



City of Chicago



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Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	12/8/2010
Status:	Introduced
Sponsor(s):	Mayor
Type:	Ordinance
Title:	Amendment of Title 17 of Municipal Code regarding urban agricultural uses
Committee(s) Assignment:	Committee on Zoning



OFFICE OF THE MAYOR
CITY OF CHICAGO

RICHARD M. DALEY
MAYOR

December 8, 2010

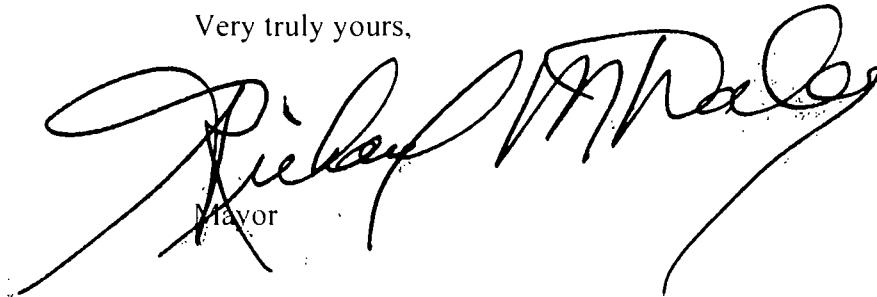
TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Zoning and Land Use Planning, I transmit herewith an ordinance amending various provisions of the zoning code regarding urban agriculture uses.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,



Mayor

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Section 17-2-0207 of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, is hereby amended by inserting the language underscored, as follows:

17-2-0207 Use Table and Standards.

USE GROUP		Zoning Districts								Use Standard	Parking Standard
Use Category		RS	RS	RS	RT	RT	RM	RM	RM		
	Specific Use Type	1	2	3	3.5	4	4.5	5- 5.5	6- 6.5		
P= permitted by-right S = special use approval req'd PD = planned development approval req'd - = Not allowed											
<i>(Omitted text is unaffected by this ordinance)</i>											
PUBLIC AND CIVIC											
<i>(Omitted text is unaffected by this ordinance)</i>											
H. Parks and Recreation (except as more specifically regulated)		P	P	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	S	S		§ 17-10-0207-E
2.	Community Garden	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>§17-9-0103.5</u>	<u>§ 17-10-0207-E</u>
<i>(Omitted text is unaffected by this ordinance)</i>											

SECTION 2. Section 17-3-0207 of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, is hereby amended by inserting the language underscored, as follows:

17-3-0207 Use Table and Standards.

USE GROUP		Zoning Districts						Use Standard	Parking Standard
Use Category		B1	B2	B3	C1	C2	C3		
Specific Use Type									
P= permitted by-right S = special use approval required PD = planned development approval required - = Not allowed									
<i>(Omitted text is unaffected by this ordinance)</i>									
PUBLIC AND CIVIC									
<i>(Omitted text is unaffected by this ordinance)</i>									
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.	<u>Community Garden</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>§17-9-0103.5</u>	<u>§ 17-10-0207-E</u>
<i>(Omitted text is unaffected by this ordinance)</i>									
X. 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
3.	Commercial <u>Garden or Greenhouses</u>	-	-	P	P	P	P	<u>§17-9-0103.3</u>	§ 17-10-0207-O
<i>(Omitted text is unaffected by this ordinance)</i>									

SECTION 3. Section 17-4-0207 of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, is hereby amended by inserting the language underscored, as follows:

17-4-0207 Use Table and Standards.

USE GROUP		Zoning Districts				Use Standard	Parking Standard
Use Category		DC	DX	DR	DS		
Specific Use Type							
P= permitted by-right S = special use approval required PD = planned development approval required - = Not allowed							
<i>(Omitted text is unaffected by this ordinance)</i>							
PUBLIC AND CIVIC							
<i>(Omitted text is unaffected by this ordinance)</i>							
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.	<u>Community Garden</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>§17-9-0103.5</u>	<u>§ 17-10-0208</u>
<i>(Omitted text is unaffected by this ordinance)</i>							

SECTION 4. Section 17-5-0207 of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, is hereby amended by inserting the language underscored, as follows

17-5-0207 Use Table and Standards.

USE GROUP		District			Use Standard	Parking Standard
Use Category		M1	M2	M3		
Specific Use Type						
P= permitted by-right S = special use approval required PD = planned development approval required - = Not allowed						
<i>(Omitted text is unaffected by this ordinance)</i>						
COMMERCIAL						
<i>(Omitted text is unaffected by this ordinance)</i>						
N. Construction Sales and Service						
1.	Building Material Sales	-	P	P	Customer-accessible retail sales areas may not exceed 20% of total floor area	§ 17-10-0207-O
2.	Contractor/Construction Storage Yard	-	P	P		§ 17-10-0207-O
3.	Commercial <u>Garden or Greenhouses</u>	-	P	P	<u>§ 17-9-0103.3</u> <u>Accessory sale of goods produced on site shall not exceed 3000 square feet (permanent indoor space).</u>	§ 17-10-0207-O
<i>(Omitted text is unaffected by this ordinance)</i>						

SECTION 5. Section 17-6-0203-E of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, is hereby amended by inserting the language underscored, as follows:

17-6-0203-E Use Table

USE GROUP		Park/Open Space Facility Type				Additional Standards
Use Category		POS-1 Regional or Community Parks	POS-2 Neighborhood, Mini- and Play- lot Parks	POS-3 Open Space/ Natural Areas	POS-4 Cemeteries	
Specific Use Type						
A = accessory P= permitted by-right S = special use approval required - = Not allowed						
<i>(Omitted text is unaffected by this ordinance)</i>						
PUBLIC AND CIVIC						
<i>(Omitted text is unaffected by this ordinance)</i>						
B. Parks and Recreation						
<i>(Omitted text is unaffected by this ordinance)</i>						
8.	Community Garden	P	P	-	-	§17-9-0103.5
<i>(Omitted text is unaffected by this ordinance)</i>						

SECTION 6. Section 17-6-0403-F of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, is hereby amended by inserting the language underscored, as follows:

17-6-0403-F Use Table and Standards.

USE GROUP		PMD (Planned Manufacturing District)															Use Standard						
Use Category		No. 1		No. 2		No. 3	No. 4		No. 5	No. 6	No. 7		No. 8	No. 9	No. 10	No. 11		No. 12	No. 13	No. 14	No. 15		
Specific Use Type		A	B	A	B		A	B			A	B				A						B	A
P = permitted by right S = special use approval req'd PD = planned development approval req'd - = not allowed																							
<i>(Omitted text is unaffected by this ordinance)</i>																							
COMMERCIAL																							
<i>(Omitted text is unaffected by this ordinance)</i>																							
N Construction Sales and Service																							
1.	Building Material Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					Customer-accessible retail sales areas may not exceed 20% of total floor area
2.	Contractor / Construction Storage Yard	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					

3.	Commercial Garden or Greenhouse (indoor operation)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Accessory sale of goods produced on site shall not exceed 3000 square feet (permanent indoor space)
4.	Commercial Garden or Greenhouse (with outdoor operation)												P	P					P		Accessory sale of goods produced on site shall not exceed 3000 square feet (permanent indoor space)
<i>(Omitted text is unaffected by this ordinance)</i>																					

SECTION 7. Section 17-9-0100 of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, is hereby amended by inserting the language underscored, as follows:

17-9-0103.3 Commercial garden or greenhouse. Composting is limited only to the materials generated on site, and must comply with the standards of Section 7-28-715 of the Municipal Code.

(Omitted text is unaffected by this ordinance)

17-9-0103.5 Community Gardens. *Community gardens* are subject to the following standards:

17-9-0103.5-A Community gardens shall not be larger than 18,750 square feet, except in POS districts. There is no size limit for community gardens in the POS1 and POS2 districts.

17-9-0103.5-B Accessory buildings, such as sheds or greenhouses shall not exceed more than 10% of the site area, or 100 square feet, whichever is greater.

17-9-0103.5-C Composting is limited only to the materials generated on site, and must be used on site, and must otherwise comply with the standards of Section 7-28-715 of the Municipal Code.

(Omitted text is unaffected by this ordinance)

SECTION 8. Section 17-17-0100 of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, is hereby amended by inserting the language underscored, as follows:

(Omitted text is unaffected by this ordinance)

17-17-0103-F Parks and Recreation. Recreational, social, or multi-purpose uses typically associated with public parks, public open spaces, public play fields, public or private golf courses, or public recreation areas or buildings.

1. Community Garden. A neighborhood-based development with the primary purpose of providing space for members of the community to grow plants for beautification, education, recreation, community distribution or personal use. Sites owned and managed by public or civic entities, nonprofit organizations or other community-based organizations that are responsible for maintenance and operations. Processing, storage and sale of plants or plant products are prohibited on site.

(Omitted text is unaffected by this ordinance)

17-17-0104-1 Construction Sales and Services. Construction activities and incidental storage on *lots* other than construction sites. Also includes the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures other than retail sale of paint, fixtures, and hardware, but excludes those uses classified as “Automotive” and/or “Heavy Equipment” use types. Typical uses include building materials stores, tool and equipment rental or sales and building contracting/construction offices.

1. Commercial Garden or Greenhouse. Propagation, processing and storage of plants products for wholesale or retail sales. Typical uses include but are not limited to, growing beds, hoop houses, greenhouses, vertical farming and hydroponic systems.

(Omitted text is unaffected by this ordinance)

SECTION 9. Section 17-17-0200 of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, is hereby amended by inserting the language underscored, as follows:

(Omitted text is unaffected by this ordinance)

17-17-0270.5 Hydroponic system. Propagation of plants using a mechanical system designed to circulate a solution of minerals in water with limited use of growing media.

(Omitted text is unaffected by this ordinance)

SECTION 10. This ordinance shall take full force and effect upon its passage and publication.