

C1-C2*

Commercial Districts

(Zoning Ordinance Sections 6-10-2, 6-10-3, 6-10-4
Updated August 2022)



*See Title 6, Chapter 10 of the Evanston Code of Ordinances for more information, definitions, additional requirements and exceptions to these regulations. A Zoning Analysis is strongly recommended for major projects prior to submitting an application for building permits.

PURPOSE STATEMENTS

C1 Commercial District

Provide appropriate locations for contemporary shopping developments. Uses such as commercial strips and shopping centers, characterized by large parking areas and multiple tenants are encouraged. The C1 district will allow front yard parking, but only with appropriate boundary landscaping.

C1a Commercial District

Provide locations for the development of mixed-use buildings consisting of retail oriented and offices uses on the ground level and offices uses and/or residential dwellings located above as well as multi-family residential. Higher floor area ratio and building height are permitted in the C1a district to encourage this type of development.

C2 Commercial District

Provide suitable locations for general business and commercial activities including automobile/recreational vehicle sales and services and other similar establishments that, due to their inherent nature, may create substantial negative impacts when located close to residential areas.

MINIMUM LOT SIZE

| | C1 | C1a | C2 |
|---|----------------|-----|----------------|
| Residential (square feet/dwelling unit) | No requirement | 350 | No requirement |
| Nonresidential | No requirement | | |

MINIMUM LOT WIDTH

| | C1 | C1a | C2 |
|--|----------------|---------|----------------|
| Uses within shopping center | 100 ft. | 150 ft. | No requirement |
| Uses not incorporated within shopping center | No requirement | | |

MAXIMUM BUILDING HEIGHT

| | C1 | C1a | C2 |
|------|----|-----|----|
| Feet | 45 | 67 | 45 |

MAXIMUM FLOOR AREA RATIO

| | C1 | C1a | C2 |
|-----|-----|-----|-----|
| FAR | 1.0 | 4.0 | 1.0 |

YARD SETBACK REQUIREMENTS

| Principal Structure | C1 | C1a | C2 | |
|-------------------------|-------------------------|--------|---------------------------|--------|
| Front | All | None | | |
| Street Side | All | 5 ft. | None | 5 ft. |
| Interior Side, Abutting | Residential district | 15 ft. | | |
| | Nonresidential district | 5 ft. | See end note ¹ | 5 ft. |
| Rear, Abutting | Residential District | 15 ft. | 10 ft. | 15 ft. |
| | Nonresidential district | None | | |

| Parking Setbacks | C1 | C1a | C2 |
|-------------------------|-------------------------|---------------------------|----|
| Front | All | See end note ² | |
| Street Side | All | 5 ft. | |
| Interior Side, Abutting | Residential district | 10 ft. | |
| | Nonresidential district | 5 ft. | |
| Rear, Abutting | Residential district | 10 ft. | |
| | Nonresidential district | None | |

SPECIAL PARKING REGULATIONS

Enclosed parking and appurtenant areas must be setback 20 feet from any front or street side lot line, except for driveways. Enclosed parking may not be visible from any abutting streets. No devices or openings for vehicle ventilation may be visible from abutting streets.

PERMITTED, SPECIAL, AND ADMINISTRATIVE REVIEW USES

| | C1 | C1a | C2 |
|---|----|-----|----|
| Administrative review uses – Section 6-3-5-16.B | S | S | S |
| Animal hospital | S | S | S |
| Aquaponics | S | S | S |
| Assisted living facility | | S | |
| Automobile and recreational vehicle sales and/or rental | | | P |
| Automotive body repair establishment | | | S |
| Automobile repair service establishment | S | | P |
| Automobile service station | S | | P |
| Banquet hall | S | S | S |
| Brew pub | P | P | P |
| Business or vocational school | P | P | P |
| Cannabis craft grower | S | S | S |
| Cannabis dispensary | S | S | S |
| Cannabis infuser | S | S | S |
| Cannabis transporter | S | S | S |
| Car wash | S | | S |
| Caterer | P | P | P |
| Commercial indoor recreation | P | P | P |
| Commercial outdoor recreation | S | S | P |
| Commercial parking garage | | | S |
| Commercial parking lot | | | S |
| Commercial shopping center | P | P | P |
| Convenience store | S | S | S |
| Craft alcohol production facility | S | S | S |
| Cultural facility | P | P | P |
| Daycare center – adult and child | S | S | S |
| Daycare center – domestic animal | S | | S |
| Drive-through facility ³ | S | | S |
| Drive-through facility ⁸ | | S | |
| Dwellings ⁴ | | P | |
| Dwelling – Multiple-family | | S | |
| Educational institution, private or public | P | P | P |
| Financial institution | P | P | P |
| Food store establishment | P | S | P |
| Food store establishment ⁵ | | P | |
| Funeral services excluding on-site cremation | S | S | P |
| Government institution | P | P | P |
| Hotel | S | P | S |
| Independent living facility | | S | |
| Kennel | S | | S |
| Live-work units – per Section 6-4-13 | P | P | P |

| | C1 | C1a | C2 |
|---|----------------|----------------|----------------|
| Long-term care facility | | S | |
| Media broadcasting station | S | S | S |
| Membership organization | S | S | S |
| Micro-Distillery | S | S | S |
| Neighborhood garden | P | P | P |
| Office | P | P ⁶ | P |
| Office (at the ground floor) | | AR | |
| Open sales lot | S | S | S |
| Payday loan or consumer loan establishment | | | S |
| Planned development | S | S | S |
| Public utility | P | P | P |
| Recording studio | P | S | P |
| Religious institution | P | P | P |
| Resale establishment | S | S | S |
| Residential care home – Category I ⁶ and Category II | | S | |
| Restaurant – Type 1 | P | P | P |
| Restaurant – Type 2 | AR | AR | AR |
| Retail goods and services establishment | P | P | P |
| Retirement hotel | | S | |
| Sheltered care home | | S | |
| Tattoo and body art establishment – per Section 6-4-12 | S | S | S |
| Trade contractor | S ⁷ | | P ⁷ |
| Transitional shelter – per Section 6-3-5-11 | | S | |
| Urban Farm, rooftop | S | S | S |
| Wholesale goods establishment | S | S | P |

P = Permitted Use AR = Administrative Review Use
 S = Special Use Not permitted, not eligible Special Use or Administrative Review Use

- 1 No setback requirement for buildings less than 25 feet in height above grade; 5-foot setback required for building taller than 25 feet above grade.
- 2 Parking and landscape setbacks subject to site plan review.
- 3 Accessory or principle.
- 4 Except that between Lee Street and Kedzie Street, dwellings are permitted above the ground floor only.
- 5 With hours of operation between 6:00 a.m. and 12 midnight.
- 6 When located above the ground floor.
- 7 Provided there is no outdoor storage.
- 8 Accessory only.

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