



Office of the City Clerk

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Legislation Text

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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 GROUP	Zoning Districts								Use Standards	Parking Standards
Use Category	RS	RS	RS	RT	RT	RM	RM	RM		
Specific U1		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
(Omitted text is unaffected by this ordinance)

PUBLIC AND CIVIC

(Omitted text is unaffected by this ordinance)

H. Parks and Recreation (except as more specifically regulated)	P	P	P	P	P	P	P	P		§ 17-10-0207-
1. CommuniS Buildings		S	S	S	S	S	S	S		§ 17-10-0207-
2. CommuniP Use	P	P	P	P	P	P	P	P	ij 17-9-0103.55	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.

USE GROUP	Zoning Districts								Use Standards	Parking Standards
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Use Category	BI	B2	B3	CI	C2	C3	
Specific U							
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	P	P	P	§ 17-10-0207-
1. Community Similar A:	S	S	S	S	S	S	§ 17-10-0207-
1							
2. Community Garden			P	P	P	p p p	§17-9-0103.5 § 17-10-0207-E
(Omitted text is unaffected by this ordinance)							
W. Urban Farm							
L Indoor Operation			:	:	P	p p p	§17-9-0103.3 § 17-10-0207-U
2. Outdoor Operation			:	:	Z	p p p	§17-9-0103.3 § 17-10-0207-U
Rooftop Operation				Z	S	p p p	§17-9-0103.3 § 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
3t Commercial Greenhouses					p	p p p	i" n in n^fl" C\
4t -it, r, n			-	-	S	p p p	if I/■ I U"UzU P^J
Commercial 1 arm, Rooitop							QI7 o mm ~t ^ i 7 i fl n^fl7 r
							§ 17-10-0207-O

(Omitted text is unaffected by this ordinance)

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 U						

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)

1. Parks and Recreation (except as more specifically regulated)	P	P	P	P			§ 17-10-0208
1. CommuniS Use		S	S	S			§ 17-10-0208
Z CommuniP		p	P	p			§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							
L Indoor Opz		Z	Z	P			§17-9-0103.3 § 17-10-0208
2. Outdoor C-		z	Z	p			§17-9-0103.3 § 17-10-0208
1 Rooftop Cp		p	p	p			§17-9-0103.3 § 17-10-0208
2							
W X. Communication Service Establishments			P	P	--	p	§ 17-10-0208
X Y. Construction Sales and Service			-	-	-	p	§ 17-10-0208
			P	p	p	p	<i>0 I n n l m i</i> v i t m J m j i u j . j 1 m 1 U " U Z U o
Tr Commercial farm, Koottop							
¥ Z. Drive-Through Facility			-	S	-	S	§ 17-9-0106 § 17-10-0208
2 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>							
eePD. Flea Market			-	-	-	S	§ 17-10-0208
BB 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 HPL Gas Stations			-	S	-	S	§ 17-9-0109 § 17-10-0208
HHII. Lodging							
<i>(Omitted text is unaffected by this ordinance)</i>							
H LL Medical Service			P	p	-	p	§ 17-10-0208
HKK. Office			P	p	-	p	§ 17-10-0208
LL. Parking, Non-Accessory							
<i>(Omitted text is unaffected by this ordinance)</i>							
fcfc 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
0© PP. Residential Support Services			-	-	p	-	§ 17-9-0114 None required
PP QQ. Retail Sales, General			P	p	-	p	§ 17-10-0208
QQ RR. Sports and Recreation, Participant							
<i>(Omitted text is unaffected by this ordinance)</i>							

Rft SS. Valuable Objects Dealer S S - § 17-10-0208

SS JT. Vehicle Sales and Service

(Omitted text is unaffected by this ordinance)

INDUSTRIAL

UU. Manufacturing, Production and Industrial Services

(Omitted text is unaffected by this ordinance)

Wtf VV. Recycling Facilities

J

3

(Omitted text is unaffected by this ordinance)

WWW, Warehousing, Wholesaling and Freight Movement

§ 17-10-0208

OTHER

WW XX. 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 Standa rd	Parkin g Standa rd
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Use Category	M1	M2	M3
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Specific U

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-
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1. Communi-		-	-		
2. Communi		;			

(Omitted text is unaffected by this ordinance)

COMMERCIAL

(Omitted text is unaffected by this ordinance)

M. Urban Farm

L Indoor Op	P	P		§17-9-0103.3 § 17-10-0207-
				Accessory sale goods produce site shall not exceed 3000 s feet
Z Outdoor C	P	P		§17-9-0103.3 § 17-10-0207-

				Accessory sale goods produce site shall not exceed 3000 s feet	
4					
L	Rooftop Operation	P	P	p	«17-9-0103.3 ii 17-10-0207-U
					Accessory sale of goods produced on site shall not exceed 3000 square feet
M N.		P	p	p	§ 17-10-0207-L
Communicat					
ion Service					
Establishme					
nts					
N O. 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
3t		-	p	p	
Commercial Greenhouses					5 1 /■ 1 IrUZU fKJ
4t		P	p	p	5 17 in 5-2 t-*
Commercial farm, Koottop					5 1 /■ V"U1UJ.J § 1 /■ 1 V-VJZKJ fLj
0 P. Drive-		S	S	S	§ 17-9- 0106
Through					
Facility					
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)					
ft S.		P	p	p	Max GFA: 3,000 sq ft § 17-10-0207-L
Financial					
Services					
(except as					
more					
specifically					
regulated)					
(Omitted text is unaffected by this ordinance)					
S T. Food		P	p	p	Max GFA: 3,000 sq ft § 17-10-0207-M
and					
Beverage					
Retail Sales					
T U. Gas		S	S	S	§ 17-9- 0109 § 17-10-0207-R
Stations					
y V. Medical		p	-	-	§ 17-10-0207-T
Service					

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
<i>(Omitted text is unaffected by this ordinance)</i>					
W X. Parking, Non -Accessory	S	S	S		
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		§ 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

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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 more specifically regulated)

§ 17-10-0207-U

(Omitted text is unaffected by this ordinance)

FH4 II. Waste-Related Use

(Omitted text is unaffected by this ordinance)

OTHER

H JJ. Wireless Communication Facilities

(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

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
Use Category	POS-1 Regional or Parks	POS-2 Neighborhood, Mini- and Play-lot Parks	POS-3 Open Space/ Natural Areas	POS-4 Cemeteries	
	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)

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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	Use Standard
	A	B	A	B	A	B	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

(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)	S	S	S	S	S	S	S	S	S	P	S	S	S	S	S	S
-----------------------------------------------------------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

1. Commur Recreation Similar /										S					S	
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Z Commur Garden

(Omitted text is unaffected by this ordinance)

COMMERCIAL

(Omitted text is unaffected by this ordinance)

M. Urban Farm

L Indoor Operatio	P	P	P	P	P	P	P	P	P	P	P	p	P	P	P	P	§17-9-010 Max GFA accessory produced
Z Outdoor Operatio												P	p		P		§17-9-010 Max GFA accessory produced

yy. Medical Service	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.
W. Office (except as more specifically regulated)	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.
. (Omitted text is unaffected by this ordinance)																			
W X. Parking, Non-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 4.
Z. Repair or Laundry Service, Consumer	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.
Z AA. Residential Storage Warehouse									p	p	p	p	p	*	S	P	P	p	p
AA BB. 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.
Sfi CC. Sports and Recreation, Participant 9	S	*	S		S		S	**	S	P					P			~	
ee DP. Schools,.....																			
Elementary and High (non-boarding)																			
B© EE. 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 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)

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

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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.

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, 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, 1.5, 2, 3	I 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 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.

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

11 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.

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 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 sale.

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

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