

City of Chicago Zoning Specifications Summary

Residential Classification	RS-1	RS-2	RS-3	RT-3.5	RT-4	RT-4A	RM-4.5	RM-5	RM-5.5	RM-6	RM-6.5
FAR	0.5	0.65	0.9	1.05	1.2	1.5	1.7	2	2.5	4.4	6.6
Height (feet)	30	30	30	35	38	42	45-47	45-47	47-60	none	none
Lot Area Per Unit (sq ft)	6,250	5,000	2,500	1,250							
Dwelling Efficiency					1,000	1,000	700	400	400	300	300
SRO					1,000	1,000	700	400	400	135	135
Minimum Lot Area (sq ft)	6,250	5,000	2,500	2,500	500	500	500	200	200	135	135
Front Setback	20' or 16% of depth, whichever is less			15' or 12% of lot depth, whichever is less	15 feet or 12% of	15 feet or 12% of lot depth, whichever is less				1,650	1,650
Rear Yard (sq.ft or % of lot)											
Open Space	400/6.5	400/6.5	225/6.5	100/6.5	65/6.5	65/6.5	50/6.5	36/5.25	36	36	36
Space on Either Side	20	20	15	12	12	12	10	10	5 to 15	5 to 15	5 to 15
Minimum Side Setback	Combined side setbacks must equal 30% of lot width with neither setback less than 5 feet or 10% of lot width, whichever is greater.	Combined side setbacks must equal 30% of lot width with neither setback less than 4 feet or 10% of lot width, whichever is greater.	Combined side setbacks must equal 20% of lot width with neither setback less than 2 feet or 8% of lot width, which ever is greater.		Combined side setbacks must equal 20% of lot width with neither setback less than 2 feet or 8% of lot width, which ever is greater.	Combined side setbacks must equal 20% of lot width with neither setback less than 2 feet or 8% of lot width, which ever is greater.				Combined side setbacks must equal 20% of lot width with neither setback less than 2 feet or 8% of lot width, which ever is greater.	

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Business & Commercial Classification	B1-1	B1-1.5	B1-2	B1-3	B1-5	B2-1	B2-1.5	B2-2	B2-3	B2-5	B3-1	B3-1.5
FAR	1.2	1.5	2.2	3	5	1.2	1.5	2.2	3	5	1.2	1.5
Height (feet), depends on Lot Frontage	38	38	45-50	50-65	50-80	38	38	45-50	50-65	50-80	38	38
Lot Area Per Unit (sq ft)												
Dwelling	2,500	1,350	1,000	400	200	2,500	1,350	1,000	400	200	2,500	1,350
Efficiency	2,500	1,350	700	300	135	2,500	1,350	700	300	135	2,500	1,350
SRO	Not allowed	Not allowed	700	200	100	Not allowed	Not allowed	700	200	100	Not allowed	Not allowed
Minimum Lot Area (sq ft)												
Front Setback	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.											
Rear Setback (feet)												
with dwelling units	30	30	30	30	30	30	30	30	30	30	30	30
without dwelling units	Equal in dimension to the minimum side setback required for a residential building on the adjacent R-zoned lot.											
Side Setback (feet)	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.						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.					
Building (wall) separation												
facing interior side property line	at least 12 feet, or a distance of at least 10% of the lot width, or 12 feet, whichever is less											
facing other front or rear walls	30	30	30	30	26	30	30	30	30	26	30	30
Maximum # of Efficiency Units (% of total units)	10	15	20	20	30	10	15	20	20	30	10	15

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Business & Commercial Classification	B3-2	B3-3	B3-5	C1-1	C1-1.5	C1-2	C1-3	C1-5	C2-1	C2-1.5	C2-2	C2-3
FAR	2.2	3	5	1.2	1.5	2.2	3	5	1.2	1.5	2.2	3
Height (feet), depends on Lot Frontage	45-50	50-65	50-80	38	38	45-50	50-65	50-80	38	38	45-50	50-65
Lot Area Per Unit (sq ft)												
Dwelling	1,000	400	200	2,500	1,350	1,000	400	200	2,500	1,350	1,000	400
Efficiency	700	300	135	2,500	1,350	700	300	135	2,500	1,350	700	300
SRO	700	200	100	Not allowed	Not allowed	700	200	100	Not allowed	Not allowed	700	200
Minimum Lot Area (sq ft)												
Front Setback												
Rear Setback (feet)												
with dwelling units	30	30	30	30	30	30	30	30	30	30	30	30
without dwelling units												
Side Setback (feet)												
Building (wall) separation facing interior side property line												
facing other front or rear walls	30	30	26									
Maximum # of Efficiency Units (% of total units)	20	20	30	10	15	20	20	30	10	15	20	20

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Business & Commercial Classification	C2-5	C3-1	C3-1.5	C3-2	C3-3	C3-5
FAR	5	1.2	1.5	2.2	3	5
Height (feet), depends on Lot Frontage	50-80	38	38	45-50	50-65	50-80
Lot Area Per Unit (sq ft)						
Dwelling	200	2,500	1,350	1,000	400	200
Efficiency	135	2,500	1,350	700	300	135
SRO	100	Not allowed	Not allowed	700	200	100
Minimum Lot Area (sq ft)						
Front Setback						
Rear Setback (feet) with dwelling units without dwelling units	30	30	30	30	30	30
Side Setback (feet)						
Building (wall) separation facing interior side property line facing other front or rear walls						
Maximum # of Efficiency Units (% of total units)	30	10	15	20	20	30