

## Chicago Zoning Ordinance Residential Zoning Summary

Zoning District	Permitted Residential Uses	F.A.R.	M.L.A. Lot Area per DU	Height Max.	Rear Yard Open Space	Parking/ Dwelling Unit
RS1	Single Family Detached	0.5	6250	30'	400 SF/ DU 6.5% of lot	2 per SFH w/exceptions
RS2	Single Family Detached	0.65	5000	30'	400 SF/ DU 6.5% of lot	2 per SFH w/exceptions
RS3	Single Family Detached Two Flats	0.9	2500*	30'	225 SF/DU 6.5% of lot	2 per SFH 1.5/DU Two Flat
RT3.5	Single Family Detached Two Flats Townhouses Multi Unit (3+Units) Elderly Housing	1.05	1250	35'	100 SF/ DU 6.5% of lot	1 Per Dwelling Unit with exceptions
RT4	Single Family Detached Two Flats Townhouses Multi Unit (3+Units) Elderly Housing Efficiencies (20%Max) Single Room Occupancy	1.2	1000 SF/ <u>Dwelling</u> 1000 SF/ <u>Efficiency</u> 500 SF/ SRO	38'	65 SF/DU 6.5% of lot	1 per Dwelling Unit SRO's 1/10 units Can be off-site w/ special use
RM4.5	Single Family Detached Two Flats Townhouses Multi Unit (3+Units) Elderly Housing Efficiencies (20%Max) Single Room Occupancy	1.7	700 SF/ <u>Dwelling</u> 700 SF/ <u>Efficiency</u> 500 SF/ SRO	45' If frontage <u>under 32'</u> 47' if frontage 32' or more	50 SF/DU or 6.5% of Lot	1 per DU SRO's 1/10 units Can be off-site w/ special use
RM5	All Residential (RT4) + Residential Support Service (restaurants, incl alcohol, financial services, food & beverage sales, medical & personal service & retail sales)	2.0	400 SF/ <u>Dwelling</u> 400 SF/ <u>Efficiency</u> 200 SF/ SRO	45' If frontage <u>under 32'</u> 47' if frontage 32' or more	36 SF/DU or 5.25% of Lot	1 per DU SRO's 1/10 units Off-site parking w/ special use
RM5.5	All Residential (RT4) + Residential Support Services Efficiencies (25% of Units)	2.5	400 SF/ <u>Dwelling</u> 400 SF/ <u>Efficiency</u> 200 SF/ SRO	47' If frontage <u>under 75'</u> 60' if frontage 75' or more	36 SF per dwelling unit	1 per DU SRO's 1/10 units Off-site parking w/ special use
RM6	All Residential (RT4.5) + Residential Support Services Efficiencies (30% of Units)	4.4*	300 Sf/ <u>Dwelling</u> 135 Sf/ <u>Efficiency</u> 135 Sf/ SRO	None Bldg over 110' Reqs PD Approval	36 SF per dwelling unit	1 per DU w/exceptions TODs & Car Sharing SRO's 1/10 units Off-site parking w/ special use
RM6.5	All Residential (RT4) + Residential Support Services Efficiencies (40% of Units)	6.6*	300 Sf/ <u>Dwelling</u> 135 Sf/ <u>Efficiency</u> 135 Sf/ SRO	None Bldg over 140' Reqs PD Approval	36 SF per dwelling unit	1 per DU w/exceptions TODs & Car Sharing SRO's 1/10 units Off-site w/ special use
*MLA may be reduced to 1500SF/DU if 60%+ lots on same side of the street contain more than 1 unit						
Efficiency = 700 SF max excluding kitchen, bathroom, kitchen, hallway, closet & 125' dining alcove						
Single Room Occupancy Unit (SRO) 1 living room 250 SF max excluding kitchen (under 70 SF)						
Elderly Housing = Persons 62+ not including surgical care other than emergency first aid-care						

[amended: 03/09/2005, Council Journal: p. 44401]

**17-2-0302-B Exemption**

A *detached house* may be established on any *lot of record* regardless of its *lot frontage*, provided that all other requirements of this Zoning Ordinance are met. This exemption also applies if a *lot of record* is increased in area and still does not comply with applicable minimum *lot frontage* standards.

**17-2-0303 Lot Area per Unit (Density)**

**17-2-0303-A Minimum Lot Area per Unit Standards**

All development in R districts is subject to the following minimum lot-area-per-unit standards. These standards are not to be interpreted as a guarantee that allowed densities can be achieved on every *lot*. Other factors, such as off-street parking, height limits, *dwelling unit* sizes and *lot* configuration may work to limit *density* more than these standards.

District	Minimum Lot Area per Unit (square feet)
RS1	6,250
RS2	5,000
RS3	2,500, except as expressly allowed in Sec. 17-2-0303-B
RT3.5	1,250
RT4	Dwelling units: 1,000
	Efficiency units: 1,000
	SRO units: 500
RM4.5	Dwelling units: 700
	Efficiency units: 700
	SRO units: 500
RM5	Dwelling units: 400
	Efficiency units: 400
	SRO units: 200
RM5.5	Dwelling units: 400
	Efficiency units: 400
	SRO units: 200
RM6	Dwelling units: 300
	Efficiency units: 135
	SRO units: 135
RM6.5	Dwelling units: 300
	Efficiency units: 135
	SRO units: 135

(See Sec. 17-17-0304 for rules governing the measurement of *lot area per unit*.)

[amended: 03/09/2005, Council Journal: p. 44402]

**17-2-0303-B Exemption**

In the RS3 district the minimum *lot area per dwelling unit* may be reduced to 1,500 square feet when 60% or more of the *zoning lots* fronting on the same side of the *street* between the two nearest intersecting *streets* have been lawfully improved with *buildings* containing more than one *dwelling unit*. This exemption will only allow for the establishment of a two unit *building*.

[amended: 03/09/2005, Council Journal: p. 44402; 09/13/2006, Council Journal: p. 84875]