

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.

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