

COOK COUNTY ZONING ORDINANCE - SUMMARY OF COMMERCIAL DISTRICT REQUIREMENTS *

| DISTRICT DISTRICT TYPE | C1 RESTRICTED BUSINESS | C2 RESTRICTED OFFICE | C3 GENERAL SERVICE | C4 GENERAL COMMERCIAL | C5 COMMERCIAL TRANSITION | C6 AUTOMOTIVE SERVICE | C7 OFFICE/ RESEARCH PARK | C8 INTENSIVE COMMERCIAL |
|--|--|----------------------------|--------------------------|-----------------------------|--------------------------------|-----------------------------|--------------------------------|-------------------------------|
| Maximum Lot Area | | | | | 25,000 Sq. Ft. | | | |
| Minimum Lot Width ¹ (Consult Text for Lot Areas): | | | | | 60 Feet | | 300 Feet | |
| Yard Requirements: | | | | | | | | |
| Front | 30 Feet | 30 Feet | 30 Feet | 30 Feet | 30 Feet | 30 Feet | 100 Feet | 30 Feet |
| Interior Side | | | | | | | 50 Feet | |
| Corner Side | 30 Feet | 30 Feet | 30 Feet | 30 Feet | 30 Feet | 30 Feet | 100 Feet | 30 Feet |
| Rear ¹ | | | | | | | 50 Feet | |
| Transitional | Equal to adjacent District or 20 Ft. (SEE TEXT) | SAME AS C1 (SEE TEXT) | SAME AS C1 (SEE TEXT) | SAME AS C1 (SEE TEXT) | SAME AS C1 (SEE TEXT) | SAME AS C1 (SEE TEXT) | 50 Feet (SEE TEXT) | SAME AS C1 (SEE TEXT) |
| Floor Area Ratio: | 1.20 | 1.20 | 1.20 | 1.20 | 0.40 | 1.20 | 1.00 | 1.20 |
| Maximum Lot Coverage: | | | | | 40% | | 30% | |

—1— Minimum lot widths, areas and rear yards are required for residential uses in commercial zones.
¹ See text, Article II, for parking requirements

SUMMARY OF INDUSTRIAL AND PUBLIC DISTRICT REQUIREMENTS

| DISTRICT DISTRICT TYPE | I1 RESTRICTED INDUSTRIAL | I2 GENERAL INDUSTRIAL | I3 INTENSIVE INDUSTRIAL | I4 MOTOR FREIGHT TERMINAL | P1 PUBLIC LAND | P2 OPEN LAND |
|---------------------------|--------------------------------|-----------------------------|-------------------------------|---------------------------------|---|---|
| Minimum Lot Area | 10,000 Sq. Ft. | 10,000 Sq. Ft. | 20,000 Sq. Ft. | 20,000 Sq. Ft. | | 10 Acres |
| Minimum Lot Width | 60 Feet | 60 Feet | 100 Feet | 100 Feet | | |
| Yard Requirements: | | | | | | |
| Front | 30 Feet | 30 Feet | 30 Feet | 30 Feet | Equal to adjacent District Requiring Greatest Front Yard | Equal to adjacent District Requiring Greatest Front Yard |
| Interior Side | ----- NOT REQUIRED ----- | | | | | 30 Feet |
| Corner Side | 30 Feet | 30 Feet | 30 Feet | 30 Feet | 25 Feet | 50 Feet |
| Rear | 10 Feet | 10 Feet | 10 Feet | 10 Feet | | Equal to Adjacent District Requiring Greatest Rear Yard |
| Transitional | 30 Feet | 30 Feet | 125 Feet | 50 Feet | 20 Feet | 20 Feet |
| Floor Area Ratio: | 1.20 | 1.20 | 1.50 | 1.00 | 1.20 | 0.01 |

* Refer to the 2001 Cook County Zoning Ordinance @ www.cookcountygov.com

COOK COUNTY ZONING ORDINANCE - SUMMARY OF RESIDENTIAL DISTRICT REQUIREMENTS *

| DISTRICT RESIDENCE TYPE | | R1 SINGLE-FAMILY | R2 SINGLE-FAMILY | R3 SINGLE-FAMILY | R4 SINGLE-FAMILY | R5 SINGLE-FAMILY | R5A SINGLE-FAMILY | R6 GENERAL | R7 GENERAL | R8 GENERAL |
|--|--------------------|----------------------|----------------------|----------------------|---|----------------------|---|---|---|--|
| Minimum Lot Area (Per Dwelling Unit): | Single-Family | 5 Acres | 2 Acres | 40,000 Sq. Ft. | 20,000 Sq. Ft. Sewer 40,000 Sq. Ft. Septic | 10,000 Sq. Ft. | 5,000 Sq. Ft. | 10,000 Sq. Ft. | 10,000 Sq. Ft. | 10,000 Sq. Ft. |
| | Two-Family | ----- | ----- | ----- | ----- | ----- | 3,000 Sq. Ft. | 5,000 Sq. Ft. | 5,000 Sq. Ft. | 5,000 Sq. Ft. |
| | Multi-Family | ----- | ----- | ----- | ----- | ----- | One gross acre per 5 townhomes | 5,000 Sq. Ft. | 4,000 Sq.ft./4 Bd.rm. 3,000 Sq.ft./3 Bd.rm. 2,500 Sq.ft./2-1 Bd.rm. | 4,000 Sq.ft./4 Bd.rm. 2,500 Sq.ft./3 Bd.rm. 1,500 Sq.ft./2-1 Bd.rm. 1,000 Sq.ft./Efficiency |
| Minimum Lot Width: | | 300 Feet | 200 Feet | 150 Feet | 100 Feet/Sewer 150/Septic | 60 Feet | 40 Feet 50 Feet Corner | 60 Feet | 60 Feet | 60 Feet |
| Yard Requirements: | | | | | | | | | | |
| | Front | 50 Feet ² | 50 Feet ² | 50 Feet ² | 40 Feet ² | 30 Feet ² | 20 Feet - SFR ⁸ 25 Feet - Multi ⁸ | 30/20 Feet ² | 20 Feet ^{2,3} | 20 Feet ^{2,3} |
| | Interior Side | 30 Feet | 20 Feet | 15 Feet | 15 Feet | 10 Feet | 2 Feet or 10% of lot width ⁹ 2½ Feet or 10% of lot width ⁵ | 10 Feet | 5 Feet ⁴ | 5 Feet ⁴ |
| | Corner Side | 50 Feet | 35 Feet | 25 Feet | 25 Feet | 15 Feet | 10 Feet - SFR 15 Feet - Multi | 15 Feet | 10 Feet ⁵ | 10 Feet ⁵ |
| | Rear | 100 Feet | 75 Feet | 50 Feet | 50 Feet | 40 Feet | 20 Feet | 40 Feet | 40 Feet ⁶ | 40 Feet ⁶ |
| Floor Area Ratio: | | | | | | | | | | |
| | Single-Family | 0.10 | 0.10 | 0.15 | 0.25 | 0.40 | 0.50 | 0.40 | 0.40 | 0.40 |
| | Two-Family | ----- | ----- | ----- | ----- | ----- | 0.50 | 0.50 | 0.70 | 0.70 |
| | Multi-Family | ----- | ----- | ----- | ----- | ----- | 0.40 | 0.60 | 0.80 | 1.00 |
| Minimum Size: ⁷ | | | | | | | | | | |
| | Single-Family Unit | 1,000 Sq. Ft. | 1,000 Sq. Ft. | 1,000 Sq. Ft. | 900 Sq. Ft. | 720 Sq. Ft. | 720 Sq. Ft. | 720 Sq. Ft. | 720 Sq. Ft. | 720 Sq. Ft. |
| | Two-Family Unit | ----- | ----- | ----- | ----- | ----- | 600 Sq. Ft. | 600 Sq. Ft. | 600 Sq. Ft. | 600 Sq. Ft. |
| | Multi-Family Unit | ----- | ----- | ----- | ----- | ----- | 500 Sq. Ft. | 500 Sq. Ft. | 500 Sq. Ft. | 500 Sq. Ft. |
| Minimum Area of Project: | | 5 Acres | 2 Acres | 40,000 Sq. Ft. | 20,000 Sq. Ft. | 10,000 Sq. Ft. | 5,000 Sq. Ft. | 10,000 Sq. Ft. | 10,000 Sq. Ft. | 10,000 Sq. Ft. |
| Required Parking: (Per Dwelling Unit) | | 2 Spaces | 2 Spaces | 2 Spaces | 2 Spaces | 2 Spaces | Same As R6 | 2 Spaces Per One or Two-Family Dwelling 1½-Efficiency Multi-Family 2-one + Bedroom Multi-Family | Same As R6 | Same As R6 |

—1— Bonus possible.

—2— Or twenty (20) percent of the lot depth, whichever is less.

—3— Two-family and multi-family dwellings shall be set back from the front lot line at least twenty (20) feet, plus one (1) foot for each three (3) feet by which the building exceeds forty (40) feet.

—4— Two-family and multi-family dwellings shall be set in from the side lot line not less than five (5) feet, unless the building height exceeds twenty-five (25) feet, in which case the interior side yard shall equal one-fifth (1/5) the building height. However, buildings over fifty (50) feet in width shall have a side yard not less than ten (10) percent of the building width, or twenty (20) percent of the building height, whichever is greater.

—5— Two-family and multi-family dwellings shall be set in from the side lot line adjacent to the street right-of-way a distance of not less than ten (10) feet, except that buildings fifty (50) feet or more in total width-as projected upon the front lot line-shall have corner side yards of not less than fifteen (15) percent of the building's width or thirty (30) percent of the building's height, whichever is greater.

—6— Two-family and multi-family dwellings shall be set back from the rear lot line at least thirty (30) feet.

—7— Exclusive of basement or garage space.

—8— Or twenty (20) percent of lot depth, whichever is greater.

—9— Or ten (10) percent of lot width, whichever is greater.