

# 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 SF	20,000 SF Sewer 40,000 SF Septic	10,000 SF <sup>1</sup>	5,000 SF	10,000 SF	10,000 SF	10,000 SF
	Two-Family	--	--	--	--	--	3,000 SF	5,000 SF	5,000 SF	5,000 SF
	Multi-Family	--	--	--	--	--	One gross acre per 5 townhomes	5,000 SF	4,000 SF / 4 BR 3,000 SF / 3 BR 2,500 SF / 1-2 BR	4,000 SF / 4 BR 2,500 SF / 3 BR 1,500 SF / 1-2 BR 1,000 SF / Efficiency
Minimum Lot Width:		300 Feet	200 Feet	150 Feet	100 Feet/Sewer 150 Feet /Septic	60 Feet	40 Feet 50 Feet Corner	60 Feet	60 Feet	60 Feet
	Front	50 Feet <sup>2</sup>	50 Feet <sup>2</sup>	50 Feet <sup>2</sup>	40 Feet <sup>2</sup>	30 Feet <sup>2</sup>	20 Feet - Single Family <sup>8</sup> 25 Feet - Multi Family <sup>9</sup>	30/20 Feet <sup>2</sup>	20 Feet <sup>2,3</sup>	20 Feet <sup>2,3</sup>
Yard Requirements:	Interior Side	30 Feet	20 Feet	15 Feet	15 Feet	10 Feet	2 Feet or 10% lot width <sup>9</sup> 2½ Feet or 10% lot width <sup>9</sup>	10 Feet	5 Feet <sup>4</sup>	5 Feet <sup>4</sup>
	Corner Side	50 Feet	35 Feet	25 Feet	25 Feet	15 Feet	10 Feet - Single Family 15 Feet - Multi Family	15 Feet	10 Feet <sup>5</sup>	10 Feet <sup>5</sup>
	Rear	100 Feet	75 Feet	50 Feet	50 Feet	40 Feet	20 Feet	40 Feet	40 Feet <sup>6</sup>	40 Feet <sup>6</sup>
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: <sup>7</sup>	Single-Family Unit	1,000 SF	1,000 SF	1,000 SF	900 SF	720 SF	720 SF	720 SF	720 SF	720 SF
	Two-Family Unit	--	--	--	--	--	600 SF	600 SF	600 SF	600 SF
	Multi-Family Unit	--	--	--	--	--	500 SF	500 SF	500 SF	500 SF
Minimum Area of Project:	5 Acres	2 Acres	40,000 Sq. Ft.	20,000 SF Sewer 40,000 SF Septic	10,000 SF <sup>1</sup>	5,000 SF	10,000 SF	10,000 SF	10,000 SF	
Required Parking: (Per Dwelling Unit)	2 Spaces	2 Spaces	2 Spaces	2 Spaces	2 Spaces	Same as R6	2 per SFR or Duplex 1½ per efficiency Multi-Fam 2 per one + BR Multi-Fam	Same as R6	Same as R6	
Building Height	Single-Family	2½ Story or 35 Ft	2½ Story or 35 Ft	2½ Story or 35 Ft	2½ Story or 35 Ft	2½ Story or 35 Ft	2½ Stories or 35 Ft	2½ Stories or 35 Ft	2½ Stories or 35 Feet	2½ Stories or 35 Ft
	Townhome	--	--	--	--	--	2½ Stories or 35 Ft	2½ Stories or 35 Ft	2½ Stories or 35 Ft	2½ Stories or 35 Ft
	Multifamily	--	--	--	--	--	45 Feet	45 Feet	45 Feet	45 Feet
	Nonresidential	40 Feet	40 Feet	40 Feet	40 Feet	40 Feet	45 Feet	45 Feet	45 Feet	45 Feet
	Accessory	15 Feet	15 Feet	15 Feet	15 Feet	15 Feet	15 Feet	15 Feet	15 Feet	15 Feet
Maximum Impervious Surface	20%	20%	25%	35%	50%	50%	--	--	--	
Accessory Structures	Front	50 Feet	50 Feet	50 Feet	40 Feet	30 Feet	25 Feet	30 Feet	20 Feet	20 Feet
	Interior Side	3 Feet FR 5 Feet NFR	3 Feet FR 5 Feet NFR	3 Feet FR 5 Feet NFR	3 Feet FR 5 Feet NFR	3 Feet FR 5 Feet NFR	2 Feet or 10% of lot width FR	3 Feet FR 5 Feet NFR	3 Feet FR 5 Feet NFR	3 Feet FR 5 Feet NFR
	Corner Side	50 Feet	50 Feet	25 Feet	25 Feet	15 Feet	15 Feet	15 Feet	10 Feet	10 Feet
	Rear Yard	5 Feet	5 Feet	5 Feet	3 Feet	5 Feet	2 Feet	3 Feet	3 Feet	3 Feet
	Distance from Principal Building	10 Feet	10 Feet	10 Feet	10 Feet	10 Feet	10 Feet	10 Feet	10 Feet	10 Feet
FR = Fire Rated Construction NFR = Non Fire Rated Construction	Percentage of Yard Area	50%	50%	50%	50%	50%	50%	50%	50%	50%
	Height	15 Feet	15 Feet	15 Feet	15 Feet	15 Feet	15 Feet	15 Feet	15 Feet	15 Feet

-1 - R5 Properties on septic service shall require at least 40,000 square feet of lot area.

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

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

# COOK COUNTY ZONING ORDINANCE – SUMMARY OF COMMERCIAL DISTRICT REQUIREMENTS

DISTRICT LOT REQUIREMENTS	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
Minimum or Maximum Lot Area: <sup>1</sup>	None <sup>2</sup>	None <sup>2</sup>	None <sup>2,3</sup>	None <sup>2,3</sup>	25,000 SF (max.) <sup>4</sup>	None <sup>3</sup>	5 Acres (all uses) <sup>5</sup>	None <sup>3,6</sup>
Minimum Lot Width: <sup>1</sup>	None	None	None	None	60 Feet	None	60 Feet	None
Yard Requirements: <sup>1</sup>	Front	30 Feet <sup>2</sup>	30 Feet <sup>2</sup>	30 Feet <sup>2</sup>	30 Feet <sup>2</sup>	30 Feet	100 Feet	30 Feet
	Interior Side	None	None	None	None	None	50 Feet	None
	Corner Side	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	100 Feet	30 Feet
	Rear	None	None	None	None	None	50 Feet	None
	Transitional	Equal to adjacent district or 20'	Equal to adjacent district or 20'	Equal to adjacent district or 20'	Equal to adjacent district or 20'	Equal to adjacent district or 20'	Equal to adjacent district or 20'	20 Feet
Floor Area Ratio:	1.20	1.20	1.20	1.20	0.40	1.20	1.00	1.20
Maximum Lot Coverage:	NONE	NONE	NONE	NONE	40%	NONE	30%	NONE

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

-3 – Hotels and motels shall have not less than 500 square feet of lot area per unit or suite.

-5 – Hotels and motels shall have not less than 500 square feet of lot area per unit or suite, but not less than 10 acres of lot area.

-6 – Apartment hotels shall not have less than 750 square feet of lot area per unit or suite.

-2 – Agricultural uses require at least 5 acres of lot area with a 100' front yard setback.

-4 – Lodging houses require at least 1,250 square feet of lot area per lodging room.

# SUMMARY OF INDUSTRIAL, PUBLIC AND FOREST PRESERVE DISTRICT REQUIREMENTS

DISTRICT LOT REQUIREMENTS	I1 RESTRICTED INDUSTRIAL	I2 GENERAL INDUSTRIAL	I3 INTENSIVE INDUSTRIAL	I4 MOTOR FREIGHT TERMINAL	P1 PUBLIC LAND	P2 PUBLIC LAND
Minimum Lot Area:	10,000 SF	10,000 SF	20,000 SF	20,000 SF	None	10 Acres
Minimum Lot Width:	60 Feet	60 Feet	100 Feet	100 Feet	None	None
Yard Requirements:	Front	30 Feet	30 Feet	30 Feet	30 Feet	Equal to adjacent district requiring greatest front yard
	Interior Side	None	None	None	None	30 Feet
	Corner Side	30 Feet	30 Feet	30 Feet	30 Feet	25 Feet
	Rear	10 Feet	10 Feet	10 Feet	None	None
	Transitional	30 Feet	30 Feet	125 Feet	50 Feet	20 Feet
Floor Area Ratio:	1.20	1.20	1.50	1.00	1.20	0.01