

17-4-0207 Use Table and Standards.

USE GROUP		Zoning Districts				Use Standard	Parking Standard
Use Category	Specific Use Type	DC	DX	DR	DS		
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	-		§ 17-10-0208
2.	Artist Live/Work Space located on the ground floor	-	S	P	-		§ 17-10-0208
3.	Dwelling Units located above the ground floor	P	P	P	-		§ 17-10-0208
4.	Dwelling Units located on the ground floor (as follows)						
5.	Detached House	-	S	P	-		§ 17-10-0208
6.	Elderly Housing	S	S	P	-		§ 17-10-0207-D
7.	Multi-unit (3+ units) residential	S	S	P	-		§ 17-10-0208
8.	Single-Room Occupancy	S	S	P	-		§ 17-10-0208
9.	Townhouse	-	S	P	-	§ 17-2-0500	§ 17-10-0208
10.	Two-Flat	-	S	P	-		§ 17-10-0208
B. Group Living (except as more specifically regulated)		-	S	S	-		§ 17-10-0208
1.	Assisted Living (Elderly Custodial Care)	-	P	P	-		§ 17-10-0208
2.	Community Home, Family	-	P	P	-	§ 17-9-0104	§ 17-10-0208
3.	Community Home, Group	-	S	S	-	§ 17-9-0104	§ 17-10-0208
4.	Domestic Violence Residence, Family (located above the ground floor [3])	-	P	P	-		§ 17-10-0208
5.	Domestic Violence Residence, Group	-	S/P [3]	P	-		§ 17-10-0208
6.	Domestic Violence Shelter	-	S	S	-		§ 17-10-0208
7.	Nursing Home (Skilled Nursing Care)	-	S	S	-		§ 17-10-0208
8.	Temporary Overnight Shelter	-	S	S	-	§ 17-9-0115	§ 17-10-0208
9.	Transitional Residences	-	S	S	-	§ 17-9-0115	§ 17-10-0208
10.	Transitional Shelters	-	S	S	-	§ 17-9-0115	§ 17-10-0208
PUBLIC AND CIVIC							
C. Colleges and Universities		P	P	P	P		§ 17-10-0208
D. Cultural Exhibits and Libraries		P	P	P	P		§ 17-10-0208
E. Day Care		P	P	P	P		§ 17-10-0208
F. Detention and Correctional Facilities		-	-	-	S		§ 17-10-0208
G. Hospital		p	p	p	p		§ 17-10-0208
H. Lodge or Private Club		S	S	S	S	§ 17-9-0111	§ 17-10-0208

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PUBLIC AND CIVIC (continued)							
I. Parks and Recreation (except as more specifically regulated)		P	P	P	P		§ 17-10-0208
1.	Community Centers, Recreation Buildings and Similar Assembly Use	S	S	S	S		§ 17-10-0208
2.	Community Garden	P	P	P	P	§ 17-9-0103.5	§ 17-10-0208
J. Postal Service		P	P	P	P		§ 17-10-0208
K. Public Safety Services		P	P	P	P		§ 17-10-0208
L. Religious Assembly		S	S	P	S		§ 17-10-0208
M. School		S	S	P	S		§ 17-10-0208
N. Utilities and Services, Minor		P	P	P	P		§ 17-10-0208
O. Utilities and Services, Major		S	S	S	S		§ 17-10-0208
COMMERCIAL							
P. Adult Use		S	S	-	S	§ 17-9-0101	§ 17-10-0208
Q. Animal Services		P	P	-	P		§ 17-10-0208
R. Artist Work or Sales Space		P	P	-	P		§ 17-10-0208
S. Body Art Services		S	S	-	P		§ 17-10-0208
T. Building Maintenance Services		-	-	-	P		§ 17-10-0208
U. Business Equipment Sales and Service		P	P	-	P		§ 17-10-0208
V. Business Support Services (except as more specifically regulated)		P	P	-	P		§ 17-10-0208
1.	Day Labor Employment Agency	-	-	-	P		§ 17-10-0208
W. Urban Farm							
1.	Indoor Operation	-	-	-	P	§ 17-9-0103.3	§ 17-10-0208
2.	Outdoor Operation	-	-	-	P	§ 17-9-0103.3	§ 17-10-0208
3.	Rooftop Operation	P	P	P	P	§ 17-9-0103.3	§ 17-10-0208
X. Communication Service Establishments		P	P	-	P		§ 17-10-0208
Y. Construction Sales and Service		-	-	-	P		§ 17-10-0208
Z. Drive-Through Facility		-	S	-	S	§ 17-9-0106	§ 17-10-0208
AA. Eating and Drinking Establishments (all, including Taverns)		P	P	-	P		§ 17-10-0208
BB. Entertainment and Spectator Sports (except as more specifically regulated)		P	P	-	P		
1.	Indoor Special Event including incidental liquor sales	P	P	-	P		
2.	Wagering Facility	P/S	P/S	-	P/S	§ 17-9-0110	§ 17-10-0208

Downtown Districts

§ 17-4-0207

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COMMERCIAL (continued)							
CC. Financial Services (except as more specifically regulated)		P	P	-	P		§ 17-10-0208
1.	Payday/Title Secured Loan Store	S	S	-	S	§ 17-9-0125	§ 17-10-0208
2.	Pawn Shop	S	S	-	S	§ 17-9-0127	§ 17-10-0208
DD. Flea Market		-	-	-	S		§ 17-10-0208
EE. Food and Beverage Retail Sales (except as more specifically regulated)		P	P	-	P		§ 17-10-0208
1.	Liquor Store (package goods)	S	S	-	S		§ 17-10-0208
2.	Liquor Sales (as accessory use)	P	P	-	P		§ 17-10-0208
3.	Poultry (including slaughtering and retail sales)	-	-	-	S	§ 17-9-0119	§ 17-10-0208
FF. Fortune Telling Service		S	S	-	P		§ 17-10-0208
GG. Funeral and Interment Service							
1.	Cemetery/Mausoleum/Columbarium	-	-	-	-		§ 17-10-0208
2.	Cremating	-	-	-	S		§ 17-10-0208
3.	Undertaking	P	P	-	P		§ 17-10-0208
HH. Gas Stations		-	S	-	S	§ 17-9-0109	§ 17-10-0208
II. Lodging							
1.	Bed and Breakfast	P	P	P	P	§ 17-9-0103	§ 17-10-0208
2.	Hotel/Motel	P	P	-	P		§ 17-10-0208
3.	Vacation Rental	P	P	P	-		
4.	Shared Housing Unit	P	P	P	-		
JJ. Medical Service		P	P	-	P		§ 17-10-0208
KK. Office		P	P	-	P		§ 17-10-0208
LL. Parking, Non-Accessory							
1.	Within Central Area Parking District	PD	PD	-	-	§ 17-4-0800	§ 17-10-0208
2.	Outside Central Area Parking District (1-249 parking spaces)	S	S	-	S	§ 17-4-0800	§ 17-10-0208
3.	Outside Central Area Parking District (250+ spaces)	PD	PD	-	PD	§ 17-4-0800	§ 17-10-0208
MM. Personal Service		P	P	-	P		§ 17-10-0208
NN. Repair or Laundry Service, Consumer		P	P	-	P		§ 17-10-0208
OO.* Residential Storage Warehouse		-	P	-	P	§ 17-9-0113.1	§ 17-10-0208
* Editor’s note – Coun. J. 9-8-11, p. 7562, § 1, amended row “OO” of this table but misidentified the row as “NN.” “OO” has been amended at the discretion of the editor. Future legislation will correct the provision if needed.							
PP. Residential Support Services		-	-	P	-	§ 17-9-0114	None required
QQ. Retail Sales, General		P	P	-	P		§ 17-10-0208
RR. Sports and Recreation, Participant							
1.	Entertainment Cabaret	P	P	-	P		§ 17-10-0208
2.	Outdoor	-	-	-	P		§ 17-10-0208

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COMMERCIAL (continued)							
RR. Sports and Recreation, Participant (continued)							
3.	Indoor	P	P	-	P	§ 17-9-0120	§ 17-10-0208
4.	Children’s Play Center	-	P	-	P		§ 17-10-0208
5.	Shooting Range Facility	S	S	-	S		§ 17-10-0208
SS. Valuable Objects Dealer		S	S	-	-		§ 17-10-0208
TT. Vehicle Sales and Service							
1.	Auto Supply/Accessory Sales	-	P	-	P		§ 17-10-0208
2.	Car Wash or Cleaning Service	-	P	-	P		§ 17-10-0208
3.	Heavy Equipment Sales/Rental	-	-	-	P	§ 17-9-0107	§ 17-10-0208
4.	Light Equipment Sales/Rental, Indoor (e.g., auto, motorcycle and boat sales)	P	P	-	P		§ 17-10-0208
5.	Light Equipment Sales/Rental, Outdoor (e.g., auto, motorcycle and boat sales)	-	P	-	P	§ 17-9-0107	§ 17-10-0208
6.	Motor Vehicle Repair Shop, not including body work, painting or commercial vehicle repairs	-	P	-	P		§ 17-10-0208
7.	Motor Vehicle Repair Shop, may include body work, painting or commercial vehicle repairs	-	-	-	P		§ 17-10-0208
8.	RV or Boat Storage	-	-	-	P		§ 17-10-0208
9.	Vehicle Storage and Towing	-	-	-	P		§ 17-10-0208
INDUSTRIAL							
UU. Manufacturing, Production and Industrial Services							
1.	Artisan	P	P	-	P		§ 17-10-0208
2.	Limited	-	-	-	P		§ 17-10-0208
VV. Recycling Facilities							
1.	Class I	P	P	-	P		§ 17-10-0208
2.	Class II	-	-	-	P		§ 17-10-0208
WW. Warehousing, Wholesaling and Freight Movement		-	P	-	P		§ 17-10-0208
OTHER							
XX. Wireless Communication Facilities							
1.	Co-located	P	P	P	P	§ 17-9-0118	None required
2.	Freestanding (Towers)	S	S	S	S	§ 17-9-0118	None required
YY. Coke & Coal Bulk Material		-	-	-	-	§ 17-9-0117-B	None required
ZZ. Firearms Dealer		-	-	-	S	§ 17-9-0128	§ 17-10-0207-M

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OTHER (continued)							
AAA. Cannabis Business Establishment							
1.	Adult Use Cannabis Dispensary	S	S	-	S	§ 17-9-0129	§ 17-10-0208
2.	Medical Cannabis Dispensary	S	S	-	S	§ 17-9-0129	§ 17-10-0208
3.	Cannabis Craft Grower	S	S	-	S	§ 17-9-0129	§ 17-10-0208
4.	Cannabis Infuser	S	S	-	S	§ 17-9-0129	§ 17-10-0208
5.	Cannabis Processor	S	S	-	S	§ 17-9-0129	§ 17-10-0208
BBB. Manganese-bearing Material Operation		-	-	-	-	§ 17-9-0117-D	None required

17-4-0208 Strip Centers. *Strip centers* are prohibited in DC, DX and DR districts. *Strip centers* in the DS district are subject to the standards of Section 17-9-0116.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 9-1-04, p. 30490; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 11-30-05, p. 62719; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 5-12-10, p. 91343, § 4; Amend Coun. J. 6-30-10, p. 96060, § 4; Amend Coun. J. 11-3-10, p. 104527; Amend Coun. J. 11-3-10, p. 104833, § 2; Amend Coun. J. 6-8-11, p. 1725, § 2; Amend Coun. J. 9-8-11, p. 7541, § 3; Amend Coun. J. 9-8-11, p. 7562, § 1; Amend Coun. J. 5-9-12, p. 27485, § 190; Amend Coun. J. 7-25-12, p. 31627, § 1; Amend Coun. J. 1-17-13, p. 45291, § 1; Amend Coun. J. 1-17-13, p. 45622, § 1; Amend Coun. J. 2-13-13, 47141, § 1; Amend Coun. J. 4-30-14, p. 80394, § 3; Amend Coun. J. 6-25-14, p. 83727, § 12; Amend Coun. J. 7-30-14, p. 86194, §§ 3, 9; Amend Coun. J. 2-10-16, p. 18766, § 11; Amend Coun. J. 5-18-16, p. 25024, § 1; Amend Coun. J. 6-22-16, p. 27712, § 14; Amend Coun. J. 5-24-17, p. 50364, § 2; Amend Coun. J. 3-28-18, p. 74512, § 3; Amend Coun. J. 10-16-19, p. 7854, § 2; Amend Coun. J. 1-15-20, p. 13417, § 2; Amend Coun. J. 9-20-21, p. 36844, § 2; Amend Coun. J. 12-15-21, p. 42922, § 8; Amend Coun. J. 5-25-22, p. 48413, § 8; Amend Coun. J. 7-20-22, p. 50878, § 5)

17-4-0300 General district standards.

17-4-0301 Specific Criteria for Transit-Served Locations. In D districts, any new construction within 2,640 feet of a CTA or METRA rail station entrance or exit must satisfy all of the following specific criteria:

1. The project complies with the applicable standards of Section 17-10-0102-B;
2. The project complies with the standards and regulations of Section 17-4-0504, except paragraph E if the project is not located along a *pedestrian street*, pertaining to *pedestrian streets* and pedestrian retail streets, even if the project is not located along a *pedestrian street* or a pedestrian retail street;
3. The project complies with the general goals set forth in the current Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission;
4. *Residential building* projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0208 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an *administrative adjustment* under the provisions of Section 17-13-1003-EE; and