free-standing rows or bays of parking are those that are not abutting the Parking Lot perimeter, and can have a single or double row of parking.

B.2 Landscape Islands. A landscape island shall be provided every ninth parking space for rows of parking that are more than eight (8) spaces in length. There shall be no more than eight (8) continuous parking spaces in a row without a landscape island.

B.3 Trees in Landscape Islands. Each landscape island must have one (1) shade tree planted within it.

B.4 Internal Area Not Dedicated to Parking or Drive. Any space within the Parking Lot limits that is not dedicated to parking, loading or

driveway path shall be landscaped.

- a. One (1) shade tree is required in such spaces for the first one-hundred fifty (150) square feet.
- b. Plus one (1) shade tree per each additional six-hundred fifty (650) square feet.

B.5 Tree Requirement per Parking Space.

- a. Each parking space must be entirely located within fifty (50) feet of a tree on the interior of the Parking Lot.
- b. A minimum of one (1) tree must be planted within the parking lot interior for every three parking spaces.
- c. Trees and landscaping located outside of the Parking Lot interior, in the side and rear yard buffer, or in the frontage buffer do not count toward any of the requirements of this Section.

B.6 Parking Lot Interior. The Parking Lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.

B.7 Landscape Median. A landscape median is required in each free-standing bay of parking along the length of the bay of parking.

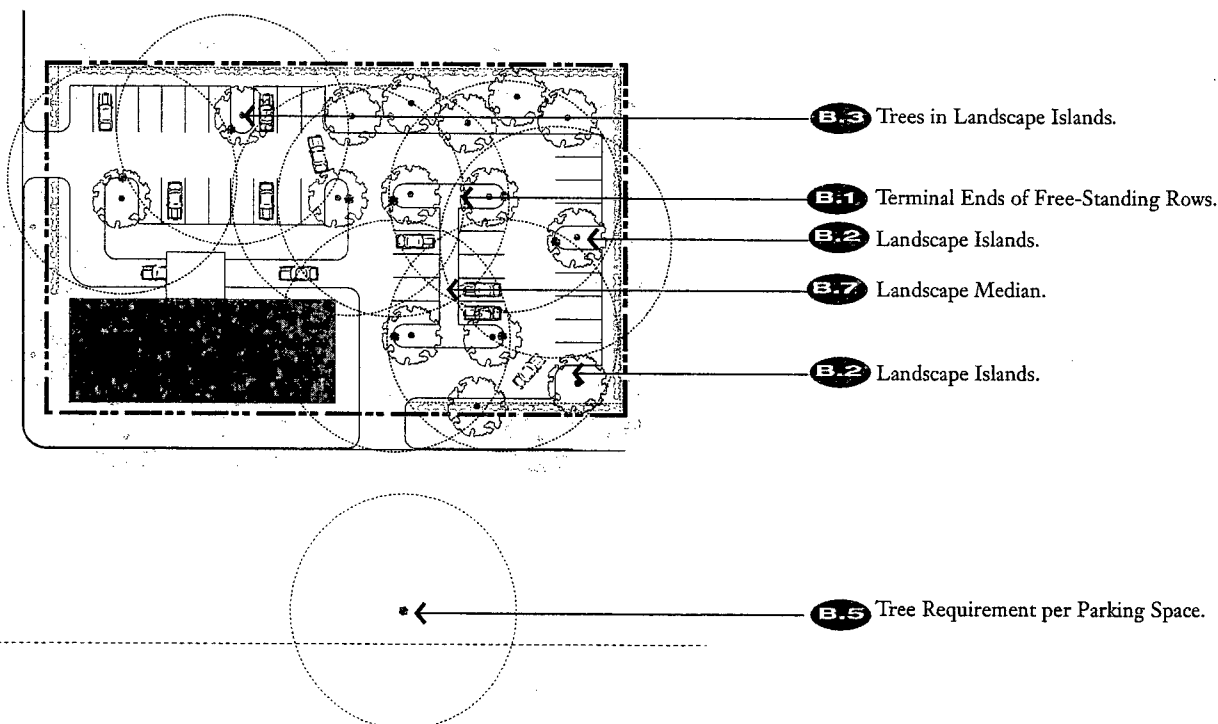


Figure XX-A: Interior Parking Lot Landscape

West Evanston Zoning Overlay

XXI. Landscape Standards: Screening of Open Storage, Refuse Areas, & Utility Appurtenances.

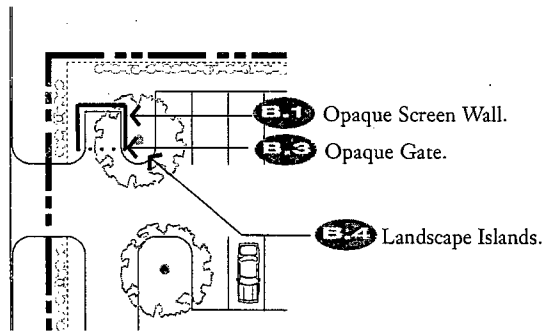


Figure XXI-A: Screening of Open Storage and Refuse Areas.

Intent. To reduce the visual impact of open storage or refuse areas from public areas and adjacent properties, the following standards apply.

- A. **Applicability.** All dumpsters, open storage, refuse areas, and utility appurtenances located in the Overlay District.
- B. **Requirements.** Typical open storage or refuse screening is illustrated in Figure XXI-A.
 - B.1 Opaque Screen Wall.** An opaque screen wall (vertical structured barrier to visibility at all times such as a fence or wall) is required around three (3) sides of the dumpster and trash bin area.
 - B.2 Screen Wall Height.** The height of the screen wall shall be the higher of the following:
 - a. The height of the use to be screened,
 - b. Six (6) feet, or
 - c. A height sufficient in the judgment of the City to accomplish the objective of the screen, as determined through the site plan and appearance review process.
 - B.3 Visible Openings.** Openings visible from the public way or adjacent properties must be furnished with opaque gates.
 - B.4 Location within Parking Lot.** If refuse area is located within a larger paved area, such as a Parking Lot, landscape islands must be located on three sides of the area.
 - a. One (1) shade tree must be located in one of these landscape areas.
 - b. This tree, if located within fifty (50) feet of a parking space may be utilized to meet XX. Interior Parking Lot Landscaping.

- C. **Requirements. Screening of Utility Appurtenances.**
 1. **Large Private Mechanical Equipment.** Private mechanical equipment visible from the right-of-way and that is equal to or greater than four (4) feet in height and is equal to or greater than six (6) feet in any one direction shall be fenced with opaque wood or masonry on all sides facing the right-of-way.
 2. **Small Private Mechanical Equipment.** Private mechanical equipment smaller than four (4) feet in height shall have landscape screening and shrub bed containing shrubs spaced no more than thirty-six (36) inches on center.
 3. **City Review.** Utility appurtenances located adjacent to right-of-way shall be reviewed by the City for required screening.

West Evanston Zoning Overlay

XXII. Landscape Standards: Street Trees

- A. **Applicability.** The following standards apply to the installation of street trees.
- B. **Requirements.**
1. **Street Tree Size.** All Street Trees are required to be minimum two and a half (2 1/2) inches in caliper when installed. Canopy and Height to be consistent with American Standards for Nursery Stock, as published by the American Nursery and Landscape Association or any successor organization, for tree type. Adjacent to the Mixed Use and Flex Building Types, minimum clear branch height is seven (7) feet.
 2. **Street Tree Type.** Approved species of Street Trees, listed by type are included in Table XXII.A. No species other than those included in this list may be planted as Street Trees. Species may vary along Block faces, however, spacing should be consistent.
 3. **Street Tree Spacing.** Street trees shall be planted as follows.
 - a. Each parcel is required to have one (1) tree for every sixty (60) feet of street frontage and a minimum of one (1) Street Tree per street frontage.
 - b. Recommended spacing for trees is shown in Figure XXII-A.
 - c. Distance from Curb and Sidewalk. Where the distance from the back of the Curb to the edge of the Right-of-Way is less than nine (9) feet, no Street Tree is required.
 - e. Trees should be centered in the parkway area and planted no closer than two (2) feet from a curb or sidewalk. Permeable pavers may be utilized for sidewalks where an impervious sidewalk would not allow tree planting.
 4. **Tree Wells.** In District WE 6 and 7, where there is no parkway, tree wells shall be utilized.
 - a. For tree wells smaller than four (4) feet wide and six (6) feet in length, open pit is not permitted.
 - b. The opening must be covered with a tree grate or pervious pavement.
 - c. The opening in a tree grate for the trunk must be expandable.
 5. **Distance from Street Corners and Fire Hydrants.**
 - a. No Street Tree shall be planted closer than thirty (35) feet to any street corner, measured from the point of nearest intersecting Curbs

- or Curb lines.
 - b. No Street Tree shall be planted closer than ten (10) feet to any fire hydrant.
6. **Utilities.** Coordinate with utility owners for tree planting adjacent to utilities.

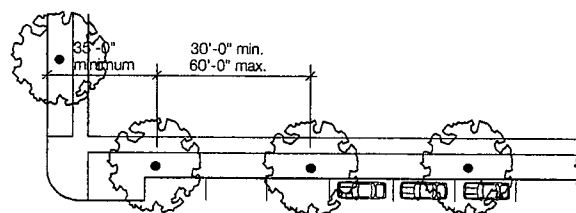


Figure XXII-A: Street Tree Spacing.

West Evanston Zoning Overlay

XXII. Landscape Standards: Street Trees

Genus	Species	Var. / Cul.	Common Name
Alnus	glutinosa		Black Alder
Betula	lenta		Sweet Birch
Betula	nigra		River Birch
Carpinus	betulus		European Hornbeam
Carpinus	betulus	Fastigiata	European Hornbeam
Carpinus	caroliniana		American Hornbeam or Blue
Corylus	colurna		Turkish Filbert
Ostrya	virginiana		American Hophornbeam
Cercidiph	japonicum		Katsuratree
Fagus	sylvatica		European Beech
Fagus	sylvatica	Atropunicea	Purple European Beech
Quercus	alba		White Oak
Quercus	bicolor		Swamp White Oak
Quercus	coccinea		Scarlet Oak
Quercus	imbricaria		Shingle Oak
Quercus	macrocarpa		Bur Oak
Quercus	muehlenbergii		Chinkapin Oak
Quercus	prinus		Chestnut Oak
Quercus	robur		English Oak
Quercus	rubra		Red Oak
Quercus	velutina		Black Oak
Ginkgo	biloba		Ginkgo or Maidenhair tree
Liquidam	styraciflua		Sweet Gum
Aesculus	flava (octandra)		Yellow Buckeye
Carya	ovata		Shagbark Hickory
Ulmus	carpinifolia	Pioneer	Pioneer elm
Ulmus	carpinifolia	Homestead	Homestead elm
Ulmus	carpinifolia	Regal	Regal elm
Metasequ	glyptostroboides		Dawn Redwood
Magnolia	x soulangiana		Saucer Magnolia
Syringa	reticulata		Japanese Tree Lilac
Malus	floribunda		Japanese Flowering Crab
Celtis	occidentalis		Common Hackberry
Celtis	laevigata		Sugarberry
Cercis	canadensis		Eastern Redbud
Crataegus	crusgalli	var. inermis	Cockspur Hawthorne
Fagus	sylvatica	Atropunicea	Purple leafed European Beech
Fagus	sylvatica	Dawyck	European Beech
Larix	decidua		European Larch
Phelloden	amurense		Amur Corktree
Platanus	occidentalis		American Sycamore
Magnolia	acuminata		Cucumbertree Magnolia
Nyssa	sylvatica		Black Gum
Maackia	amurensis		Amur Maackia
Fagus	grandifolia		American Beech
Cotinus	obovatus		American Smoketree
Chionant	virginicus		White Fringetree

Table XXII.A: List of Acceptable Trees.

