

LEAST DENSE

SINGLE

MULTI-FAMILY

MOST DENSE

CHICAGO ZONING ORDINANCE RESIDENTIAL DISTRICTS

| | RS 1 | RS 2 | RS 3 | RT 3.5 | RT 4 | RM 4.5 | RM 5 | RM 5.5 | RM 6 | RM 6.5 | |
|--|---|------------------------------------|---|--|---|------------------------------|---|-------------------------------|---|---|--|
| FLOOR AREA RATIO TABLE 17-02-0304 A | 0.5 | 0.65 | 0.9 | 1.05 | 1.2 | 1.7 | 2.0 | 2.5 | 4.4 | 6.6 | |
| | | | | | RT 4.5A -1.5 | | | | FAR PREMIUMS ALLOWED | | |
| MIN. LOT AREA* TABLE 17-2-0301 A | 6,250 SF | 5,000 SF | 2,500 SF | | 1,650 SF | | | | | | |
| MIN. LOT AREA PER UNIT TABLE 17-2-0303 A | 6,250 SF | 5,000 SF | 2,500 SF ** | 1,250 SF | 1,000 SF SRO - 500 SF | 700 SF SRO - 500 SF | 400 SF SRO 500 SF | | 300 SF EFFICIENCY / SRO 135 SF | | |
| FRONT SETBACK SECTION 17-2-0305 | 20'-0" OR 16% LOT DEPTH - WHICHEVER IS LESS OR AVERAGE OF FOUR LOTS | | | | 15'-0" OR 12% LOT DEPTH WHICHEVER IS LESS OR AVERAGE OF FOUR LOTS | | | | | | |
| REAR SETBACK (WHICHEVER IS LESS) SECTION 17-2-0306 | 50'-0" OR 28% LOT DEPTH | | 50'-0" OR 28% LOT DEPTH | | 50'-0" OR 30% LOT DEPTH | | 50'-0" OR 30% LOT DEPTH 6'-0" ABOVE GRADE | | 50'-0" OR 30% LOT DEPTH 18'-0" ABOVE GRADE | | |
| SIDE SETBACK TABLE 17-2-0309 A | 30% LOT WIDTH MIN. 5'-0" OR 10% | 30% LOT WIDTH MIN. 4'-0" OR 10% | 20% LOT WIDTH MIN. 2'-0" OR 8% | 20% LOT WIDTH MIN. 2'-0" OR 8% - NOT TO EXCEED 5'-0" SPECIAL CONDITION FOR CORNER LOTS AND LOTS ON EDGE OF ALLEY- SEE NOTE 1(17-2-0309A) | | | | | | 10 % BUILDING HEIGHT OR LOT WIDTH MAX. 20'-0" | |
| MIN. REAR YARD OPEN SPACE TABLE 17-2-0307 | 400 SF/ UNIT 6.5% LOT AREA 20'-0" MIN. 1 SIDED | | 225 SF/ UNIT 6.5% LOT AREA 15'-0" MIN. 1 SIDED | | 100 SF/ UNIT 6.5% LOT AREA | 65 SF/ UNIT 6.5% LOT AREA | 50 SF/ UNIT 6.5% LOT AREA | 36 SF/ UNIT 5.25% LOT AREA | NOT REQUIRED | | |
| | | | | | 12'-0" MIN. 1 SIDED | | 10'-0" MIN. 1 SIDED | | | | |
| ON SITE OPEN SPACE 17-2-0308 | NOT APPLICABLE | | | | | | | | 36 SF PRIVATE 5'-0" SIDE COMMON 15'-0" SIDE | | |
| BUILDING WALL SEPARATION TABLE 17-2-0310 C | N/A | | 30'-0" | | | | 26'-0" | | | | |
| MAX. BUILDING HEIGHT TABLE 17-2-0311 A | 30'-0" | | 35'-0" | | 38'-0" | 45'-0" LOT UP TO 32 FT. | | 47'-0" LOT UP TO 75 FT. | | NONE TALL BLDGS. MAY REQUIRE PD APPROVAL 17-13-0600 | |
| | | | | | RT 4A - 42'-0" | 47'-0" LOT BEYOND 32 FT. | | 60'-0" LOT BEYOND 75 FT. | | | |
| PARKING / UNIT TABLE 17-10-0207 A *** | 2 SPACES/ UNIT | | 2 SPACES DETACHED HOUSE 1.5 SPACES TWO FLATS | | 1 SPACE PER RESIDENTIAL UNIT | | | | | | |
| LOADING TABLE 17-10-1101 | 0 SPACES UNDER 25K | | | 1 SPACE FOR 25K - 199,999K / 200K AND OVER - ADD ONE ADDITIONAL LOADING SPACE PER EACH 200K | | | | | | | |

* A DETACHED HOUSE MAY BE BUILT ON ANY LOT OF RECORD PER 17-2-0301 -B

** SEE EXEMPTION UNDER SECTION 17-2-0303 B

*** NO PARKING REQUIRED FOR DETACHED HOUSES / 2 FLATS ON LOTS OF RECORD THAT ARE 33'-0" IN WIDTH OR LESS WITH NO ALLEY ACCESS
1 SPACE/ UNIT FOR GOVT. SUBSIDIZED UNIT

LEAST DENSE

MOST DENSE

CHICAGO ZONING ORDINANCE BUSINESS / COMMERCIAL DISTRICTS

| CODE SECTION | | B1/B2/B3 C1/C2/C3 | B1/B2/B3 C1/C2/C3 | B1/B2/B3 C1/C2/C3 | B1/B2/B3 C1/C2/C3 | B1/B2/B3 C1/C2/C3 | NOTES | |
|-------------------|---|---|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|---|--|
| | | DASH 1 | DASH 1.5 | DASH 2 | DASH 3 | DASH 5 | | |
| TABLE 17-3-0403 A | FLOOR AREA RATIO | 1.2 | 1.5 | 2.2 | 3.0 | 5.0 | | |
| TABLE 17-3-0402 | MIN. LOT AREA PER UNIT | 2,500 SF | 1,350 SF | 1,000 SF | 400 SF | 200 SF | SEE SECTION FOR EFFICIENCY / SRO REDUCTIONS | |
| TABLE 17-3-0305 | MIN. COMMERCIAL FLR. AREA LOT FRONTAGE < 50'-0" LOT FRONTAGE > OR = 50'-0" | MIN. 800 SF OR 25% LOT AREA WHICHEVER IS GREATER 20% OF LOT AREA | | | | | | MIN. 2ND LEVEL FLR. HEIGHT - 13'-0" |
| TABLE 17-3-0404 | FRONT SETBACK | NONE EXCEPT FOR THOSE BUILDINGS ADJACENT TO R-ZONED LOTS WITH FRONTAGE ON THE SAME STREET. IN THAT CASE, FRONT SETBACK FOR BUILDING WOULD BE ATLEAST 50% OF FRONT YARD. REQ'D ON ADJACENT R-ZONED LOT. | | | | | | |
| TABLE 17-3-0405 | REAR SETBACK | 30'-0" @ LEVELS FOR DWELLING UNITS. FOR NON DWELLING UNITS, SEE SECTION 17-3-405 B | | | | | | |
| TABLE 17-3-0406 | SIDE SETBACK | NONE EXCEPT THOSE BUILDINGS ADJACENT TO OR HAVE AN LOT FRONTAGE WITH AN R-ZONED DISTRICT THEN SETBACK FOR R DISTRICT APPLIES | | | | | | CHECK BLDG. CODE FOR L/V REQUIREMENTS |
| TABLE 17-3-0407 C | BUILDING WALL SEPARATION | 30'-0" | 30'-0" | 30'-0" | 30'-0" | 26'-0" | | |
| TABLE 17-3-0408 | MAX. BUILDING HEIGHT LOT FRONTAGE <25'-0" LOT FRONTAGE 25'-0" - 50'-0" LOT FRONTAGE 50'-0" - 99.9" LOT FRONTAGE > 100'-0" | 38'-0" 38'-0" 38'-0" 38'-0" | 38'-0" 38'-0" 38'-0" 38'-0" | 47'-0" 50'-0" 50'-0" 50'-0" | 50'-0" 55'-0" 65'-0" 65'-0" | 50'-0" 55'-0" 70'-0" 80'-0" | APPLIES TO BLDG'S W/ COMMERCIAL SPACE @ 1ST FLR. FOR ALL RESIDENTIAL BLDG'S IN COMMERCIAL DISTRICT. SEE TABLE IN 17-3-048 A | |

NOTES:
 VERIFY IF PEDESTRIAN STREET OR PEDESTRIAN RETAIL STREET - TABLE 17-3-0503 D
 VERIFY PROPOSED USE IS ALLOWED IN DISTRICT - 17-3-0207

| | | | | | | |
|-------------|------------------------------|--|-------------------------------|--|------------------------------|--|
| LOADING ** | 10 X 25 LOADING BERTH - TYP. | | | | | |
| RESIDENTIAL | 0 - 24,999 SF - 0 | 25,000 SF - 199,000 SF - 1 | 200,000 + SF - 1 / 200,000 SF | | | |
| RETAIL | 0 - 9,999 SF - 0 | 10,000 SF - 24,999 SF - 1 | 25,000 SF - 49,999 SF - 2* | 50,000 SF - 99,999 SF - 3* | 100,000 SF - 249,999 SF - 4* | 250,000 + SF - 1 / 200,000 SF OVER 250,000 SF* |
| COMMERCIAL | 0 - 24,999 SF - 0 | 25,000SF - 499,000 SF - 1 / 100,000 SF | | 500,000 + SF - 1 / 500,000 SF OVER 500,000 SF. | | |

* 10 X 50 LOADING BERTH

** RESIDENTIAL MULTI UNIT/ RETAIL/ OFFICE SHOWN. FOR ALL OTHER USES REFER TO CHICAGO ZONING ORDINANCE.

| PARKING | | | |
|-------------|---|--|---|
| | DASH 1/ DASH 1.5/ DASH 2 | DASH 3 | DASH 5 |
| RESIDENTIAL | 1 SPACE/ UNIT | | 1 SPACE FOR 1ST 100 UNITS, THEN 0.60 SPACES / UNIT OVER 100 |
| RETAIL | NONE UP TO 4,000 SF, THEN 2.5 SPACES / 1,000 SF | NONE UP TO 10,000 SF, THEN 2.5 SPACES / 1,000 SF | NONE UP TO 35,000 SF OR 2 X LOT AREA, THEN 1.33 / 1,000 SF. |
| OFFICE | NONE UP TO 4,000 SF THEN 2 / 1,000 SF | NONE UP TO 10,000 SF, THEN 2 SPACES / 1,000 SF | |