

Office of the City Clerk

City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

Legislation Text

File #: SO2011-6411, Version: 1

OFFICE OF THE MAYOR

CITY OF CHICAGO RAHM EMANUEL MAYOR July 28,2011

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

Ladies and Gentlemen:

At the request of the Commissioner of Housing and Economic Development, together with Alderman Pawar, I transmit herewith an ordinance amending 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 deleting the language stricken through and by inserting the language underscored, as follows: 17-2-0207 Use Table and Standards.

USE GROUI		Zoning 1	Districts							Use Standa rd	Parkin g Standa rd	
Use Categor		RS	RS	RS	RT	RT	RM	RM	RM			
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regulated	Communi Buildings Use	S	S	S	S	S	S	S	S		§ 17-10-0207-	
2.	Communi	P	P	P	P	P	P	P	P	ij 17-9-010	3.55 17-10-0207-	

(Omitted text is unaffected by this ordinance)

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.

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Commonoial	Greenhouses				-	p	p	p	p		if I /■ I U"UzU f \J
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1	Rooftop (p	p	p			p		§17-9-	-0103.3 § 17-10-0208
2				_					
		ervice Establishments		P	P		p		§ 17-10-0208
X Y. Co	nstruction Sales	and Service		- Р	-	- n	p	⁰ 1 ⁿ n n 1 rn i	§ 17-10-0208
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	ve-Through Faci	-		_	C	_	S	§ 17-9-0106	§ 17-10-0208
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	Fortune Telling S			S	S	-	p		§ 17-10-0208
	Funeral and Inte								
	L Gas Stations	ed by this ordinance)		_		_		§ 17-9-0109	§ 17-10-0208
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LL. Park	king, Non-Acces	sory					1		
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fcfc MM	1. Personal Servi	ce		P	p	-	p		§ 17-10-0208
MM NN	I. Repair or Laun	dry Service, Consumer		P	p	-	p		§ 17-10-0208
	. Residential Stor			-	-	-	p		§ 17-10-0208
	Residential Supp			-	-	p	-	§ 17-9-0114	None required
	Retail Sales, Ger			P	p	-	p		§ 17-10-0208
		eation, Participant							
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	able Objects Dealer		S	S	-	§	17-10-0208
	cle Sales and Service						
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3							
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	ireless Communication Fact is unaffected by this ordi						
	N 4. Section 17-5-020		ning Ordi	inance, Ti	tle 17 of the M	Iunicipal Co	de of Chicago, is
hereby an	nended by deleting tl	he language stricken					
17-5-0207 USE	Use Table and Stan District	dards.				Use	Parkin
GROUP	District					Standa	g
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ordinance) I. Parks and	P	P		P			§ 17-10-0207-
Recreation (except as more	•	•		1			§ 17-10-0207-
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M. Urban Fa	ırm						
L Ind	door Op P	P		P		§17-9-0103 Accessory goods prod site shall ne exceed 300 feet	uce ot
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4					Accesso goods pi site shal exceed 3 feet	roduce l not
$\stackrel{\scriptscriptstyle{1}}{L}$	Rooftop Operation	P	P	p	«17-9-0103.3 Accessory sale of goods produced on site shall not exceed 3000 square feet	ii 17-10-0207-U
ion Se Estab nts	nunicat ervice lishme Construction Sales and Service	P	p	p		§ 17-10-0207-L
1.	Building Material Sales		p	p	Customer- accessible retail sales areas may not exceed 20% of tota floor area	
2.	Contractor/Construction Storage Yard	-	p	p		§ 17-10-0207-O
3t		-	p	p		
	Commercial Greenhouses					5 1 / ■ 1 IrUZU fKJ
4t	/-< # i r- r, a	P	p	p		ⁱ i 17 in ^a ∼ ^t t∼*
	Commercial larm, Koottop				5 1 / ■ V"U1UJ.J	§ 1 / ■ 1 V-VJZKJ fLj
0 P. I Throu Facili P Q. I	ıgh	S	S	S	§ 17-9- 0106	
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QR.	Entertainment and Spectator Sports					
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regula	ces pt as fically	P	p	p	Max GFA: 3,000 sq ft	§ 17-10-0207-L
S T. I and Bever		P	p	p	Max GFA: 3,000 sq ft	§ 17-10-0207-M
TU.	Gas	S	S	S	§ 17-9-	§ 17-10-0207-R
Statio y V. M Service	Medical	p	-	-	0109	§ 17-10-0207-T

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V- W. Office (except as more specifically regulated)	p	p	p	In M2 and M3, max GFA: 9,000 sq ft or access ory use to allowe d industr ial use	§ 17-10-0207-L
(Omitted text is unaffected by this ordinance)					
W X. Parking, Non	S	S	S		
-Accessory X Y. Personal Service	p	p		Max GFA: 3,000 sq ft	§ 17-10-0207-M
¥ Z. Repair or Laundry Service, Consumer	p	p	p	sq it	§ 17-10-0207-N
Z AA. Residential Storage Warehouse	p	p	p		§ 17-10-0207-Q
AA BB. Retail Sales, General	p	p	p	Access ory sales of goods produc ed on- site: not to exceed 20% of on-site GFA	§ 17-10-0207-M
5				GIA	
SB CC. Sports and Recreation, Participant § 17-10-0207-M 66 DD. Vehicle Sales and Service (Omitted text is unaffected by this ordinance) INDUSTRIAL B© EE Manufacturing, Production and Industrial Service (Omitted text is unaffected by this ordinance) EE FF. Mining/Excavation §17-9-0117.5* § 17-10-0207-U FF GG. Recycling Facilities (Omitted text is unaffected by this ordinance) GGHH. Warehousing, Wholesaling and Freight Movement (except as § 17-10-0207-U (Omitted text is unaffected by this ordinance) FH4 II. Waste-Related Use (Omitted text is unaffected by this ordinance) OTHER	as more specif	ically re	egulatec	1)	

(Omitted text is unaffected by this ordinance) SECTION 5. Section 17-6-0203-E of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, is

H JJ. Wireless Communication Facilities

File #: SO2011-6411, Version: 1 hereby amended by deleting the language stricken through and by inserting the language underscored, as follows: 17-6-0203-E Use Table USE Park/Open Space Facility Type Additional **GROUP** Standards POS-1 Regional or POS-2 POS-3 Open POS-4 Use Category Parks Neighborhood, Space/ Natural Cemeteries Areas Mini- and Playlot Parks Specific Use A = accessory P= permitted by-right S = special use approval required - = Not allowed (Omitted text is unaffected by this ordinance) PUBLIC AND CIVIC (Omitted text is unaffected by this ordinance) B. Parks and Recreation (Omitted text is unaffected by this ordinance) Community Garden §17-9-0103.5 (Omitted text is unaffected by this ordinance) 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 GROUPMD (Planned Manufacturing District)** Use Standar Use CategorNo. 1 No. 2 No. 3 No. 4 No. 5 No. 6 No. 7 No. 8 No. 9 NoNo. 11 No. 1No. 1No. 1No. 1 10 В В Specific A В A A B A В P = permitted by right S = special use approval req'd PD = planned development approval req'd - = not allowed (Omitted text is unaffected by this ordinance) PUBLIC AND CIVIC (Omitted text is unaffected by this ordinance) s s I. Parks and S SSS S \mathbf{S} P \mathbf{S} S \mathbf{S} Recreation (except as more specifically regulated) S \mathbf{S} Commur Recreation Similar A Z Commur Garden (Omitted text is unaffected by this ordinance) **COMMERCIAL**

(Omitted text is unaffected by this ordinance)

M. Urban Farm Indoor P p P §17-9-010 Operatio Max GFA accessory produced of P P §17-9-010 Z Outdoor p Operatio Max GFA accessory produced of

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Roofto _l P Operati	P	p	p l	P	p	p	p	p	p	p	p	p p	p p	p	p	p	p	§17-9-0 Max GF accessor
MN. P Communication Service	P	p	p i	p	p	p	p	p	p	p	p	рр	рр	p	p	p	p	produce
Establishments <i>Omitted text is und</i>	affecto	ed bv	this or	dinar	ıce)													
N 0. Construction S																		
P Comme	P	p	р	p	p	p	p	p	p	p	p	p p	p p	p	p	p	p	f 17 o nim Kj 1 l ^m J"\J I U.
O P. Drive- " Γhrough Fac P Q Eating an	S d Dr		S ig Est	tabli	" shme	nts			"	S	S	S	S					§ 17-9 010 6
Omitted text is Q R. Entertainm	nent a	and S	Specta	ator	Sport	S												
Comitted text is it S. Financia Services (exc as more specifically regulated)	p	p	P	p	P	P	P	p	P	P	P	P P	PP	P	P			Max GF 3,000 sq Max GF 6,000 sq ft. in PN #9 for lc which front on West North Avenue. No GFA limit in subdistr s except PMD 4.
Comitted text is una S.T. Food and Beverage Retail Sales	p p	-	this or	dinar	ace)			p	p	p	p		p p					Max GF 3,000 sq ft. No GFA lin in PMD for lots which abut Sou Halsted Stree north of Pershing Road an in B subdistr s except
U. Gas StatiorS	S	S	s s	S	S	S	S	p	p	S	p	s s	s s	S	S	-	S	PMD 4. § 17-9- 0109
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yy. Medical Service P	P	P	P	P	p	p	p		S	p	р		S	р	p	p	p		p	Max GFA: 9,000 sq ft or reuse of existing building. No GFA limit in B subdistricts except PMD 4.
¥W. Office (except P as more specifically regulated)	Р	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.
. (Omitted text is unaff		•										_			_					
W X. Parking, Non-P Accessory	P	P	P	p	p	p	p	p	p	p	S	p	S	p	p	p	p	-	-	
H Y. 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
¥ Z. Repair or P Laundry Service, Consumer	P	P	P	p	p	p	p	p	p	p	p	p	p	p	p	p	p			4. Max GFA: 3,000 sq ft. No GFA limit in B subdistricts except PMD 4.
Z AA. Residential								p	p	p	p	p	*	S	p	p	p	p	p	
Storage Warehouse AA BB. Retail P Sales, General	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 ofgoods produced on- site: 20% of on-site GFA. No GFA limit or on-site production requirement in B subdistricts except PMD 4.
Sfi CC. Sports and Recreation, Participant 9 ee DP. Schools, Elementary and High (B© EE. Vehicle Sales (Omitted text is unaffe	non-b and S	ervice	•	nance	S		S	**	S	p					p			~		4.

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(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

<u>acceptable to the Department of Housing and Economic Development shall be allowed in lieu of the Parkway Tree</u> 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 to comply with the requirements of 17-0-3-0304 and 17-5-0601.

_17-9-0103.3-D Composting is limited to 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)

<u>17-9-0103.5</u> 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

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must be used on site, and must otherwise comply with the standards of Section 7-28-715 of the Municipal Code.

<u>17-9-0103.5-D</u> 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, hoophouses 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, Mdash 1, I space per 4 employees 1 per 10 auto 1.5, 2, 3 spaces

B, C, M dash 5 None for first 35,000 square feet or 2 * lot area

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.

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L 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

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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)

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

L 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 unecnclosed areas or

partially enclosed structures. May include indoor operations in conjunction with outdoor operations. Typical operations include growing beds, growing fields, hoophouses 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-sttfesr

(Omitted text is unaffected by this ordinance) 17-17-0104sJK 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-fcM 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.

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(Omitted text is unaffected by this ordinance) 17-17-0104-PO. 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-TTJ Office.

(Omitted text is unaffected by this ordinance) 17-17-0104-FV 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-ZAA Sports and Recreation, Participant.

(Omitted text is unaffected by this ordinance) 17-17-0104-AABB Valuable Objects Dealer.

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(Omitted text is unaffected by this ordinance)

(Omitted text is unaffected by this ordinance) 17-17-0104-BBCC Vehicle Sales and Service.

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.

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<u>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.</u> (Omitted text is unaffected by this ordinance)

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

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