



Office of the Chicago City
Clerk



SO2011-6411

Office of the City Clerk

City Council Document Tracking Sheet

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|---------------------------------|--|
| Meeting Date: | 7/28/2011 |
| Sponsor(s): | Rahm Emanuel |
| Type: | Ordinance |
| Title: | Amendment of Chapter 17-2 of Municipal Code regarding urban agriculture uses |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

MA-129

SUBSTITUTE ORDINANCE

Whereas, to ensure the health and safety of all its residents, the City of Chicago (“City”) seeks to create and encourage programs and policies that sustain greater local food security and improve access to healthy food in under served neighborhoods; and

Whereas, urban agriculture contributes to the local economy by generating living-wage jobs, sales of food at farmers markets, grocery stores, and on-site farm stands and offering the opportunity for resident entrepreneurship in creating food-related small-businesses; and

Whereas, urban agriculture provides a proven tool for improving the City’s quality-of-life by reducing the negative impact of vacant lots, buildings and unused rooftops and helps to support neighborhood stabilization and recovery; and

Whereas, the City will research outdoor and rooftop aquaponic and hydroponic systems; and

Whereas, the City will also research apiary systems to determine if limits should be raised and will make recommendations within 6 months of this ordinance taking effect; now therefore

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 deleting the language stricken through and by inserting the language underscored, as follows:

17-2-0207 Use Table and Standards.

| USE GROUP | | Zoning Districts | | | | | | | | Use Standard | Parking Standard |
|---|--|------------------|----------|----------|----------|----------|----------|----------|----------|---------------------|-----------------------|
| | | 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. | <u>Community Garden</u> | <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 deleting the language stricken through and 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> | § 17-10-0207-E |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | | | | | |
| W. Urban Farm | | | | | | | | | |
| 1. | <u>Indoor Operation</u> | - | - | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>§17-9-0103.3</u> | § 17-10-0207-U |
| 2. | <u>Outdoor Operation</u> | - | - | - | <u>P</u> | <u>P</u> | <u>P</u> | <u>§17-9-0103.3</u> | § 17-10-0207-U |
| 3. | <u>Rooftop Operation</u> | - | - | <u>S</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>§17-9-0103.3</u> | § 17-10-0207-U |
| W X. Communication Service Establishments | | - | - | P | P | P | P | | § 17-10-0207-L |
| X 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 |
| 3. | Commercial Greenhouses | - | - | P | P | P | P | | § 17-10-0207-O |
| 4. | <u>Commercial Farm, Rooftop</u> | - | - | <u>S</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>§17-9-0103.3</u> | § 17-10-0207-E |
| <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 deleting the language stricken through and 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. | Community Garden | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | §17-9-0103.5 | § 17-10-0208 |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | | | |
| COMMERCIAL | | | | | | | |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | | | |
| W. Urban Farm | | | | | | | |
| 1. | Indoor Operation | - | - | - | <u>P</u> | §17-9-0103.3 | § 17-10-0208 |
| 2. | Outdoor Operation | - | - | - | <u>P</u> | §17-9-0103.3 | § 17-10-0208 |
| 3. | Rooftop Operation | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | §17-9-0103.3 | § 17-10-0208 |
| W X. Communication Service Establishments | | P | P | - | P | | § 17-10-0208 |
| X Y. Construction Sales and Service | | - | - | - | P | | § 17-10-0208 |
| 1. | Commercial Farm, Rooftop | P | P | P | P | §17-9-0103.3 | § 17-10-0208 |
| Y Z. Drive-Through Facility | | - | S | - | S | § 17-9-0106 | § 17-10-0208 |
| Z AA. Eating and Drinking Establishments (all, including Taverns) | | P | P | - | P | | § 17-10-0208 |
| AA BB. Entertainment and Spectator Sports (except as more specifically regulated) | | P | P | - | P | | |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | | | |
| BB CC. Financial Services (except as more specifically regulated) | | P | P | - | P | | § 17-10-0208 |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | | | |
| CC DD. Flea Market | | - | - | - | S | | § 17-10-0208 |
| DD EE. Food and Beverage Retail Sales (except as more specifically regulated) | | P | P | - | P | | § 17-10-0208 |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | | | |
| EE FF. Fortune Telling Service | | S | S | - | P | | § 17-10-0208 |
| FF GG. Funeral and Interment Service | | | | | | | |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | | | |
| GG HH. Gas Stations | | - | S | - | S | § 17-9-0109 | § 17-10-0208 |
| HH II. Lodging | | | | | | | |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | | | |
| H JJ. Medical Service | | P | P | - | P | | § 17-10-0208 |
| H KK. Office | | P | P | - | P | | § 17-10-0208 |
| KK LL. Parking, Non-Accessory | | | | | | | |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | | | |
| LL MM. Personal Service | | P | P | - | P | | § 17-10-0208 |
| MM NN. Repair or Laundry Service, Consumer | | P | P | - | P | | § 17-10-0208 |
| NN OO. Residential Storage Warehouse | | - | - | - | P | | § 17-10-0208 |
| OO PP. Residential Support Services | | - | - | P | - | § 17-9-0114 | None required |
| PP QQ. Retail Sales, General | | P | P | - | P | | § 17-10-0208 |

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|---|---|---|---|---|--|--------------|
| QQ <u>RR</u> . Sports and Recreation, Participant (Omitted text is unaffected by this ordinance) | | | | | | |
| RR <u>SS</u> . Valuable Objects Dealer | S | S | - | - | | § 17-10-0208 |
| SS <u>TT</u> . Vehicle Sales and Service (Omitted text is unaffected by this ordinance) | | | | | | |
| INDUSTRIAL | | | | | | |
| FF <u>UU</u> . Manufacturing, Production and Industrial Services (Omitted text is unaffected by this ordinance) | | | | | | |
| HH <u>VV</u> . Recycling Facilities (Omitted text is unaffected by this ordinance) | | | | | | |
| VV <u>WW</u> . Warehousing, Wholesaling and Freight Movement | - | P | - | P | | § 17-10-0208 |
| OTHER | | | | | | |
| WW <u>XX</u> . Wireless Communication Facilities (Omitted text is unaffected by this ordinance) | | | | | | |

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

17-5-0207 Use Table and Standards.

| USE GROUP | | District | | | Use Standard | Parking Standard |
|--|--|----------|----|----|--|------------------|
| | | M1 | M2 | M3 | | |
| Use Category | | | | | | |
| | Specific Use Type | | | | | |
| P= permitted by-right S = special use approval required PD = planned development approval required - = Not allowed | | | | | | |
| (Omitted text is unaffected by this ordinance) | | | | | | |
| PUBLIC AND CIVIC | | | | | | |
| (Omitted text is unaffected by this ordinance) | | | | | | |
| I. Parks and Recreation (except as more specifically regulated) | | P | P | P | | § 17-10-0207-E |
| 1. | Community Centers, Recreation Buildings and Similar Assembly Use | - | - | - | | |
| 2. | <u>Community Garden</u> | - | - | - | | |
| (Omitted text is unaffected by this ordinance) | | | | | | |
| COMMERCIAL | | | | | | |
| (Omitted text is unaffected by this ordinance) | | | | | | |
| M. Urban Farm | | | | | | |
| 1. | <u>Indoor Operation</u> | P | P | P | §17-9-0103.3 Accessory sale of goods produced on site shall not exceed 3000 square feet | § 17-10-0207-U |

| | | | | | | |
|--|--------------------------------------|---|---|---|--|----------------|
| 2. | Outdoor Operation | - | P | P | §17-9-0103.3 Accessory sale of goods produced on site shall not exceed 3000 square feet | § 17-10-0207-U |
| 3. | Rooftop Operation | P | P | P | §17-9-0103.3 Accessory sale of goods produced on site shall not exceed 3000 square feet | § 17-10-0207-U |
| <u>M N.</u> Communication Service Establishments | | P | P | P | | § 17-10-0207-L |
| <u>N O.</u> 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 Greenhouses | - | P | P | | § 17-10-0207-Θ |
| 4. | Commercial Farm, Rooftop | P | P | P | §17-9-0103.3 | § 17-10-0207-E |
| <u>Θ P.</u> Drive-Through Facility | | S | S | S | § 17-9-0106 | |
| <u>P Q.</u> Eating and Drinking Establishments | | | | | | |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | | |
| <u>Q R.</u> Entertainment and Spectator Sports | | | | | | |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | | |
| <u>R S.</u> Financial Services (except as more specifically regulated) | | P | P | P | Max GFA: 3,000 sq ft | § 17-10-0207-L |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | | |
| <u>S T.</u> Food and Beverage Retail Sales | | P | P | P | Max GFA: 3,000 sq ft | § 17-10-0207-M |
| <u>F U.</u> Gas Stations | | S | S | S | § 17-9-0109 | § 17-10-0207-R |
| <u>Θ V.</u> Medical Service | | P | - | - | | § 17-10-0207-T |
| <u>∀ W.</u> Office (except as more specifically regulated) | | P | P | P | In M2 and M3, max GFA: 9,000 sq ft or accessory use to allowed industrial use | § 17-10-0207-L |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | | |
| <u>W X.</u> Parking, Non-Accessory | | S | S | S | | |
| <u>× Y.</u> Personal Service | | P | P | | Max GFA: 3,000 sq ft | § 17-10-0207-M |
| <u>∀ Z.</u> Repair or Laundry Service, Consumer | | P | P | P | | § 17-10-0207-N |
| <u>Z AA.</u> Residential Storage Warehouse | | P | P | P | | § 17-10-0207-Q |

| | | | | | |
|---|---|---|---|---|----------------|
| AA <u>BB</u> . Retail Sales, General | P | P | P | Accessory sales of goods produced on-site: not to exceed 20% of on-site GFA | § 17-10-0207-M |
| BB <u>CC</u> . Sports and Recreation, Participant | S | S | S | | § 17-10-0207-M |
| CC <u>DD</u> . Vehicle Sales and Service | | | | | |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | |
| INDUSTRIAL | | | | | |
| DD <u>EE</u> Manufacturing, Production and Industrial Service | | | | | |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | |
| EE <u>FF</u> . Mining/Excavation | - | - | S | § 17-9-0117.5* | § 17-10-0207-U |
| FF <u>GG</u> . Recycling Facilities | | | | | |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | |
| GG <u>HH</u> . Warehousing, Wholesaling and Freight Movement (except as more specifically regulated) | P | P | P | | § 17-10-0207-U |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | |
| HH <u>II</u> . Waste-Related Use | | | | | |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | |
| OTHER | | | | | |
| H <u>JJ</u> . Wireless Communication Facilities | | | | | |
| <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 deleting the language stricken through and by inserting the language underscored, as follows:

17-6-0203-E Use Table

| USE GROUP | | Park/Open Space Facility Type | | | | Additional Standards |
|---|------------------|--|--|---------------------------------------|---------------------|----------------------|
| | | POS-1 Regional or Community Parks | POS-2 Neighborhood , Mini- and Play- lot Parks | POS-3 Open Space/ Natural Areas | POS-4 Cemeteries | |
| Use Category | | | | | | |
| 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 | - | - | <u>§17-9-0103.5</u> |
| <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 deleting the language stricken through and 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 | | | | | |
| 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> | | | | | | | | | | | | | | | | | | | | | | |
| I. Parks and Recreation (except as more specifically regulated) | | S | S | S | S | S | S | S | S | S | S | P | S | S | S | S | P | S | S | S | - | |
| 1. | Community Centers, Recreation Buildings and Similar Assembly Use | - | - | - | - | - | - | - | - | - | - | S | - | - | - | - | S | - | - | - | - | |
| 2. | Community Garden | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | | | | | | | | | | | | | | | | | | |
| COMMERCIAL | | | | | | | | | | | | | | | | | | | | | | |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | | | | | | | | | | | | | | | | | | |
| M. Urban Farm | | | | | | | | | | | | | | | | | | | | | | |
| 1. | Indoor Operation | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | <u>§17-9-0103.3</u> Max GFA: 3000 sq ft for accessory sales of goods produced on site |
| 2. | Outdoor Operation | | | | | | | | | | | | | P | P | | | | | P | | <u>§17-9-0103.3</u> Max GFA: 3000 sq ft for accessory sales of goods produced on site |

| | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|
| 3. | Rooftop Operation | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | §17-9-0103.3 Max GFA: 3000 sq ft for accessory sales of goods produced on site |
| M N. Communication Service Establishments | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| (Omitted text is unaffected by this ordinance) | | | | | | | | | | | | | | | | | | | | | |
| N O. Construction Sales and Service | | | | | | | | | | | | | | | | | | | | | |
| 3. | Commercial Farm, Rooftop | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | §17-9-0103.3 |
| O P. Drive-Through Facility | | - | S | - | S | - | - | - | - | - | - | S | S | S | - | - | S | - | - | - | § 17-9-0106 |
| P Q. Eating and Drinking Establishments | | | | | | | | | | | | | | | | | | | | | |
| (Omitted text is unaffected by this ordinance) | | | | | | | | | | | | | | | | | | | | | |
| Q R. Entertainment and Spectator Sports | | | | | | | | | | | | | | | | | | | | | |
| (Omitted text is unaffected by this ordinance) | | | | | | | | | | | | | | | | | | | | | |
| R S. Financial Services (except as more specifically regulated) | | - | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | - | - | Max GFA: 3,000 sq ft Max GFA: 6,000 sq. ft. in PMD #9 for lots which front on West North Avenue. No GFA limit in B subdistricts except PMD 4. |
| (Omitted text is unaffected by this ordinance) | | | | | | | | | | | | | | | | | | | | | |
| S T. Food and Beverage Retail Sales | | - | P | - | P | - | - | - | - | P | P | P | P | - | - | P | P | - | - | - | Max GFA: 3,000 sq ft. No GFA limit in PMD 8 for lots which abut South Halsted Street north of Pershing Road and in B subdistricts except PMD 4. |
| F U. Gas Stations | | S | S | S | S | S | S | S | S | P | P | S | P | S | S | S | S | S | - | S | § 17-9-0109 |

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|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|---|
| ⊕ <u>V.</u> Medical Service | P | P | P | P | P | P | P | P | P | - | S | P | P | - | S | P | P | P | P | - | P | Max GFA: 9,000 sq ft or reuse of existing building. No GFA limit in B subdistricts except PMD 4. |
| ⊖ <u>W.</u> Office (except as more specifically regulated) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | | Except in PMD 5, max GFA: 9,000 sq ft or reuse of existing building, or accessory to allowed industrial use. No GFA limit in B subdistricts except PMD 4. |
| <i>(Omitted text is unaffected by this ordinance)</i> | | | | | | | | | | | | | | | | | | | | | | |
| ⊗ <u>X.</u> Parking, Non-Accessory | P | P | P | P | P | P | P | P | P | P | P | S | P | S | P | P | P | P | - | - | | |
| ⊗ <u>Y.</u> Personal Service | - | P | - | - | - | P | P | P | P | P | P | P | P | P | P | P | P | P | - | - | Max GFA: 3,000 sq ft. No GFA limit in B subdistricts except PMD 4. | |
| ⊖ <u>Z.</u> Repair or Laundry Service, Consumer | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | - | - | Max GFA: 3,000 sq ft. No GFA limit in B subdistricts except PMD 4. | |
| ⊖ <u>AA.</u> Residential Storage Warehouse | - | - | - | - | - | - | - | - | P | P | P | P | P | - | S | P | P | P | P | P | | |
| ⊖ <u>BB.</u> Retail Sales, General | P | P | P | P | P | P | P | P | P | P | S | P | P | P | S | S | P | | | | Max GFA: 3,000 sq ft for accessory sales of goods produced on-site: 20% of on-site GFA. No GFA limit or on-site production requirement in B subdistricts except PMD 4. | |
| ⊖ <u>CC.</u> Sports and Recreation, Participant | - | S | - | S | - | S | - | S | - | S | P | - | - | - | - | P | - | - | - | - | | |
| ⊖ <u>DD.</u> Schools, Elementary and High (non-boarding) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| ⊖ <u>EE.</u> Vehicle Sales and Service | | | | | | | | | | | | | | | | | | | | | | |

(Omitted text is unaffected by this ordinance)

EE-Reserved

(Omitted text is unaffected by this ordinance)

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

17-9-103.3 Commercial Farm, Rooftop. 17-9-0103.3 Urban Farm. *Urban farms* are subject to the following standards:

17-9-0103.3-A *Urban farms* shall be exempt from the landscaping and screening requirements of vehicular use areas of **17-11-0200**.

17-9-0103.3 B Parkway vegetation that is complementary to allowed activities and that is acceptable to the Department of Housing and Economic Development shall be allowed in lieu of the Parkway Tree requirements of **17-11-0100**.

17-9-0103.3-C Fencing and screening that is complementary to allowed activities and that is acceptable to the Department of Housing and Economic Development shall be allowed in lieu of the requirements of **17-3-0304** and **17-5-0601**.

17-9-0103.3-D Composting is limited to the materials generated on site only, and must comply with the standards of Section **7-28-715** of the Municipal Code. Incidental sales of such compost material is expressly allowed as an accessory use to the principal use of an Urban Farm..

(Omitted text is unaffected by this ordinance)

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

17-9-0103.5-A *Community gardens* shall not be larger than 25,000 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, greenhouses, hoophouses or farmstands shall comply with the requirements of **17-9-0201-D**. Hoophouses or other fabric based shelters, which are not required to obtain a building permit shall not be considered accessory buildings. Hoophouses or other fabric based shelters shall be securely attached to the ground and designed and constructed to comply with appropriate standards in Title 13 of the Municipal Code of Chicago.

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.

17-9-0103.5-D Sales on site are limited to incidental sales of plants or produce generated on site.

(Omitted text is unaffected by this ordinance)

17-9-0201-D No *accessory buildings* may occupy more than 60% of the area of a required rear yard setback, except:

1. That an accessory garage building on a lot with a width of 25 feet or less may have an area of up to 480 square feet.
2. That the 60% coverage limit does not apply to accessory garage buildings in the RM5 thru RM 6.5 districts, when the garage is designed to provide an enclosed facility for required off-street parking.
3. That accessory community garden buildings such as sheds, greenhouses, hoopouses or farm stands may have an area of up to 575 square feet.

(Omitted text is unaffected by this ordinance)

SECTION 8. Section 17-10-0207 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)

| | | |
|--|---|----------------------|
| 17-10-0207-U Parking Group U. (Commercial Garden or Greenhouse, Electronic Data Storage Centers, Industrial) | | |
| B, C, M dash 1, 1.5, 2, 3 | 1 space per 4 employees | 1 per 10 auto spaces |
| B, C, M dash 5 | None for first 35,000 square feet or 2 × lot area, whichever is greater, then 1.33 spaces per 1,000 square feet | |

(Omitted text is unaffected by this ordinance)

SECTION 9. 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 managed by public or civic entities, nonprofit organizations or other community-based organizations that are responsible for maintenance and operations. Processing and storage of plants or plant products are prohibited on site. Gardening tools and supplies may be stored within an accessory building that is in compliance with Section 17-9-0103.5-B of the Municipal Code.

(Omitted text is unaffected by this ordinance)

17-17-0104-H Urban Farm. Growing, washing, packaging and storage of fruits, vegetables and other plant products for wholesale or retail sales.

1. Indoor Operation. All allowed activities must be conducted within completely enclosed buildings. Typical operations include greenhouses, vertical farming, hydroponic

systems and aquaponic systems.

2. Outdoor Operation. Allowed activities are conducted in unenclosed areas or partially enclosed structures. May include indoor operations in conjunction with outdoor operations.

Typical operations include growing beds, growing fields, hoopouses and orchards.

3. Rooftop Operation. All allowed activities occur on the roof of a principal building as a principal use or accessory use. Typical operations include growing beds and growing trays.

17-17-0104-HI Communications Service Establishments.

(Omitted text is unaffected by this ordinance)

17-17-0104-IJ Construction Sales and Services.

1. Commercial Farm, Rooftop. Growing, washing, packaging and storing of fruits, vegetables and other plant products on a rooftop for the purpose of wholesale or retail sales.

(Omitted text is unaffected by this ordinance)

17-17-0104-JK Eating and Drinking Establishments.

(Omitted text is unaffected by this ordinance)

17-17-0104-KL Entertainment and Spectator Sports.

(Omitted text is unaffected by this ordinance)

17-17-0104-EM Flea Market.

(Omitted text is unaffected by this ordinance)

17-17-0104-MN Financial Services.

(Omitted text is unaffected by this ordinance)

17-17-0104-NO Food and Beverage Retail Sales.

(Omitted text is unaffected by this ordinance)

17-17-0104-OP Fortune Telling Service.

(Omitted text is unaffected by this ordinance)

17-17-0104-PQ Funeral and Interment Services.

(Omitted text is unaffected by this ordinance)

17-17-0104-QR Gas Stations.

(Omitted text is unaffected by this ordinance)

17-17-0104-RS Lodging.

(Omitted text is unaffected by this ordinance)

17-17-0104-ST Medical Service.

(Omitted text is unaffected by this ordinance)

17-17-0104-FU Office.

(Omitted text is unaffected by this ordinance)

17-17-0104-UV Parking, Non-Accessory.

(Omitted text is unaffected by this ordinance)

17-17-0104-VW Personal Service.

(Omitted text is unaffected by this ordinance)

17-17-0104-WX Repair and Laundry Services, Consumer.

(Omitted text is unaffected by this ordinance)

17-17-0104-XY Residential Support Services.

(Omitted text is unaffected by this ordinance)

17-17-0104-YZ Retail Sales, General.

(Omitted text is unaffected by this ordinance)

17-17-0104-~~Z~~AA Sports and Recreation, Participant.

(Omitted text is unaffected by this ordinance)

17-17-0104-~~A~~ABB Valuable Objects Dealer.

(Omitted text is unaffected by this ordinance)

17-17-0104-~~B~~BCC Vehicle Sales and Service.

(Omitted text is unaffected by this ordinance)

SECTION 10. 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.

17-17-0270.6 Aquaponic system. The symbiotic propagation of plants and fish in an indoor, constructed and recirculating environment.

17-17-0270.7 Apiary. Keeping or propagation of honeybee colonies for collection of honey or other bee products. Up to five (5) colonies may be kept as an accessory use to the primary activity on the site.

(Omitted text is unaffected by this ordinance)

SECTION 11. This ordinance shall take full force and effect upon its passage and publication.