

CHICAGO ZONING CODE SUMMARY

New Code	Old Code	Description	FAR (Floor Area Ratio)	Height	MLA (Minimum Lot Area)	Front Yard Setback	Rear Yard Open Space	Rear Yard Setback	Side Setback
RS3	R3	Single Family	0.9	30'	2500/unit	< 20' or 16% or avg depth of nearest 2 lots	>225sf or 6.5%	< 28% or 50'	total 20% & each side min of > 2' or 8%
RT3.5	n/a	Single Family, 2 Flat, Townhouses	1.05	35'	1250/unit	< 15' or 12% or avg depth of nearest 2 lots	>100sf or 6.5%	< 28/24% or 50'	total 20% & each side min of > 2' or 8%
RT4	R4	3 Flat, Townhouses	1.2	38'	1000/unit	< 15' or 12% or avg depth of nearest 2 lots	>65sf or 6.5%	< 30% or 50'	total 20% & each side min of > 2' or 8%
RM4.5	n/a	Multi Unit (transition district between RT4 & RM5)	1.7	45'(<32')/47'(>32')	700/unit	< 15' or 12% or avg depth of nearest 2 lots	>50sf or 65%	< 30% or 50'	total 20% & each side min of > 2' or 8%
RM5	R5	Multi Unit (3 1/2 - 4 stories)	2	45'(<32')/47'(>32')	400/unit	< 15' or 12% or avg depth of nearest 2 lots	>36sf or 5.25%	< 30% or 50'	total 20% & each side min of > 2' or 8%
RM5.5	n/a	Multi Unit (up to 5 stories)	2.5	47'(<75')/60'(>75')	400/unit	< 15' or 12% or avg depth of nearest 2 lots	36sf/unit	< 30% or 50'	total 20% & each side min of > 2' or 8%
RM6	R6	Multi Unit: mid-rise & high-rise	4.4	PDA	300/unit	< 15' or 12% or avg depth of nearest 2 lots	36sf/unit	< 30% or 50'	each side > of 10% of lot width or 10% of bldg ht but no more than 20'
B1-1	B1-1/B2-1/B3-1	small scale retail (neighborhood shopping) w/dwelling units above ground	1.2	38'	2500/unit	None unless abutting R zoned lot. Then it = a min. of 50% of R lot required setback	n/a	None unless abutting R zoned lot. Then varies. Min. 30' for floors w/dwelling units.	None unless abutting R zoned lot. Then R zoning setback applies.
B1-1.5	n/a	small scale retail (neighborhood shopping) w/dwelling units above ground	1.5	38'	1350/unit	None unless abutting R zoned lot. Then it = a min. of 50% of R lot required setback	n/a	None unless abutting R zoned lot. Then varies. Min. 30' for floors w/dwelling units.	None unless abutting R zoned lot. Then R zoning setback applies.
B1-2	B1-2/B2-2/B3-2	small scale retail (neighborhood shopping) w/dwelling units above ground	2.2	47'(<25')/50'(>25') 5' less w/o grd. flr. commercial	1000/unit	None unless abutting R zoned lot. Then it = a min. of 50% of R lot required setback	n/a	None unless abutting R zoned lot. Then varies. Min. 30' for floors w/dwelling units.	None unless abutting R zoned lot. Then R zoning setback applies.
B1-3	B1-3/B2-3/B3-3	small scale retail (neighborhood shopping) w/dwelling units above ground	3	50'(<25')/55'(>25'-49')/65'(>50') 5' less w/o grd. flr. commercial	400/unit	None unless abutting R zoned lot. Then it = a min. of 50% of R lot required setback	n/a	None unless abutting R zoned lot. Then varies. Min. 30' for floors w/dwelling units.	None unless abutting R zoned lot. Then R zoning setback applies.
B1-5	B1-4/B2-4/B3-4/B4-4/B1-5/B2-5/B3-5	small scale retail (neighborhood shopping) w/dwelling units above ground	5	50'(<25')/55'(>25'-49')/70'/(50'-99')/80'(>100') 5' less w/o grd. flr. commercial	200/unit	None unless abutting R zoned lot. Then it = a min. of 50% of R lot required setback	n/a	None unless abutting R zoned lot. Then varies. Min. 30' for floors w/dwelling units.	None unless abutting R zoned lot. Then R zoning setback applies.
B2	n/a	Mixed Use - allows all residential - use at intersections & on low traffic & low volume streets	dash 1 thru 5 same as above	dash 1 thru 5 same as above	dash 1 thru 5 same as above	None unless abutting R zoned lot. Then it = a min. of 50% of R lot required setback	n/a	None unless abutting R zoned lot. Then varies. Min. 30' for floors w/dwelling units.	None unless abutting R zoned lot. Then R zoning setback applies.
B3-1	B4-1/B5-1	Community shopping - destination oriented, no limit on size of commercial establishment. Allows dwelling units above ground floor.	dash 1 thru 5 same as above	dash 1 thru 5 same as above	dash 1 thru 5 same as above	None unless abutting R zoned lot. Then it = a min. of 50% of R lot required setback	n/a	None unless abutting R zoned lot. Then varies. Min. 30' for floors w/dwelling units.	None unless abutting R zoned lot. Then R zoning setback applies.
B3-2	B4-2/B5-2	Community shopping - destination oriented, no limit on size of commercial establishment. Allows dwelling units above ground floor.	dash 1 thru 5 same as above	dash 1 thru 5 same as above	dash 1 thru 5 same as above	None unless abutting R zoned lot. Then it = a min. of 50% of R lot required setback	n/a	None unless abutting R zoned lot. Then varies. Min. 30' for floors w/dwelling units.	None unless abutting R zoned lot. Then R zoning setback applies.
B3-3	B4-3/B5-3	Community shopping - destination oriented, no limit on size of commercial establishment. Allows dwelling units above ground floor.	dash 1 thru 5 same as above	dash 1 thru 5 same as above	dash 1 thru 5 same as above	None unless abutting R zoned lot. Then it = a min. of 50% of R lot required setback	n/a	None unless abutting R zoned lot. Then varies. Min. 30' for floors w/dwelling units.	None unless abutting R zoned lot. Then R zoning setback applies.
C1-1	C1-1/C3-1	neighborhood commercial w/dwelling units above ground	dash 1 thru 5 same as above	dash 1 thru 5 same as above	dash 1 thru 5 same as above	None unless abutting R zoned lot. Then it = a min. of 50% of R lot required setback	n/a	None unless abutting R zoned lot. Then varies. Min. 30' for floors w/dwelling units.	None unless abutting R zoned lot. Then R zoning setback applies.
C1-2	C1-2/C3-2	neighborhood commercial w/dwelling units above ground	dash 1 thru 5 same as above	dash 1 thru 5 same as above	dash 1 thru 5 same as above	None unless abutting R zoned lot. Then it = a min. of 50% of R lot required setback	n/a	None unless abutting R zoned lot. Then varies. Min. 30' for floors w/dwelling units.	None unless abutting R zoned lot. Then R zoning setback applies.
C1-3	C1-3/C5-3	neighborhood commercial w/dwelling units above ground	dash 1 thru 5 same as above	dash 1 thru 5 same as above	dash 1 thru 5 same as above	None unless abutting R zoned lot. Then it = a min. of 50% of R lot required setback	n/a	None unless abutting R zoned lot. Then varies. Min. 30' for floors w/dwelling units.	None unless abutting R zoned lot. Then R zoning setback applies.
C2-1	C2-1	Large sites that are destination oriented, permits dwelling units above ground floor	dash 1 thru 5 same as above	dash 1 thru 5 same as above	dash 1 thru 5 same as above	None unless abutting R zoned lot. Then it = a min. of 50% of R lot required setback	n/a	None unless abutting R zoned lot. Then varies. Min. 30' for floors w/dwelling units.	None unless abutting R zoned lot. Then R zoning setback applies.
C2-2	C2-2	Large sites that are destination oriented, permits dwelling units above ground floor	dash 1 thru 5 same as above	dash 1 thru 5 same as above	dash 1 thru 5 same as above	None unless abutting R zoned lot. Then it = a min. of 50% of R lot required setback	n/a	None unless abutting R zoned lot. Then varies. Min. 30' for floors w/dwelling units.	None unless abutting R zoned lot. Then R zoning setback applies.
C2-3	C2-3	Large sites that are destination oriented, permits dwelling units above ground floor	dash 1 thru 5 same as above	dash 1 thru 5 same as above	dash 1 thru 5 same as above	None unless abutting R zoned lot. Then it = a min. of 50% of R lot required setback	n/a	None unless abutting R zoned lot. Then varies. Min. 30' for floors w/dwelling units.	None unless abutting R zoned lot. Then R zoning setback applies.