

## Chicago Zoning Ordinance and Land Use Ordinance

## CHAPTER 17-3 BUSINESS AND COMMERCIAL DISTRICTS

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**17-3-0100 District descriptions.****17-3-0200 Allowed uses.****17-3-0300 General district standards.****17-3-0400 Bulk and density standards.****17-3-0500 Pedestrian streets.****17-3-0100 District descriptions.**

**17-3-0101 Generally.** The “B” and “C” (Business and Commercial) districts are intended to accommodate retail, service and commercial uses and to ensure that business and commercial-zoned areas are compatible with the character of existing neighborhoods.

**17-3-0102 B1, Neighborhood Shopping District.**

**17-3-0102-A** The B1, Neighborhood Shopping district is intended to accommodate a broad range of small-scale retail and service uses.

**17-3-0102-B** B1 zoning is intended to be applied in compact nodes at the intersection of two or more major *streets* or in a cohesive linear fashion along relatively narrow *streets* that have low traffic speeds and volumes (compared to multi-lane, major *streets*).

**17-3-0102-C** The B1 district is intended to exhibit the physical characteristics of storefront-style shopping *streets* that are oriented to pedestrians.

**17-3-0102-D** The B1 district permits residential *dwelling units* above the ground floor.

**17-3-0102-E** The B1 district can be combined with the dash 1, dash 1.5, dash 2, dash 3 or dash 5 *bulk* and *density* designations (see Sec. 17-3-0401).

**17-3-0103 B2, Neighborhood Mixed-Use District.**

**17-3-0103-A** The purpose of the B2, Neighborhood Mixed-Use district is the same as the B1 district, but with the added objective of providing a greater range of development options for those *streets* where the market demand for retail and service uses is relatively low. By allowing ground-floor residential uses by-right, the B2 district is intended to help stimulate development along under-developed *streets*.

**17-3-0103-B** The B2 district permits residential *dwelling units* on or above the ground floor.

**17-3-0103-C** B2 zoning is intended to be applied in compact nodes at the intersection of two or more major *streets* or in a cohesive linear fashion along relatively narrow *streets* that have low traffic speeds and volumes (compared to multi-lane, major *streets*).

**17-3-0103-D** The B2 district can be combined with the dash 1, dash 1.5, dash 2, dash 3 or dash 5 *bulk* and *density* designations (see Sec. 17-3-0401).

**17-3-0104 B3, Community Shopping District.**

**17-3-0104-A** The primary purpose of the B3, Community Shopping district is to accommodate a very broad range of retail and service uses, often in the physical form of shopping centers or larger buildings than found in the B1 and B2 districts. In addition to accommodating development with a different physical form than found in B1 and B2 districts, the B3 district is also intended to accommodate some types of uses that are not allowed in B1 and B2 districts.

**17-3-0104-B** Development in B3 districts will generally be destination-oriented, with a large percentage of customers arriving by automobile. Therefore, the supply of off-street parking will tend to be higher in B3 districts than in B1 and B2 districts.

**17-3-0104-C** The B3 district permits residential *dwelling units* above the ground floor.

**17-3-0104-D** The B3 district is intended to be applied to large sites that have primary access to major *streets*. It may also be used along *streets* to accommodate retail and service use types that are not allowed in B1 and B2 districts.

**17-3-0104-E** The B3 district can be combined with the dash 1, dash 1.5, dash 2, dash 3 or dash 5 *bulk* and *density* designations (see Sec. 17-3-0401).

### **17-3-0105 C1, Neighborhood Commercial District.**

**17-3-0105-A** The primary purpose of the C1, Neighborhood Commercial district is to accommodate a very broad range of small-scale, business, service and commercial uses.

**17-3-0105-B** C1 zoning is distinguished from B1 zoning by the range of use types allowed: C1 permits more intensive, more auto-oriented commercial use types than does B1. The C1 district also allows *taverns* and liquor stores by-right.

**17-3-0105-C** The C1 district permits residential *dwelling units* above the ground floor.

**17-3-0105-D** C1 zoning is generally intended to be applied in compact nodes, at the intersection of two or more major *streets*, or in a cohesive linear fashion along *streets*.

**17-3-0105-E** The C1 district can be combined with the dash 1, dash 1.5, dash 2, dash 3 or dash 5 *bulk* and *density* designations (see Sec. 17-3-0401).

### **17-3-0106 C2, Motor Vehicle-Related Commercial District.**

**17-3-0106-A** The primary purpose of the C2, Motor Vehicle-Related Commercial district is to accommodate a very broad range of business, service and commercial uses. In terms of *allowed uses*, C2 represents the highest intensity business or commercial zoning district. It allows nearly any type of business, service or commercial use, including those involving outdoor operations and storage. Like the B3 district, the C2 district, development will generally be destination-oriented; a very large percentage of customers will arrive by automobile.

**17-3-0106-B** The C2 district permits residential *dwelling units* above the ground floor.

**17-3-0106-C** The C2 district is intended to be applied to large sites that have primary access to major *streets*.

**17-3-0106-D** The C2 district can be combined with the dash 1, dash 1.5, dash 2, dash 3 or dash 5 *bulk* and *density* designations (see Sec. 17-3-0401).

### **17-3-0107 C3, Commercial, Manufacturing and Employment District.**

**17-3-0107-A** The primary purpose of the C3, Commercial, Manufacturing and Employment district is to accommodate retail, service, commercial and manufacturing uses. The district is intended to serve as a buffer between M-zoned areas and other B, C and R-zoned areas.

**17-3-0107-B** C3 districts are appropriate for application adjacent to M districts and *planned manufacturing districts*, to act as a buffer against the encroachment of incompatible residential or very high- traffic generating uses.

**17-3-0107-C** The C3 district does not permit residential *dwelling units*.

**17-3-0107-D** The C3 district is intended to be applied to large sites that have primary access to major *streets*.

**17-3-0107-E** The C3 district can be combined with the dash 1, dash 1.5, dash 2, dash 3 or dash 5 *bulk* and *density* designations (see Sec. 17-3-0401).

(Added Coun. J. 5-26-04, p. 25275)

**17-3-0200 Allowed uses.**

Uses are allowed in the “B” and “C” Zoning Districts in accordance with the Use Table of this section.

**17-3-0201 Use Groups and Categories.** Use Groups and Use Categories are described in Sec. 17-17-0100.

**17-3-0202 Permitted Uses.** Uses identified with a “P” are permitted by-right in the subject zoning district, subject to compliance with all other applicable standards of this Zoning Ordinance.

**17-3-0203 Special Uses.** Uses identified with an “S” may be allowed if reviewed and approved in accordance with the *special use* procedures of Sec. 17-13-0900, subject to compliance with all other applicable standards of this Zoning Ordinance.

**17-3-0203.5 Planned Developments.** Uses identified with a “PD” may be allowed if reviewed and approved in accordance with the *planned development* procedures of Sec. 17-13-0600. Other uses and development activities may also require review and approval as a *planned development* based on their size, height or other threshold criteria. (See the mandatory *planned development* thresholds of Sec. 17-8-0500)

**17-3-0204 Prohibited Uses.** Uses identified with a “-” are expressly prohibited. Uses that are not listed in the table are also prohibited.

**17-3-0205 Use Standards.** The “Use Standard” column of the following Use Table identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is a Permitted (P) or *special use* (S).

**17-3-0206 Parking Standards.** The “Parking Standard” column of the following Use Table contains a reference to the applicable off-street parking ratio for the listed use. Off-street parking regulations are located in Chapter 17-10.

**17-3-0207 Use Table and Standards.**

For a printer-friendly PDF version of Table 17-3-0207, please click [here](#).

USE GROUP	Zoning Districts						Use Standard	Parking Standard
	B1	B2	B3	C1	C2	C3		
Use Category								
Specific Use Type								

P= permitted by-right  
 S = special use approval required  
 PD = planned development approval required  
 - = Not allowed

RESIDENTIAL									
A. Household Living									
1.	Artist Live/Work Space located above the ground floor	P	P	P	P	P	-		§17-10-0207-C
2.	Artist Live/Work Space located on the ground floor	S	P	S	S	S	-		§17-10-0207-C
3.	Dwelling Units located above the ground floor	P	P	P	P	P	-		§17-10-0207-C
4.	Dwelling Units located on the ground floor (as follows)								
5.	Detached House	S	P	S	S	S	-		§17-10-0207-A
6.	Elderly Housing	S	P	S	S	S	-		§17-10-0207-D
7.	Multi-Unit (3+ units) Residential	S	P	S	S	S	-		§17-10-0207-C
8.	Single-Room Occupancy	S	P	S	S	S	-		§17-10-0207-B
9.	Townhouse	S	P	S	S	S	-	§17-2-0500	§17-10-0207-A
B. Group Living (except as more specifically regulated)		S	S	S	S	S	-		§17-10-0207-Q
1.	Assisted Living (Elderly Custodial Care)	S	P	P	P	P	-		§17-10-0207-Q
2.	Community Home, Family	P	P	P	P	-	-	§17-9-0104	§17-10-0207-Q
3.	Community Home, Group	S	S	S	S	-	-	§17-9-0104	§17-10-0207-Q
4.	Domestic Violence Residence, Family (located above the ground floor [1])	P	P	P	P	-	-		§17-10-0207-Q
5.	Domestic Violence Residence, Group [2]	S/P	S/P	S/P	S	-	-		§17-10-0207-Q
6.	Domestic Violence Shelter	S	S	S	S	-	-		§17-10-0207-Q
7.	Nursing Home (Skilled Nursing Care)	S	S	S	S	S	-		§17-10-0207-Q
8.	Temporary Overnight Shelter	S	S	S	S	S	S	§17-9-0115	§17-10-0207-Q

9.	Transitional Residences	S	S	S	S	S	-	§17-9-0115	§17-10-0207-Q
10.	Transitional Shelters	S	S	S	S	S	S	§17-9-0115	§17-10-0207-Q
PUBLIC AND CIVIC									
C. Colleges and Universities		P	P	P	P	P	S		§17-10-0207-E
D. Cultural Exhibits and Libraries		P	P	P	P	P	P		§17-10-0207-F
E. Day Care		P	P	P	P	P	P		§17-10-0207-E
F. Detention and Correctional Facilities		-	-	-	S	S	S		§17-10-0208*
*Editor's note– As set forth in Coun. J. 9-13-06, p. 84870, § 2; however, there is no parking standard for detention facilities.									
G. Hospital		-	-	-	P	P	P		§17-10-0207-G
H. Lodge or Private Club		-	S	S	S	S	S		§17-10-0207-H
I. Parks and Recreation (except as more specifically regulated)		P	P	P	P	P	P		§17-10-0207-E
1.	Community Centers, Recreation Buildings and Similar Assembly Use	S	S	S	S	S	S		§17-10-0207-E
2.	Community Garden	P	P	P	P	P	P	§17-9-0103.5	§17-10-0207-E
J. Postal Service		P	P	P	P	P	P		§17-10-0207-E
K. Public Safety Services		P	P	P	P	P	P		§17-10-0207-E
L. Religious Assembly		S	S	S	S	S	S		§17-10-0207-I
M. School		S	S	S	S	S	S		§17-10-0207-E
N. Utilities and Services, Minor		P	P	P	P	P	P		§17-10-0207-E
O. Utilities and Services, Major		S	S	S	S	S	S		§17-10-0207-E
COMMERCIAL									
P. Adult Use		-	-	-	S	S	S	§17-9-0101	§17-10-0207-J

Q. Animal Services									
1.	Shelter/Boarding Kennel	-	-	S	P	P	P		§17-10-0207-K
2.	Sales and Grooming	P	P	P	P	P	P		§17-10-0207-L
3.	Veterinary			P	P	P	P		§17-10-0207-K
4.	Stables	-	-	-	S	S	S		§17-10-0207-K
R. Artist Work or Sales Space		P	P	P	P	P	P		§17-10-0207-M
S. Body Art Services		-	-	S	P	P	P		§17-10-0207-M
T. Building Maintenance Services		P	P	P	P	P	P		§17-10-0207-N
U. Business Equipment Sales and Service		P	P	P	P	P	P		§17-10-0207-N
V. Business Support Services (except as more specifically regulated)		P	P	P	P	P	P		§17-10-0207-L
1.	Day Labor Employment Agency	-	-	S	S	S	P		§17-10-0207-Q
2.	Employment Agencies	-	-	P	P	P	P		§17-10-0207-L
W. Urban Farm									
1.	Indoor Operation	-	-	P	P	P	P	§17-9-0103.3	§17-10-0207-U
2.	Outdoor Operation	-	-	-	P	P	P	§17-9-0103.3	§17-10-0207-U
3.	Rooftop Operation	-	-	S	P	P	P	§17-9-0103.3	§17-10-0207-U
X. Communication Service Establishments		-	-	P	P	P	P		§17-10-0207-L
Y. Construction Sales and Service									
1.	Building Material Sales	-	-	P	P	P	P		§17-10-0207-O
2.	Contractor/Construction Storage Yard	-	-	-	P	P	P		§17-10-0207-O
Z. Drive-Through Facility		S	S	S	S	S	S	§17-9-0106	NA

AA. Eating and Drinking Establishments									
1.	Restaurant, Limited	P	P	P	P	P	P		§17-10-0207-M
2.	Restaurant, General	-	-	P	P	P	P		§17-10-0207-M
3.	Tavern	-	-	S	P	P	P		§17-10-0207-M
4.	Outdoor patio (if located on a rooftop)	-	-	S	S	S	S		§17-10-0207-M
5.	Outdoor patio (if located at grade level)	P	P	P	P	P	P		§17-10-0207-M
BB. Entertainment and Spectator Sports									
1.	Indoor Special Event including incidental liquor sales	P	P	P	P	P	P		
2.	Inter-Track Wagering Facility	-	-	-	S	S	S	§17-9-0110	§17-10-0207-P
3.	Small venues (1-149 occupancy)	P	P	P	P	P	P		§17-10-0207-P
4.	Medium venues (150-999 occupancy)	-	-	P	P	P	P		§17-10-0207-P
5.	Large venues (1,000+ occupancy)	-	-	PD	PD	PD	PD		§17-10-0207-P
6.	Banquet or Meeting Halls	-	-	P	P	P	P		§17-10-0207-P
7.	Industrial Private Event Venue including incidental liquor sales	-	-	-	-	-	-		
CC. Financial Services (except as more specifically regulated)									
		P	P	P	P	P	P		§17-10-0207-L
1.	Bank, Savings Bank, Savings and Loan Association, Currency Exchange, and Credit Union	P/S	P/S	P/S	P	P	P	§17-3-0504-I	§17-10-0207-L
2.	Payday/Title Secured Loan Store	-	-	S	S	S	S	§17-9-0125	§17-10-0207-L
3.	Pawn Shop	-	-	S	S	S	S	§17-9-0127	§17-10-0207-L
4.	Automated Teller Machine Facility	P/S	P/S	P/S	P	P	P	§17-3-0504-I	
DD. Flea Market									
		-	-	-	S	S	S		§17-10-0207-R

EE. Food and Beverage Retail Sales (except as more specifically regulated)		P	P	P	P	P	P		§17-10-0207-M
1.	Liquor Store (package goods)	-	-	S	P	P	P		§17-10-0207-M
2.	Liquor Sales (as accessory use)	P	P	P	P	P	P		§17-10-0207-M
3.	Poultry (including slaughtering and retail sales)	-	-	-	S	S	S	§ 17-9-0119	§17-10-0207-M
FF. Fortune Telling Service		-	-	S	S	S	S		§17-10-0207-M
GG. Funeral and Interment Service									
1.	Cemetery/Mausoleum/Columbarium	-	-	-	-	-	-		§17-10-0207-Q
2.	Cremating	-	-	S	S	S	S		§17-10-0207-Q
3.	Undertaking	P	P	P	P	P	P		§17-10-0207-Q
HH. Gas Stations		-	-	S	S	S	S	§17-9-0109	§17-10-0207-R
II. Lodging									
1.	Bed and Breakfast	P	P	P	P	P	-	§17-9-0103	§17-10-0207-S
2.	Hotel/Motel	-	-	S	S	S	S		§17-10-0207-S
3.	Vacation Rental	P	P	P	P	P	-		
JJ. Medical Service		P	P	P	P	P	P		§17-10-0207-T
KK. Office (except as more specifically regulated)		P	P	P	P	P	P		§17-10-0207-L
1.	High Technology Office	P	P	P	P	P	P		§17-10-0207-L
2.	Electronic Data Storage Center	-	-	P	P	P	P		§17-10-0207-U
LL. Parking, Non-Accessory		P	P	P	P	P	P	§17-3-0504-I	
MM. Personal Service (except as more specifically regulated)		P	P	P	P	P	P		§17-10-0207-M
1.	Hair Salon, Nail Salon, or Barbershop	P/S	P/S	P/S	P	P	P	§17-9-0112	



2.	Massage Establishment	-	-	S	P	P	P	§17-9-0112	
NN. Repair or Laundry Service, Consumer (except as more specifically regulated)		P	P	P	P	P	P		§17-10-0207-N
1.	Dry cleaning drop-off or pick-up (no on-premise plant)	P	P	P	P	P	P		§17-10-0207-N
2.	Coin-operated laundromat	-	-	P	P	P	P		§17-10-0207-N
OO. Residential Storage Warehouse		-	-	P	P	P	P		§17-10-0207-Q
PP. Retail Sales, General		P	P	P	P	P	P		§17-10-0207-M
QQ. Sports and Recreation, Participant									
1.	Outdoor	-	-	P	-	P	P		§17-10-0207-M
2.	Indoor	P	P	P	P	P	P		§17-10-0207-M
3.	Amusement Arcades	-	-	-	P	P	P		§17-10-0207-M
4.	Entertainment Cabaret	-	-	S	S	S	P		§17-10-0207-M
5.	Children's Play Center	P	P	P	P	P	P		§17-10-0207-T
6.	Hookah Bar	S	S	S	S	S	S		§17-10-0207-T
7.	Shooting range facility	-	-	-	-	-	-		§17-10-0207-T
RR. Valuable Objects Dealer		-	-	S	S	S	S		§17-10-0207-M
SS. Vehicle Sales and Service									
1.	Auto Supply/Accessory Sales	-	-	P	P	P	P		§17-10-0207-M
2.	Car Wash or Cleaning Service	-	-	-	P	P	P		§17-10-0207-N
3.	Heavy Equipment Sales/Rental	-	-	-	-	P	P	§17-9-0107	§17-10-0207-N
4.	Light Equipment Sales/Rental, Indoor (e.g., auto, motorcycle and boat sales)	-	-	P	P	P	P		§17-10-0207-N

SS. Vehicle Sales and Service (continued)									
5.	Light Equipment Sales/Rental, Outdoor (e.g., auto, motorcycle and boat sales)	-	-	-	-	P	P	§17-9-0107	§17-10-0207-N
6.	Motor Vehicle Repair Shop, not including body work, painting or commercial vehicle repairs	-	-	P	P	P	P		§17-10-0207-N
7.	Motor Vehicle Repair Shop, may include body work, painting or commercial vehicle repairs	-	-	-	P	P	P		§17-10-0207-N
8.	RV or Boat Storage	-	-	-	-	P	P		§17-10-0207-N
9.	Vehicle Storage and Towing (indoor storage)	-	-	-	-	P	P		§17-10-0207-N
10.	Vehicle Storage and Towing (with outdoor storage)	-	-	-	-	S	S		§17-10-0207-N
TT.	Business Live/Work Unit	S	P	S	S	S	-	§ 17-9-0103.1	§ 17-10-0207-C
INDUSTRIAL									
UU. Manufacturing, Production and Industrial Services									
1.	Artisan	-	-	-	P	P	P		§17-10-0207-U
2.	Limited (catering & shared kitchen only)	-	-	P	P	P	P		§17-10-0207-U
3.	Limited	-	-	-	P	P	P		§17-10-0207-U
4.	General (laundry/dry cleaning plant; maximum 2 employees)	-	-	P	P	P	P		§17-10-0207-U
5.	General (laundry or dry cleaning plant only)	-	-	-	P	P	P		§17-10-0207-U
VV. Recycling Facilities									
1.	Class I	-	-	P	S	P	P		§17-10-0207-U
2.	Class II	-	-	-	S	P	P		§17-10-0207-U
WW. Warehousing, Wholesaling and Freight Movement									
		-	-	-	P	P	P		§17-10-0207-U
OTHER									
XX. Wireless Communication Facilities									

1.	Co-located	P	P	P	P	P	P	§17-9-0118	None required
2.	Freestanding (Towers)	S	S	S	S	S	S	§17-9-0118	None required
YY.	Coke & Coal Bulk Material	-	-	-	-	-	-	§ 17-9-0117-B	None required
ZZ.	Firearms Dealer	-	-	-	-	S	S	§ 17-9-0128	§ 17-10-0207-M
AAA.	Medical Cannabis								
	1. Cultivation Center	-	-	-	-	-	-		
	2. Dispensing Organization	-	-	S	S	S	S	§ 17-9-0129	§ 17-10-0207-M

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 9-1-04, p. 30490; Amend Coun. J. 2-9-05, p. 42415; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 11-30-05, p. 62719; Amend Coun. J. 6-28-06, p. 79813, § 1; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 10-31-07, p. 12062, § 1; Amend Coun. J. 12-12-07, p. 17740, § 1; Amend Coun. J. 5-13-09, p. 62736, § 1; Amend Coun. J. 12-2-09, p. 80791, § 1; Amend Coun. J. 5-12-10, p. 91343, § 4; Amend Coun. J. 6-9-10, p. 94410, § 1; Amend Coun. J. 6-30-10, p. 96060, § 4; Amend Coun. J. 7-28-10, p. 97810, § 1; Amend Coun. J. 11-3-10, p. 104527; Amend Coun. J. 11-3-10, p. 104833, § 2; Amend Coun. J. 5-4-11, p. 117699, § 8; Amend Coun. J. 6-8-11, p. 1725, § 1; Amend Coun. J. 7-6-11, p. 3073, § 10; Amend Coun. J. 9-8-11, p. 7541, § 2; Amend Coun. J. 11-16-11, p. 17064, § 2; Amend Coun. J. 5-9-12, p. 27485, § 189; Amend Coun. J. 6-27-12, p. 30744, § 1; Amend Coun. J. 7-25-12, p. 31627, § 1; Amend Coun. J. 10-3-12, p. 35865, § 1; Amend Coun. J. 1-17-13, p. 45622, § 1; Amend Coun. J. 4-20-14, p. 80394, § 2; Amend Coun. J. 6-25-14, p. 83727, § 11; Amend Coun. J. 7-30-14, p. 86194, §§ 2, 9; Amend Coun. J. 7-29-15, p. 4122, § 1; Amend Coun. J. 2-10-16, p. 18766, § 10)

### 17-3-0300 General district standards.

**17-3-0301 Establishments Requiring Public Place of Amusement (PPA) Licenses.** In all B and C districts, establishments that require a public place of amusement (PPA) license may not be located within 125 feet of any RS1, RS2 or RS3 district. This required distance must be measured from the nearest *property line* of the *lot* containing the establishment requiring the PPA license to the nearest RS1, RS2 or RS3 zoning district boundary. Establishments holding a valid PPA license that were lawfully established before August 16, 1997 may continue in operation as long as they maintain a valid PPA license. The restriction imposed by this section shall not apply to a performing arts venue, as defined by Section 4-156-710 of the municipal code.

### 17-3-0302 Commercial establishment size limits.

**17-3-0302-A B1, B2, C1-1, C1-1.5 and C1-2 Districts.** The gross floor area of *commercial establishments* in B1, B2, C1-1, C1-1.5 and C1-2 districts may not exceed 25,000 square feet.

**17-3-0302-B B3, C1-3, C1-5, C2 and C3 Districts.** *Commercial establishments* are not subject to size limits in the B3, C1-3, C1-5, C2 and C3 districts, but some large *commercial establishments* require review and approval in accordance with the *planned development* review procedures of Sec. 17-13-0600. The mandatory *planned development* review thresholds for large *commercial establishments* are established in Sec. 17-8-0510.

**17-3-0303 Industrial Establishment Size Limits.** The gross floor area of *industrial establishments* in C1 and C2 districts may not exceed 25,000 square feet.

**17-3-0304 Indoor/Outdoor Operations.**

**17-3-0304-A B1, B2, B3, and C1 Districts.** Except as otherwise provided in this Code, allowed business, service and commercial activities in the B1, B2, B3, and C1 districts must be conducted within *completely enclosed buildings*. In addition to the other exceptions provided in this Code, this requirement does not apply to off-street parking or loading areas, *automated teller machines*, outdoor seating areas or drive-through facilities that are allowed in such districts as a special use, produce merchants as defined in Section 4-8-010 of this Code, and mobile food vehicles operating on private property as provided in section 7-38-115 (k).

**17-3-0304-B C2 and C3 Districts.**

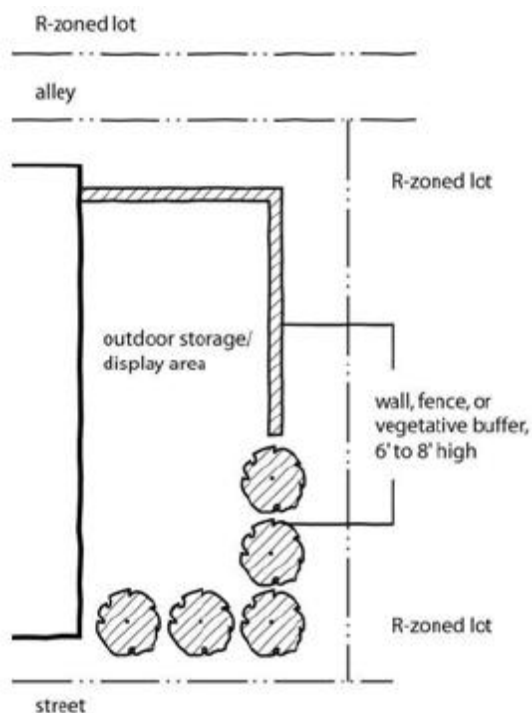
1. Outdoor display and storage. Outdoor display and storage is permitted in C2 and C3 districts, subject to the screening requirements of this section.

2. Screening.

(a) Outdoor storage or display areas that abut R districts along a *side property line* or *rear property line* or are separated from an R district by only an *alley* along a *side property line* or *rear property line* must be effectively screened from view of the R district by a solid wall, solid fence, or dense vegetative screen not less than 6 feet in height and not more than 8 feet in height. Fences and walls must be masonry or wood, sight-obscuring and planted with vines. Chain-link fencing is prohibited.

(b) The view of outdoor areas used to store goods and materials that are not available for retail sale to the general public must be visually screened from all contiguous *streets* other than *alleys* either by permitted structures or by a vegetative buffer that is at least 6 feet in height or by a combination of such features. Required screening must be located between the perimeter of the outdoor storage area and any *property line* abutting a public *street*, other than an *alley*. This screening requirement is not intended to prohibit openings reasonably necessary for access drives and walkways.

**Figure 17-3-0304-B2**



**17-3-0305 Floor-to-Floor Heights and Floor Area of Ground-floor Space.** In B and C districts with a dash 1, dash 1.5, dash 2, dash 3, or dash 5 suffix (e.g., B1-3), all commercial floor space provided on the ground floor of a multi-floor building, other than floor space devoted to off-street parking, must have a minimum floor-to-floor height of 13 feet and must contain the following minimum floor area:

**17-3-0305-A** at least 800 square feet or 25% of the *lot area* (whichever is greater) on *lots* with *lot frontage* of less than 50 feet (as measured along the shorter *lot frontage* on lots containing multiple frontages); or

**17-3-0305-B** at least 20% of the *lot area* on *lots* with 50 feet of *lot frontage* or more (as measured along the shorter *lot frontage* on lots containing multiple frontages).

**17-3-0306 Strip Centers.***Strip centers* are subject to the standards of Sec. 17-9-0116.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 11-30-05, p. 62481, § 5; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 6-6-12, p. 28654, § 4; Amend Coun. J. 7-25-12, p. 31326, § 3; Amend Coun. J. 4-10-13, p. 51227, § 1; Amend Coun. J. 4-15-15, p. 106578, § 5)

**17-3-0400 Bulk and density standards.**

**17-3-0401 General.***Bulk* and *density* standards in the “B” and “C” districts vary according to the applicable *bulk* and *density* designation. *Bulk* and *density* designations are indicated by the numeral following the dash (–) in the district name, as in “B1-2” (B1 dash 2).

**17-3-0402-A Standards.** Where allowed, all residential development in B and C districts is subject to the following minimum lot-area-per-unit standards:

District	Minimum Lot Area per Unit (square feet)		
	Per Dwelling Unit	Per Efficiency Unit	Per SRO Unit
Dash 1	2,500	2,500	Not Allowed
Dash 1.5	1,350	1,350	Not Allowed
Dash 2	1,000	700	700
Dash 3	400	300	200
Dash 5	200	135	100

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

**17-3-0402-B MLA Reduction for Transit-Served Locations.** All projects in B dash 3 and C dash 3 districts located within 1,320 feet of a CTA or METRA rail station entrance or within 2,640 feet of a CTA or METRA rail station entrance when the subject building is located along a pedestrian street or a pedestrian retail street, and which (1) provide no more than one parking space per dwelling unit, and (2) satisfy the criteria set forth in Sec. 17-13-0905-F, are eligible to use reduced lot area per unit standards as established in the table below. These minimum lot area reductions are allowed only if the project is reviewed and approved in accordance with the Type I Zoning Map Amendment procedures of Sec. 17-13-0302, or the planned development procedures of Sec. 17-13-0600 (if the project qualifies as a mandatory or elective planned development under Sections 17-8-0500 or 17-8-0600):

Minimum Lot Area per Unit (square feet)
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District	Per Dwelling Unit	Per Efficiency Unit	Per SRO Unit
Dash 3	300	200	135

### 17-3-0403 Floor Area Ratio.

**17-3-0403-A Standards.** All development in B and C districts is subject to the following maximum *floor area ratio* standards:

District	Maximum Floor Area Ratio
Dash 1	1.2
Dash 1.5	1.5
Dash 2	2.2
Dash 3	3.0
Dash 5	5.0

(See Sec. 17-17-0305 for rules governing the measurement of *floor area ratio*.)

**17-3-0403-B FAR Increase for Transit-Served Locations.** All projects in B dash 3 and C dash 3 districts located within 1,320 feet of a CTA or METRA rail station entrance or within 2,640 feet of a CTA or METRA rail station entrance when the subject building is located along a pedestrian street or a pedestrian retail street, and which (1) provide no more than one parking space per dwelling unit, and (2) satisfy the criteria set forth in Sec. 17-13-0905-F, may increase the maximum floor area ratio standard to 3.5. This floor area ratio increase is allowed only if the project is reviewed and approved in accordance with the Type 1 Zoning Map Amendment procedures of Sec. 17-13-0302, or the planned development procedures of Sec. 17-13-0600 (if the project qualifies as a mandatory or elective planned development under Sections 17-8-0500 or 17-8-0600).

**17-3-0403-C Additional FAR Increase for On-Site Affordable Housing Units in Transit-Served Locations.** All projects in B dash 3 and C dash 3 districts subject to Sec. 2-45-115 that qualify for and are granted a floor area ratio increase of 0.5 under Sec. 17-3-0403-B above are eligible for additional floor area ratio increases as follows: (1) projects that provide at least 50% of the required affordable units on-site may increase the maximum floor area ratio standard by an additional 0.25 to 3.75, and (2) projects that provide 100% of the required affordable units on-site may increase the maximum floor area ratio standard by an additional 0.5 to 4.0. These floor area ratio increases are allowed only if the project is reviewed and approved in accordance with the Type 1 Zoning Map Amendment procedures of Sec. 17-13-0302, or the planned development procedures of Sec. 17-13-0600 (if the project qualifies as a mandatory or elective planned development under Sections 17-8-0500 or 17-8-0600).

**17-3-0404 Front Setbacks.** No *front setback* is required in B or C districts, except on B- or C-zoned *lots* abutting R-zoned *lots* that have *lot frontage* on the same *street*. The required *front setback* in those cases must equal at least 50% of the *front yard* that exists on the abutting R-zoned *lot*. If the abutting R-zoned *lot* is vacant, the 50% must be calculated on the basis of the abutting *lot's* required *front setback*. (See Sec. 17-17-0306 for rules governing the measurement of *front setbacks*.)

**17-3-0405 Rear Setbacks.** All development in B and C districts is subject to the following minimum *rear setback* standards:

**17-3-0405-A** For floors containing *dwelling units*, the minimum *rear setback* is 30 feet. This does not apply to existing *buildings* where there is a change of use or interior alterations and where there are no

additions to the existing structure which are proposed within the *rear setback*. (See Sec. 17-17-0307 for rules governing the measurement of *rear setbacks*.)

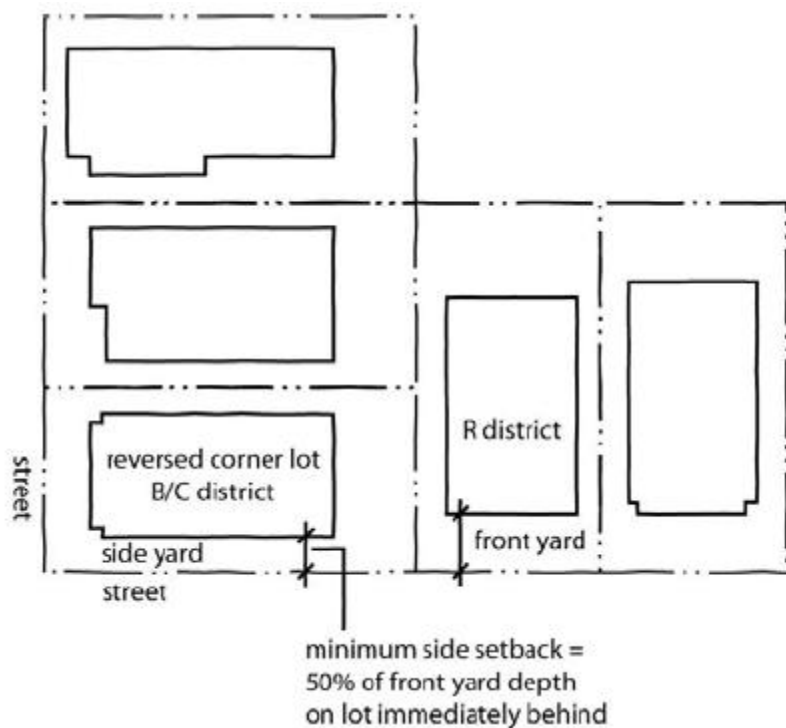
**17-3-0405-B** For floors without *dwelling units*:

1. When the *rear property line* of B- or C-zoned property abuts a *side property line* of R-zoned property, a *rear setback* is required on the B- or C- zoned property that is equal in dimension to the minimum *side setback* required for a *residential building* on the adjacent R-zoned *lot*.
2. When the *rear property line* of B- or C-zoned property abuts a *rear property line* of R-zoned property, the minimum *rear setback* for the B- or C- zoned property is 16 feet. In such cases, the *rear setback* may begin 15 feet or one *story* above *grade*, whichever is lower.

**17-3-0406 Side Setbacks.** No *side setbacks* are required in B and C districts, except when B- or C- zoned property abuts R-zoned property, in which case the *side setback* required for a residential use on the R-zoned *lot* applies. *Townhouse developments*, where allowed, are subject to the *townhouse development* standards of Sec. 17-2-0500. (See Sec. 17-17-0308 for rules governing the measurement of *side setbacks*.)

**17-3-0406-A Reversed Corner Lot Setback Standards.** In all B and C districts, the minimum *side setback* on a *reversed corner lot* must be equal to at least 50% of the *front yard* that exists on any R-zoned *lot* abutting the rear of the *reversed corner lot*. If the abutting R-zoned *lot* to the rear is vacant, the 50% is to be calculated on the basis of the abutting *lot's* required *front setback*. Moreover, no accessory building on a *reverse corner lot* may be located within 5 feet of any part of a rear lot line that coincides with a side lot line of property in an RS1, RS2, or RS3 district.

**Figure 17-3-0406-A**



**17-3-0407 Building (Wall) Separation.**

**17-3-0407-A Purpose; Applicability.** The building separation standards of this section are intended to ensure adequate separation between exterior building walls that serve as a primary source of natural light and air for *dwelling units*. These standards apply to courtyard buildings, buildings with car courts, or other developments when *dwelling units* face or are adjacent to one another. *Townhouse developments* are exempt from these standards; they are subject to the standards of Sec. 17-2-0500.

**17-3-0407-B General.** Unless otherwise expressly stated, exterior building walls are subject to the minimum setback standards of the underlying zoning district.

**17-3-0407-C Front and Rear Walls.**

1. Facing Interior Side Property Line. When a *front wall* faces the subject property's *interior side property line*, the wall must be setback from the *interior side property line* a distance equal to at least 12 feet, or in the case of a *rear wall*, a distance equal to at least 10% of the *lot width* or 12 feet, whichever is less. (See Sec. 17-17-0310 for rules governing the measurement of *building wall separation*.)

2. Facing Other Front or Rear Walls. When the *front wall* or *rear wall* of a *dwelling unit* faces the *front wall* or *rear wall* of another *dwelling unit* located on the same *zoning lot*, the minimum required separation between such walls is as follows:

District	Minimum Separation (feet)
Dash 1	30
Dash 1.5	30
Dash 2	30
Dash 3	30
Dash 5	26

**17-3-0407-D End Walls Facing Front or Rear Walls.** When the *end wall* of a *dwelling unit* faces the *front wall* or *rear wall* of a *dwelling unit* located on the same *zoning lot*, the minimum required separation between such walls is 20 feet.

**17-3-0408 Building Height.**

**17-3-0408-A Standards.** Maximum *building height* limits in B and C districts vary by building type and *lot frontage*, as follows:

District	Maximum Building Height (feet)			
	Lot frontage of 25 feet or less	Lot frontage of more than 25 and less than 50 feet	Lot frontage of 50 to 99.9 feet	Lot frontage of 100 feet or more
Buildings with Ground-floor Commercial Space that complies with Sec. 17-3-0305				
Dash 1	38	38	38	38
Dash 1.5	38	38	38	38
Dash 2	47	50	50	50
Dash 3	50	55	65	65
Dash 5	50	55	70	80 [1]
Buildings without Ground-floor Commercial Space that complies with Sec. 17-3-0305				
Dash 1	38	38	38	38
Dash 1.5	38	38	38	38
Dash 2	45	45	45	45
Dash 3	50	50	60	60
Dash 5	50	50	65	75 [1]



Notes: See Sec. 17-17-0311 for rules governing the measurement of *building height*.

On lots with multiple lot frontages, allowable building height must be based on the shortest lot frontage.

[1] Buildings may exceed the maximum height standard applicable to 100+-foot lots in dash 5 districts only if reviewed and approved in accordance with the *Planned Development* procedure of Sec. 17-13-0600; no minimum land area standard applies to projects seeking such PD approval.

### **17-3-0408-B Building Height Increase for Transit-Served Locations.**

1. All projects in B dash 3 and C dash 3 districts located within 1,320 feet of a CTA or METRA rail station entrance or within 2,640 feet of a CTA or METRA rail station entrance when the subject building is located along a pedestrian street or a pedestrian retail street, and which (a) provide no more than one parking space per dwelling unit, and (b) satisfy the criteria set forth in Sec. 17-13-0905-F, are eligible for increases in maximum building height as established in the table below. These building height increases are allowed only if the project is reviewed and approved in accordance with the Type I Zoning Map Amendment procedures of Sec. 17-13-0302, or the planned development procedures of Sec. 17-13-0600 (if the project qualifies as a mandatory or elective planned development under Sections 17-8-0500 or 17-8-0600).

2. All projects in B dash 3 and C dash 3 districts subject to Sec. 2-45-115 that (a) qualify for and are granted a building height increase under Sec. 17-3-0408-B.1 above, and (b) provide at least 50% of the required affordable units on-site, are eligible for additional increases in maximum building height as established in the table below. These building height increases are allowed only if the project is reviewed and approved in accordance with the Type I Zoning Map Amendment procedures of Sec. 17-13-0302, or the planned development procedures of Sec. 17-13-0600 (if the project qualifies as a mandatory or elective planned development under Sections 17-8-0500 or 17-8-0600).

District	Maximum Building Height (feet)			
	Lot frontage of 25 feet or less	Lot frontage of more than 25 and less than 50 feet	Lot frontage of 50 to 99.9 feet	Lot frontage of 100 feet or more
Buildings with Ground-Floor Commercial Space that Complies with Sec. 17-3-0305				
Dash 3	50	55	70	75
Dash 3 - with at least 50% Sec. 2-45-115 Units	55	60	75	80
Buildings without Ground-Floor Commercial Space that Complies with Sec. 17-3-0305				
Dash 3	50	50	65	70
Dash 3 - with at least 50% Sec. 2-45-115 Units	55	55	70	75

**17-3-0408-C Exemption for Wrigley Field Adjacent Area.** The *building height* limits of Sec. 17-3-0408 do not apply to residential construction in the “Wrigley Field Adjacent Area”, as defined in Chapter 4-388 of the Municipal Code.

**17-3-0409 Average Dwelling Unit Size.** The gross residential floor area developed on a *lot* divided by the total number of *dwelling units* on such *lot* may not be less than 500 square feet. No existing residential use may be converted to conflict with or further conflict with this standard.

**17-3-0410 Number of Efficiency Units.**

**17-3-0410-A Standards.** In B and C districts the total number of *efficiency* units may not exceed the following standards except as specified in Sec. 17-3-0410-B:

District	Maximum Number of Efficiency Units (% of total units)
Dash 1	10
Dash 1.5	15
Dash 2	20
Dash 3	20
Dash 5	30

**17-3-0410-B Exemption.**

1. The limits on *efficiency* units do not apply to SROs or *elderly housing* developments, provided that the Zoning Administrator determines that such developments constitute bona fide SROs or *elderly housing* developments.

2. The limits on efficiency units do not apply to transit-served developments within 660 feet of a CTA or METRA rail station entrance.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 11-8-12, p. 38872, § 243; Amend Coun. J. 9-11-13, p. 60173, §§ 1 - 3; Amend Coun. J. 3-18-15, p. 105476, §§ 3, 4; Amend Coun. J. 9-24-15, p. 7499, §§ 1-4)

**17-3-0500 Pedestrian streets.**

**17-3-0501 Purpose.** The regulations of this section are intended to preserve and enhance the character of *streets* and intersections that are widely recognized as Chicago's best examples of pedestrian-oriented shopping districts. The regulations are intended to promote transit, economic vitality and pedestrian safety and comfort.

**17-3-0502 Description and Criteria for Designation.** *Pedestrian streets* exhibit most or all of the following characteristics:

**17-3-0502-A** have a high concentration of existing stores and restaurants;

**17-3-0502-B** abut a *street* with a right-of-way of 80 feet or less;

**17-3-0502-C** have a continuous or mostly continuous pattern of buildings that are built abutting or very close to the sidewalk;

**17-3-0502-D** have doors and entrances abutting the sidewalk;

**17-3-0502-E** have many storefront windows abutting the sidewalk; and

**17-3-0502-F** have very few vacant stores.

### **17-3-0503 Designation and Boundaries.**

**17-3-0503-A** *Pedestrian streets* must be identified in the text of this Zoning Ordinance and shown on the Official Zoning Atlas.

**17-3-0503-B** The “*pedestrian street*” designation may be established or removed only in accordance with the Zoning Ordinance Text and Zoning Map Amendment procedures of Sec. 17-13-0200 and Sec. 17-13-0300. Both a text and map amendment is required.

**17-3-0503-C** The “*pedestrian street*” designation applies to all *zoning lots* that abut the right- of-way of a *pedestrian street*.

### **17-3-0503-D [Pedestrian Streets and Pedestrian Retail Streets.]**

1. The following *street* segments are classified as *pedestrian streets*:

Street	Segment		Coordinates	
	From	To	From	To
103rd	Longwood	Wood	1800W	2000W
18th	Racine	Loomis	1200W	1357W
18th	1413W	Marshfield	1413W	1600W
18th	Paulina	Wood	1700W	1800W
26th	St. Louis	Pulaski	3500W	4000W
53rd	Kenwood	Lake Park	1350E	1600E
Argyle	Sheridan	Broadway	1000W	1200W
Cermak	Washtenaw	California	2700W	2800W
Cermak	Marshall	Troy	2900W	3100W
Cermak	Wentworth	Princeton	200W	300W
Chicago	Ashland	Damen	1600W	2000W
Clark	Winona	Bryn Mawr	5132 N	5600N
Clark	Montrose	Lawrence	4400N	4800N
Commercial	88th	92nd	8800S	9200S
Devon	Western	California	2400W	2800W
Division	Milwaukee	Ashland	1535W	1599W
Division	1619W	Leavitt	1619W	2200W
Halsted	Belmont	Grace	3200N	3800N
Kedzie	Montrose	Lawrence	4400N	3800
Lawrence	Laramie	Long	5200W	5400W
Lawrence	Sacramento	Central Park	3000W	3600W
Milwaukee	Logan	Central Park	2600N	3000N / 3600W
Milwaukee	Rockwell / Francis	Sacramento	2600W/ 2156N	3000W
Milwaukee	Giddings		4744N	

		Higgins/ Ainslie		4830N/ 4819N
Montrose	C.T.A. Brown Line	Seeley	1814 north side; 1821 south side	2044 north side; 2017 south side
Montrose	California	Kimball	2800W	3400W
Roscoe	Damen	Leavitt	2000W	2200W
Taylor	Carpenter	Racine	1050W	1200W
Taylor	Loomis	Ashland	1400W	1600W
Wells	Division	North	1200N	1600N
Wentworth	Cermak	24th Place	2200S	2400S

2. The following *street* segments are classified as pedestrian retail *streets*:

Street	Segment		Coordinates	
	From	To	From	To
Armitage	Halsted	Racine	800W	1200W
Belmont	Halsted	Racine	800W	1200W
Broadway	Diversey	Cornelia	2800N	3500N
Bryn Mawr	Kenmore	Broadway	1038W	1200W
Clark	Belden	Diversey	2300N	2800N
Clark	Newport	Addison	3432N	3600N
Clark	Diversey	Wellington	2800N	3000N
Diversey	Pine Grove	Burling	500W	750W
Halsted	Willow	Webster	1800N	2200N
Lincoln	Fullerton	Diversey	2400N	2800N
Lincoln	Sunnyside	Lawrence	4500N	4800N
Lincoln	Roscoe	Berteau	3400N	4200N
Lincoln	Hutchinson	Pensacola	4217 (east side) 4218 (west side)	4329 (east side) 4330 (west side)
Milwaukee	Division	North	1200N	1600N
Southport	Roscoe	Grace	3400N	3800N

17-3-0503-EPedestrian streets also radiate from the following six-corner intersections.

Diagonal Street	Coordinates		East-West Street	Coordinates		North-South Street	Coordinates		Intersection Coordinates
	From	1637S		From	1300W		From	1600S	

Blue Island	To	1671S	18th	To	1357W	Loomis	To	1726S	1800S	1400W
	From	1810S		From	1413W		From	1809S		
Blue Island	To	1900S	18th	To	1500W	Loomis	To	1900S	1800S	1400W
	From	4700N		From	1100W		From	4700N		
Broadway	To	4900N	Lawrence	To	1230W	Racine	To	4800N	4800N	1200W
	From	2700N		From	500W		From	2800N		
Clark	To	2900N	Diversey	To	700W	Broadway	To	2900N	2800N	600W
	From	3200N		From	1600W		From	3300N		
Lincoln	To	3400N	School	To	1700W	Marshfield	To	3400N	3300N	1630W
	From	3900N		From	1900W		From	3900N		
Lincoln	To	4100N	Irving Park	To	2100W	Damen	To	4100N	4000N	2000W
	From	1500N		From	1900W		From	1500N		
Milwaukee	To	1700N	North	To	2100W	Damen	To	1700N	1600N	2000W
	From	2700N		From	3300W		From	2700N		
Milwaukee	To	2860N	Diversey	To	3500W	Kimball	To	2816N	2800N	3400W
	From	3900N		From	4650W		From	3900N		
Milwaukee	To	4100N	Irving Park	To	4930W	Cicero	To	4100N	4000N	4800W

### 17-3-0504 Standards.

**17-3-0504-A Applicability.** The standards of this section apply to all development on *lots* that abut the right-of-way of designated *pedestrian streets* unless otherwise expressly stated. For purposes of Title 17, the criteria, standards and regulations that apply to *pedestrian streets* shall apply to *pedestrian retail streets*, except as more specifically regulated herein.

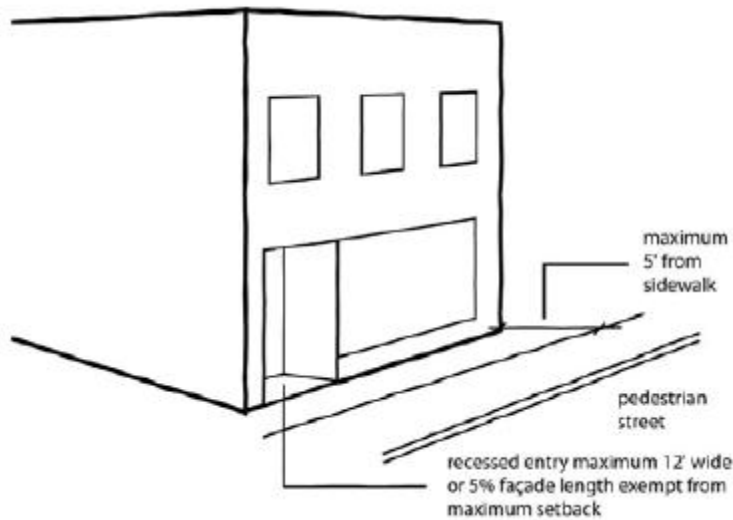
### 17-3-0504-B Building Location.

1. The entire building *façade* that faces a designated *pedestrian street* must abut the sidewalk or be located within 5 feet of the sidewalk.

2. These building location standards do not apply to permitted arcades, public plazas or parks, entries to through-block connections, or recessed entries. Recessed entries are subject to the following standards:

- (a) The entrance width may not exceed 12 feet or 5% of the building's street-facing *façade* width;
- (b) The entrance depth may not exceed the entrance width; and
- (c) The entrance may not exceed 2 stories in height.

**Figure 17-3-0504-B**



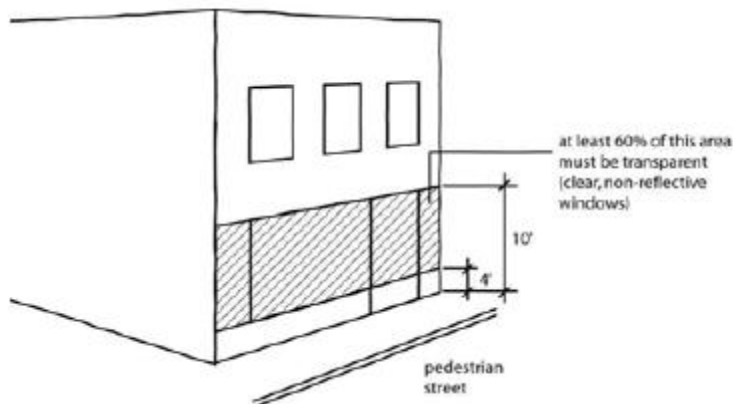
### 17-3-0504-C Transparency.

1. A minimum of 60% of the street-facing building *façade* between 4 feet and 10 feet in height must be comprised of clear, non-reflective windows that allow views of indoor commercial space or product display areas. This standard applies to building *façades* that face *pedestrian streets*.

2. The bottom of any window or *product display window* used to satisfy this requirement may not be more than 4.5 feet above the adjacent sidewalk.

3. *Product display windows* used to satisfy these requirements must have a minimum height of 4 feet and be internally lighted.

**Figure 17-3-0504-C**



### 17-3-0504-D Doors and Entrances.

1. On *lots* abutting *pedestrian streets*, buildings must have a primary entrance door facing the *pedestrian street*. Entrances at building corners facing a *pedestrian street* may be used to satisfy this requirement.

2. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas or courtyard entrances to a cluster of shops or businesses.

**Figure 17-3-0504-D**



**17-3-0504-E Off-Street Parking Requirements.** No off-street parking is required for nonresidential uses on *lots* abutting *pedestrian streets* unless such uses exceed 10,000 square feet of gross floor area, in which case off-street parking must be provided for the floor area in excess of 10,000 square feet. (See Sec. 17-10-0200 for off-street parking ratios)

**17-3-0504-F Parking Location.** All off-street parking spaces must be enclosed or located to the rear of the *principal building* and not be visible from the right-of-way of a *pedestrian street*.

**17-3-0504-G Driveways and Vehicle Access.** Vehicle access to *lots* located along *pedestrian streets* must come from an *alley*. No curb cuts or *driveways* are allowed from a *pedestrian street*. (See Sec. 17-13-1003-S).

**17-3-0504-H Prohibited Uses.** The following uses are expressly prohibited on *lots* abutting *pedestrian streets*:

1. *strip centers*;
2. drive-through facilities;
3. *vehicle sales and service* uses involving any outdoor storage of vehicles or goods;
4. *gas stations*;
5. car washes; and
6. *residential storage warehouses*.

**17-3-0504-I Special Uses.**

1. *Non-accessory parking* facilities are allowed on *lots* abutting *pedestrian streets* only if reviewed and approved in accordance with the *special use* procedures of Sec. 17-13-0900.

2. A bank, savings bank, savings and loan association, credit union, currency exchange, or *automated teller machine facility* is permitted on *lots* abutting pedestrian retail *streets*: provided that a proposed bank, savings bank, savings and loan association, credit union, currency exchange, or *automated teller machine facility* that will be located within 600 feet of a bank, savings bank, savings and loan association, credit union, currency exchange, or *automated teller machine facility* that already exists on the pedestrian retail *street* is allowed only if reviewed and approved in accordance with the *special use* procedures of Sec. 17-13-0900; provided further that the review and approval for such *special use* shall not be required if:

(i) the bank, savings bank, savings and loan association, credit union, currency exchange, or *automated teller machine facility* is located above or below curb level of a building with permitted or *special uses* on the curb level;

(ii) the bank, savings bank, savings and loans association, credit union, currency exchange, or *automated teller machine facility* is accessory to a retail or commercial use; or

(iii) the bank, savings bank, savings and loan association, credit union, or currency exchange, *automated teller machine facility* is located: (1) in the rear of the building that abuts the pedestrian retail *street*; and (2) 50 feet or more from the sidewalk that abuts the building *façade* that faces the pedestrian retail *street*; and (3) in a *building* in which a retail or commercial *use* faces the pedestrian retail *street*.

**17-3-0504-J Encouraged Uses.** The following uses are encouraged on *lots* abutting *pedestrian streets*:

1. Sidewalk cafes and outdoor eating areas; and
2. Outdoor display of produce, flowers and plants.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 2-9-05, p. 42415; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 11-30-05, p. 62724; Amend Coun. J. 6-28-06, p. 79813, § 2; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 1-11-07, p. 97055, § 1; Amend Coun. J. 1-11-07, p. 97057, § 1; Amend Coun. J. 1-11-07, p. 97059, § 1; Amend Coun. J. 7-19-07, p. 5248, § 1; Amend Coun. J. 6-30-09, p. 66111, § 1; Amend Coun. J. 12-2-09, p. 80791, § 1; Amend Coun. J. 6-30-10, p. 95597, § 1; Amend Coun. J. 6-30-10, p. 95599, § 1; Amend Coun. J. 6-30-10, p. 95601, § 1; Amend Coun. J. 6-30-10, p. 95603, § 1; Amend Coun. J. 2-9-11, p. 112463, § 1; Amend Coun. J. 12-14-11, p. 18117, § 1; Amend Coun. J. 4-24-12, p. 25071, § 2; Amend Coun. J. 6-27-12, p. 30538, § 2; Amend Coun. J. 6-27-12, p. 30540, § 2; Amend Coun. J. 7-25-12, p. 31632, § 2; Amend Coun. J. 12-12-12, p. 44399, § 2; Amend Coun. J. 4-10-13, p. 51743, § 2; Amend Coun. J. 5-8-13, p. 53468, § 1; Amend Coun. J. 9-11-13, p. 60183, § 1; Amend Coun. J. 1-15-14, p. 73272, § 2; Amend Coun. J. 1-15-14, p. 73274, § 2; Amend Coun. J. 1-15-14, p. 73276, § 2; Amend Coun. J. 5-28-14, p. 82412, § 2; Amend Coun. J. 11-5, p. 96196, § 3; Amend Coun. J. 11-5-14, p. 96199, § 4; Amend Coun. J. 11-19-14, p. 98825, § 2; Amend Coun. J. 12-10-14, p. 100862, § 2; Amend Coun. J. 9-24-15, p. 7508, §§ 4, 5; Amend Coun. J. 9-24-15, p. 7511, § 1; Amend Coun. J. 5-18-16, p. 25016, § 2)

## Notes

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