

R1-R3

Single and Two-Family Residential Districts

(Zoning Ordinance Sections 6-8-2, 6-8-3, 6-8-4)
Updated November 2023



***See Title 6, Chapter 8 of the Evanston Code of Ordinances for more information, definitions, additional requirements and exceptions to these regulations. A Zoning Analysis is strongly recommended for major projects prior to submitting an application for building permits.**

PURPOSE STATEMENTS

R1 Single-Family District

To provide for single-family development at the lowest density within the City and to preserve the present physical character of the area while providing for in-fill development.

R2 Single-Family Residential District

To provide for small lot single-family development at a relatively low density and to preserve the present physical character of that area while providing for in-fill development.

R3 Two-Family Residential District

To provide for in-fill development of single and two-family residences in moderate density neighborhoods and to preserve the physical character of such neighborhoods.

MINIMUM LOT SIZE AND WIDTH

R1	R2	R3
All uses: 7,200	All uses: 5,000	Single-family: 5,000 Two-family: 3,500/ dwelling unit Nonresidential: 7,200

(square feet)

The minimum lot width in the R1-R3 districts is 35 feet. Excepting common ownership lots, single-family structures may be built on an existing substandard lot.

MAXIMUM BUILDING HEIGHT – PRINCIPAL STRUCTURE

The maximum permitted building height for any principal residential structure in the R1-R3 districts, including any exterior knee-wall, is not permitted to exceed 35 feet, measured from grade to peak, or 2 ½ stories, whichever is less. An exterior knee-wall is not permitted to exceed 3 feet in height and is only permitted under a gable or hip roof.

The half-story is that portion of a building between a sloped roof and the building's top story. The minimum roof slope ratio of any roof above a half-story is 2:12.

Heights of buildings or structures legally existing as of October 22, 2012, are considered compliant, and if destroyed, may be replaced to their original heights.

Dormers are permitted on half stories above two stories under the following conditions:

- The roof of the structure is sloped,
- Total side dormers permitted to occupy no more than 30% of the length of a side wall,
- A side dormer not permitted to be located within 20% of the length of the side wall closest to the front façade,
- A front dormer is permitted to occupy no more than 30% of the length of the front building face and must be located within the center 60% of the length of the front façade.

MAXIMUM BUILDING HEIGHT – DETACHED ACCESSORY STRUCTURE

Garages and coach houses	
Flat and mansard roofs	20 ft. and not exceeding 2 stories, whichever is less
Without flat and mansard roofs	28 ft. and not exceeding 2 stories, whichever is less
Detached accessory structures other than garages and coach houses	
Flat and mansard roofs	14.5 ft.
Without flat and mansard roofs	20 ft.

MAXIMUM BUILDING LOT COVERAGE

	R1	R2	R3
Maximum permitted Building Lot Coverage	30%	40%	45%

Building lot coverage includes all ground floor roofed areas, includes roofed/covered stoops/landings, patios, decks, and other similar surfaces.

50% of the surface area of an open front porch is excluded when it meets the following conditions:

- Open to the air,
- Not all weather,
- Roofed or not roofed, screened or not screened,
- Facing a street,
- Not a rear or back porch or any portion of a porch between the rear wall of the house and rear lot line,
- Not separated by the street right-of-way by a fence exceeding 60% opacity and 4 feet in height.

MAXIMUM IMPERVIOUS SURFACE COVERAGE

	R1	R2	R3
Maximum permitted Impervious Surface Coverage	45%	55%	60%

Impervious surface coverage is calculated by dividing the total defined net impervious surfaces on the zoning lot by the area of the zoning lot.

The total defined net impervious surfaces on the zoning lot are all areas included in the building lot coverage plus any hard surfaced area that does not readily absorb water, including, but not limited to: paved asphalt and concrete areas, parking/driveway areas, swimming pools, and sidewalks.

Pervious paving systems receive a 25% discount towards the measured area. Other permeable paving systems receive a 20% discount towards the measured area. Solid concrete and asphalt do not receive a discount.

Decks that are not roofed/covered with a permeable surface underneath, covering up to 3% of the zoning lot area are excluded from impervious surface coverage calculation. Any portion of the deck exceeding 3% of the zoning lot area counts towards coverage at 100%.

MINIMUM YARD REQUIREMENTS

Residential Structures – principal	
Front yard	27 ft., parking prohibited
Street Side yard	15 ft., parking prohibited
Interior Side yard	5 ft.
Rear yard	30 ft.
Nonresidential Structures	
Front yard	27 ft., parking prohibited
Street Side yard	15 ft., parking prohibited
Interior Side yard	15 ft., parking prohibited
Rear yard	30 ft. for building, 5 ft. for parking
Accessory Uses and Structures – general	
Front yard	27 ft., garages only
Street Side yard	15 ft., garages only
Interior Side yard	5 ft.
Rear yard	3 ft.

No accessory building shall be within 10 feet of the nearest wall of the principal building.

No accessory building is permitted within the required front or street side yard, and not permitted between the front of the principal building and the front lot line.

Accessory buildings located in a rear yard or interior side yard shall be located at least 3 feet from any property line.

No accessory building located in the rear yard of a corner lot is permitted to be nearer to the street lot line than the minimum street side yard setback.

Detached accessory uses and structures are not permitted within a street side yard or an interior side yard between the principal structure and interior side property line, and not located between the building line and the principal structure.

MINIMUM PARKING REQUIREMENTS

Number of Required Parking per Dwelling Unit	
Single-family detached	2
Two-family dwellings	1.5

ACCESSORY DWELLING UNIT (ADU)

One ADU is permitted per zoning lot and may be created through new construction, alteration of an existing structure, addition to an existing structure, or conversion of any existing structure to an ADU while simultaneously constructing a new residential building on the site.

The property owner is not required to reside on the property. However, an ADU is required to remain under common ownership with the principal structure.

Occupancy of an ADU is limited to one family.

ADU is required to be smaller than the floor area of the largest primary dwelling unit. A detached ADU, internal or attached ADU created through new construction, internal or attached ADU created through an addition to an existing structure, or detached ADU created through the conversion of an existing structure to an ADU shall not exceed 1,000 square feet. However, an internal or attached ADU created through the

altering of an existing structure may exceed 1,000 square feet of floor area but is limited to one level of the existing structure.


One pedestrian entrance to the structure is permitted to be on the front facing façade of the principal building. Exterior stairs serving the ADU are required to be located on the interior side or rear of the principal building.

An ADU does not require an off-street parking space.

PERMITTED AND SPECIAL USES

	R1	R2	R3
Bed and Breakfast establishment	S	S	S
Cemetery	S	S	S
Child residential care home	S	S	S
Cultural facility	S	S	S
Daycare center – adult or child	S	S	S
Daycare home – adult or child	P	P	P
Dwelling – Single-family detached	P	P	P
Dwelling – Two-family			P
Dwelling – Two-family (located in historic district and constructed prior to ordinance effective date)	P		
Educational institution – private	S	S	S
Educational institution – public	P	P	P
Efficiency home	P	P	P
Efficiency home (when zoning relief is requested)	S	S	S
Home occupation	P	P	P
Neighborhood garden	P	P	P
Park	P	P	P
Planned development	S	S	S
Playground	P	P	P
Public utility	S	S	S
Religious institution	S	S	S
Residential care home – Category I	P	P	P
Residential care home – Category II	S	S	S
Transitional treatment facility – Category I	S	S	S

P = Permitted Use
S = Special Use

 Not permitted, not eligible Special Use