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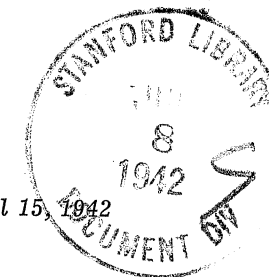
AN ORDINANCE

Recommended for Passage by the Committee on

BUILDINGS AND ZONING

Reported to the City Council of the City of Chicago Wednesday, April 15, 1942

LUDWIG D. SCHREIBER
CITY CLERK



Proposed Comprehensive Amendment of the Chicago Zoning Ordinance.

AN ORDINANCE
To Amend the Chicago Zoning Ordinance.

Be it Ordained by the City Council of the City of
Chicago:

SECTION 1. The ordinance entitled "An ordinance establishing a plan for dividing the City of Chicago into districts for the purpose of regulating the location of trades and industries and of buildings and structures designed for dwellings, apartment houses, trades, industries, and other specified uses, for regulating the height, volume and size of buildings and structures, and intensity of use of lot areas, for determining building lines, and for creating a board of appeals," passed by the City Council of the City of Chicago on April 5, 1923, approved April 16, 1923, published on pages 2396 to 2515 of the Journal of the Proceedings of the City Council, as subsequently amended, hereby is amended to read as follows:

CHICAGO ZONING ORDINANCE

Section 1. **Short title.** This ordinance shall be known, cited and referred to as the "Chicago Zoning Ordinance."

Section 2. **Rules of construction—definitions.** In the construction of this ordinance the rules and definitions contained in this Section 2 shall be observed and applied except when repugnant to the context of any provision.

Nothing contained in the Chicago Zoning Ordinance shall be deemed to be a consent, license or permit to use any property or to locate, construct or maintain any building, structure or facility or to carry on any trade, industry, occupation or activity. The provisions in the Chicago Zoning Ordinance are cumulative and additional limitations upon all other laws and ordinances, heretofore passed or which may be passed hereafter, governing any subject matter in the Chicago Zoning Ordinance.

Words in the present tense include the future; the singular number includes the plural and the plural the singular; the word "shall" is mandatory.

All measured distances shall be to the nearest integral foot. If a fraction is $\frac{1}{2}$ foot or less the integral foot next below shall be taken.

Accessory Building—A building designed for an auxiliary use.

Alley—A public way not exceeding 30 feet in width

ingress to and egress from service entrances of buildings.

Apartment—A room or suite of rooms, arranged, designed, used or intended to be used as a single housekeeping unit.

Apartment House—A residence in which there are three or more apartments.

Automobile Compound—Any land area located on the lot on which any residence is located, or on contiguous lots on which group houses are located, used or intended to be used for the storage of the private passenger automobiles of the occupants of the residence or group houses.

Auxiliary Use—A use customarily incidental and accessory to the permitted use of the lot.

Billboard—Any structure affixed to the surface of the land, designed, arranged, used or intended to be used exclusively for a sign.

Boarding or Lodging House—A residence in which table board or sleeping accommodations, or both, are provided for compensation for any person who is not a member of the keeper's family.

Block—All that part of one side of a street which is between two intersecting or intercepting streets, or between an intersecting or intercepting street and a railroad right of way or waterway.

Building—Any structure with substantial walls and roof securely affixed to land and entirely separated on all sides from any similar structure by space or by walls in which there are no communicating doors, windows or similar openings.

Depth of Lot—The mean distance from the front street line of the lot to its rear line measured in the general direction of the side lines of the lot.

Family Residence—A building entirely separated from any other building by space, designed, arranged, used or intended to be used as one apartment.

Duplex Residence—A building entirely separated from any other building by space, designed, arranged, used or intended to be used as two apartments.

Garage—A private garage is a compartment within or attached to a residence, or any building located on a lot on which a residence is located, designed, arranged, used or intended to be used for the storage of the private passenger automobiles of the occupants of the residence.

A community garage is two or more private garages.

A public garage is any building other than a private or community garage, designed, arranged, used or

Grade—The finished grade of a lot improved with a building is the elevation of the surface of the land adjoining the building.

The established grade of a lot whether vacant or improved is the elevation of the sidewalk at the street line as fixed by the City.

Ground Area of Building—The area of the ground bounded by lines projected to include all walls, bays, ballustrades, belt courses, cornices, fences, fire escapes and other fixtures (excepting entrance canopies) extending more than 4 feet above the finished grade of the lot, and all uncovered spaces more than 4 feet above the finished grade of the lot which are not open to a public way.

Group Houses—Two or more residences entirely or partly separated by walls, each designed, arranged, used or intended to be used as one apartment.

Height of Building—The vertical distance measured, in the case of flat roofs, from the mean level of the established grade to the level of the highest point of the under side of the ceiling beams adjacent to the street, and in the case of a pitched roof, from the mean level of the established grade to the mean level of the under side of the rafters of the gable. Where there is a two-level street the mean level of the established grade on the upper street level may be used as the base for a distance of one-half the depth of the nearest block at right angle to the two-level street but in no case farther than the nearest alley extending in the same general direction as the two-level street. Where a building is set back from the street line, the mean level of the finished grade at the street wall may be substituted as the base.

Lot—A parcel of land used or intended to be used as a unit. Each building and its accessory buildings shall be on a separate lot.

A corner lot is not more than 8,000 square feet in area adjoining two street lines which form an angle of not more than 120 degrees.

Lot Lines—The dividing lines between a public way and an abutting lot or the projected dividing lines between lots without regard to any recorded plat. The front lot line is the front street line. The rear lot line is the lot line most nearly parallel to the front lot line. Other lot lines are side lot lines.

Non-conforming Use—A use which does not conform with the regulations applicable to the use district or the volume district in which this use is made.

Parking Lot—Any land area used or intended to be used for the storage of motor vehicles, other than an automobile compound.

Residence—A building designed, arranged, used or intended to be used as a family residence, duplex residence, group house or apartment house.

Sign—An advertisement, announcement, mark of identification or symbol attached to, painted or illuminated, directly or indirectly, upon any land or building excepting the flag, emblem or insignia of a nation, political unit, school or religious group.

Special Use—Any of the following uses:

- Airport;
- Bus terminal, street railway terminal, street car house;
- Cemetery;
- Hospital or sanitarium for the care of contagious diseases or incurable patients;
- Institution for the care of the insane or feeble-

Municipal recreation building or community center;

Parking lot;

Penal or correctional institution;

Police station, fire station, or place for storage of municipal equipment;

Public park or playground;

Public service water reservoir, filtration plant or pumping station;

Public utility plant, central or institutional light, heat or power plant;

Radio antenna towers;

Railroad right of way or passenger station;

Telephone exchange;

Trailer camp.

Stable—A private stable is any building located on a lot on which a residence is located, designed, arranged, used or intended to be used for housing horses and horse drawn passenger vehicles for the private use of the occupants of the residence.

A livery stable is any building other than a private stable designed, arranged, used or intended to be used for the storage of horses and horse drawn vehicles or either of them.

Street—A public way other than an alley.

Street Line—The dividing line between a street and an abutting lot. The front street line is the shortest street line.

Street Wall—That wall or part of a wall, porch or other structure, extending more than 4 feet above the finished grade nearest to and most nearly parallel with the street line.

Volume of Building—The contents in cubic feet of the building above the mean level of the established grade, including all walls, bays, ballustrades, belt courses, cornices, fences, fire escapes and other fixtures (excepting entrance canopies) extending more than 4 feet above the finished grade of the lot and all uncovered spaces more than 4 feet above the finished grade of the lot which are not open to a public way.

Section 3. District classification—maps. For the purpose of regulating and limiting the use of lot areas and buildings and the erection, restoration and alteration of buildings and the erection of additions thereto so as to secure adequate light, pure air and safety from fire and other dangers, to conserve the taxable value of land and buildings throughout the city, to lessen or avoid congestion in the public streets and otherwise to promote the public health, safety, comfort, morals and welfare of the inhabitants, the city of Chicago hereby is divided into 9 classes of use districts and 4 classes of volume districts as shown on the following described maps which hereby are made a part of this ordinance.

The use district map consists of 50 separate parts each of which is a section of one map covering all the territory within the corporate limits of the city. The volume district map also contains fifty separate parts each of which relates to the corresponding part of the use district map. The index map and chart contains interpretations and explanations of the symbols and markings which appear on the use district and volume

District boundaries are street lines, alleys, railroad rights of way or waterways or lines 125 feet distant from street lines, railroad rights of way or waterways unless the dimensions of the district are indicated on the map. Where two or more districts are in one block 250 feet or less in length the shortest street line of the more restricted district is 125 feet. Where two or more districts are in one block of more than 250 feet in length the shortest street line of the less restricted district is 125 feet.

Where streets or alleys heretofore established, or which may be established hereafter, differ in width from the streets or alleys shown on any map which is a part of this ordinance all references in this ordinance to the streets or alleys shall be applied to the established streets or alleys. Streets or alleys shown on any map which is a part of this ordinance which heretofore have been vacated, or which may be vacated hereafter, shall be in the same use district and volume district as the lots abutting both sides of the street or alley involved. If, before vacation, the lots abutting each side of the street or alley were located in different use or volume districts the center line of the vacated street or alley shall be the boundary line of the respective use and volume districts.

Submerged land heretofore reclaimed, or which may be reclaimed hereafter, and land heretofore annexed or which may be annexed to the City of Chicago hereafter, and which is not shown on any map which is a part of this ordinance shall be in the same use and volume district as the land contiguous thereto. If such land is contiguous to land in more than one use district or volume district it shall be in the most restricted use or volume district contiguous thereto.

Section 4. Use districts. The following use districts designated on the use district map hereby are established, viz.: (1) Family Residence; (2) Duplex Residence; (3) Group House; (4) Apartment House; (5) Specialty Shop; (6) Business; (7) Commercial; (8) Manufacturing; (9) Industrial.

No use shall be made of any lot area or building within any use district except such as is designated hereinafter as a permitted use in that district nor shall any building be erected, reconstructed, altered or enlarged unless it is designed, arranged and intended for a use which is permitted in the district in which the building is located. However, pending development of any land for urban uses, a truck farm, tree nursery, golf grounds or similar use may be made of such land.

Section 5. Family Residence districts. Permitted uses in Family Residence districts are:

- (1) Family Residence;
- (2) On a lot (a) entirely surrounded by streets or alleys, or (b) adjoining an Apartment House, Specialty Shop, Business, Commercial, Manufacturing, or Industrial district or railroad right of way, or (c) the street line of which is directly opposite the street line of an Apartment House, Specialty Shop, Business, Commercial, Manufacturing or Industrial district or railroad right of way, or (d) adjoining a lot devoted to a like use or any special use, the following uses are also permitted:
Church, convent, monastery, rectory, parish house or Sabbath school;
Grade or high school wherein no living quarters are maintained and when not operated for pecuniary profit;

(3) Auxiliary uses, subject to the following limitations:

A surgeon, physician, dentist, lawyer, clergyman or other professional person may use his residence for consultation, emergency treatment or performance of religious rites but not for the general practice of his profession;

A sign may be maintained on a lot area or building used by a church or school, if the sign is not more than 12 square feet in area and if it does not advertise anything except the name of the church or school and services provided there.

A sign may be maintained on any lot area or building, if the sign is not more than 12 square feet in area and if it is located not nearer to the adjoining lot than 8 feet nor nearer to the street line than the building line and if it does not advertise anything except the sale or rent of the premises.

A sign may be maintained on any lot area or building, if the sign is not more than one square foot in area and if it is located not nearer to the street line than the building line and if it does not advertise anything except the street number of the residence, the name and profession of the occupant.

Section 6. Duplex Residence districts. Permitted uses in Duplex Residence districts are:

- (1) Any use permitted in a Family Residence district;
- (2) Duplex Residence.

Section 7. Group House districts. Permitted uses in Group House districts are:

- (1) Any use permitted in a Family Residence district;
- (2) Group houses, provided that where there are more than two residences in the group, private garages or a community garage or automobile compound for the storage of one passenger automobile for each residence is erected or established and maintained on the rear half of the lots used for the group houses.

Section 8. Apartment House districts. Permitted uses in Apartment House districts are:

- (1) Any use permitted in a Duplex Residence district;
- (2) Apartment house, provided that a private garage or automobile compound for the storage of one passenger automobile for each of 33 per cent of the number of apartments shall be erected or established and maintained on the lot used for the apartment house;
- (3) Boarding or lodging house, hotel, hospital, home for dependents or nursing home;
- (4) Boarding school, vocational school, college or university, when not operated for pecuniary profit;
- (5) Club, fraternity or sorority house, when not operated for pecuniary profit;
- (6) Public art gallery, library or museum;
- (7) Auxiliary uses, subject to the following limitations:

A sign may be maintained on any lot area or building, if the sign is not more than 2 square feet in area and if it is located not nearer to the street line than the building line and if it does not advertise anything except the names and occupations of the occupants;

A restaurant may be maintained in a hotel, if the public entrance to the restaurant is from the lobby of the hotel and no sign advertising the restaurant is visible to persons outside of the hotel.

Section 9. **Specialty Shop districts.** Permitted uses in Specialty Shop districts are:

- (1) Any use permitted in an Apartment House district;
- (2) Any of the following uses on the first story of a building:
Barber shop, beauty parlor, chiropody, massage or similar personal service shop;
Custom dressmaking, millinery, tailoring, shoe repairing or similar trade;
Office;
Pharmacy;
Receiving room for dry or steam cleaning to be done elsewhere;
Restaurant, if no entertainment is provided;
Retail store, excepting for sale of alcoholic liquor, automobiles and tires;
- (3) Auxiliary uses, subject to the following limitations:
Signs may be maintained to advertise any occupation conducted on the premises, if the signs are parallel to the street line and in the aggregate do not exceed in area the number of square feet equal to twice the length of the street line of that part of the building used for the occupation, but the area limitation shall not apply to signs on glass doors and windows.

Section 10. **Business districts.** Permitted uses in Business districts are:

- (1) Any use permitted in an Apartment House District, except a family residence;
- (2) Any other use permitted in a Specialty Shop district, if within a building, but not limited to the first story;
- (3) Any of the following uses within a building:
Automobile sales and repairs;
Bank;
Billiard hall;
Carpentry, plumbing, heating and roofing supply and work shop;
Hand laundry employing not more than four persons;
Hand work shop;
Music school, juvenile dancing school;
Public garage for private passenger automobiles;
Tavern or retail sale of alcoholic liquors;
Tire sales and repairs;
Undertaking establishment;

- (4) Billboard, if it does not exceed in length one-half the length of the street line of the lot on which it is located and if no part of the billboard is nearer to the side lot line than 6 feet, excepting when the side lot line adjoins a public way;
- (5) Filling station;
- (6) Signs, other than billboards;
- (7) Auxiliary uses, subject to the following limitations:

At a filling station, greasing and washing facilities may be established and maintained if completely enclosed in a building.

Section 11. **Commercial districts.** Permitted uses in Commercial districts are:

- (1) Any use permitted in a Business district, excluding duplex residences and group houses;
- (2) Any of the following uses within a building:
Armory or arsenal to be used only as a repository;
Bowling alley, convention hall, dance hall, or similar place of amusement or entertainment, provided that where there are more than 10,000 square feet of area of the public rooms in the building in which the facilities for this use are located, a public garage or parking lot for the storage of one passenger automobile for each 200 square feet of such area is erected or established and maintained in the block in which the same is located or in the block directly opposite thereto;
Dog kennel or animal hospital;
Greenhouse;
Laboratory;
Laundry employing facilities for not more than 1,000 pounds of dry goods per day;
Livery stable for not more than 8 horses;
Public garage;
Radio broadcasting station;
School for dancing, horseback riding or vocational school;
Theater, provided a public garage or parking lot for the storage of one private passenger automobile for each of 25 per cent of the number of seats in the theater is erected or established and maintained in the block in which the theater is located or in the block directly opposite, but this proviso shall not be applicable to theaters having less than 500 seats;
- (3) Where all operations, including loading, unloading, storage, manufacturing, processing or assembling of materials and products are carried on entirely within a building and in a manner not injurious or offensive to the occupants of adjacent premises by reason of the emission of odors, fumes or gases, dust, smoke, noise or vibrations, the following uses are also permitted in Commercial districts:
 - (a) Assembling or storing of electrical appliances, radios and phonographs;
 - (b) Dry cleaning employing facilities for not more than 1,000 pounds of dry goods per day;
 - (c) Manufacturing, processing or storing of

(d) Manufacturing, processing, assembling or storing of clay or glass products, provided that kiln capacity does not exceed 200 cubic feet and the kiln is fired only by oil, gas or electricity;

(e) Manufacturing, processing or storing of merchandise from the following finished products: bone, celluloid, cloth, cork, feathers, felt, fibre or paper, fur, hair, horn, leather, precious or semi-precious metals, precious or semi-precious stones, rubber, shell, yarns;

(f) Printing, binding, storing, publishing and issuing of newspapers, periodicals, books and other reading matter;

(g) Manufacturing, processing, compounding, packing or storing of cosmetics, drugs and perfumes;

(h) Storage of household goods;

- (4) Amusement park or pier, baseball park, race track, skating rink, stadium for athletic contests, archery range, golf driving range, miniature golf course, or other similar use, when operated for pecuniary profit;
- (5) Automobile or motor vehicle sales lot, or used car lot;
- (6) Motion picture producing;
- (7) Private way for access and ingress to and egress from premises used for manufacturing or industrial purposes;
- (8) Storage of flammable liquids, fats or oils in underground tanks, each of 4,000 gallons or less capacity;
- (9) Wholesale produce market;
- (10) Auxiliary uses, subject to the following limitations:
An internal combustion engine may be maintained and operated, if it is equipped with an effective muffling and fume disposing device.

Section 12. **Manufacturing districts.** Permitted uses in Manufacturing districts are:

- (1) Any use permitted in a Commercial district, except an apartment;
- (2) Where all operations, including loading, unloading, storage, manufacturing, processing or assembling of materials or products are carried on entirely within the lot lines, the following uses are also permitted in Manufacturing districts:
Beverage, feed, food and food product bottling, canning, packing and distributing;
Cleaning, dyeing and bleaching of yarns, textile and felt products, if sulphur is not used in the process;
Crematory;
Feed manufacturing except from refuse, offal or tankage;
Laundry;
Livery stable;
Lumber yard, wood yard and place for

ing materials, paving materials, machinery, equipment, vehicles, junk, rags, cotton, paper, scrap iron and similar materials and products, if no odors, fumes, gases or dust are emitted therefrom;

Paint and enamel blending, packing and distributing;

Poultry, game and small animal hatching, raising, breeding, killing, packing and storage for wholesale distribution;

Railroad, water and motor truck freight terminal and warehouse;

Manufacturing and processing of alcoholic and non-alcoholic beverages and food products for human consumption (excepting fish products, gelatine, sausage casings from animal products, starch, dextrine, glucose, sugar, vinegar, yeast, and the rendering or refining of fats and oils);

Manufacturing, processing, packing, bottling and distributing of cement products; ice; ink; metal and metal products (excepting smelting by employment of cupola, snap riveting and processes used in bending and shaping which produce noises disturbing the peace and comfort of occupants of adjacent premises); polishes from finished oil, fat and wax; products from plastics, rubber, shoddy and shoddy felt; soap from refined oils or fats, provided effective condensers or other appliances are used where necessary to prevent the escape of noxious odors, gases or fumes; woodwork (excepting sawmilling);

Stone, marble and granite cutting, grinding and dressing;

Solid fuel distributing, if carried on without emission of dust;

Storage of flammable liquids, fats or oils in tanks each of 50,000 gallons or less capacity;

Warehouse;

- (3) Auxiliary uses, subject to the following limitations:

A residence or apartment may be maintained upon any premises for the caretakers and watchmen of the premises, and their families.

Section 13. **Industrial districts.** Permitted uses in Industrial districts are:

- (1) Any use, including any special use, but excluding residences or apartments;
- (2) Auxiliary uses, subject to the following limitations:

A residence or apartment may be maintained upon any premises for the caretakers and watchmen of the premises, and their families.

Section 14. **Volume districts.** The following Volume districts designated on the Volume district map hereby are established, viz.: 1st Volume; 2nd Volume; 3rd Volume; 4th Volume.

No building shall be erected, reconstructed, altered or enlarged, nor shall the area of any lot improved with a building be reduced (except for the purposes of a public way) so that the ground area, the height or the volume of the building will exceed the

specified in this ordinance, for the class of building designated in the Volume district in which the building is located.

Section 15. Ground area of buildings. In 1st Volume districts, the maximum ground area of all buildings, exclusive of garage is 40 per cent of the area of a corner lot and 35 per cent of the area of any other lot in Family Residence, Duplex Residence, Group House, or Apartment House districts.

In 2nd Volume districts, the maximum ground area of all buildings, exclusive of garage is 45 per cent of the area of a corner lot and 40 per cent of the area of any other lot in Family Residence, Duplex Residence, Group House or Apartment House districts.

In 3rd Volume and 4th Volume districts, the maximum ground area of all buildings, exclusive of garage is 60 per cent of the area of a corner lot and 50 per cent of the area of any other lot in Apartment House districts.

In each Volume district the maximum ground area of all buildings, exclusive of garage is 75 per cent of the area of any lot in a Specialty Shop district; provided that if any building on the lot in a Specialty Shop district contains one or more apartments the maximum ground area of all buildings, exclusive of garage on that lot shall be the same as in Apartment House districts.

In each volume district the ground area of a private garage or community garage shall be not less than 200 square feet nor more than 220 square feet for each automobile to be stored or parked there.

Section 16. Height of buildings. The maximum height of any building is 25 feet in 1st Volume districts and 45 feet in 2nd Volume districts.

In 1st Volume districts chimneys, water towers and similar structures above the roof shall not exceed 66 feet in height, and in 2nd Volume districts shall not exceed 85 feet in height, from the established grade of the lot.

Section 17. Volume of buildings. In 3rd Volume districts the maximum volume of all buildings is the number of cubic feet equal to 72 times the number of square feet of area in the lot in Apartment House and Specialty Shop districts and 96 times the number of square feet of area in the lot in Business, Commercial, Manufacturing and Industrial districts. In 4th Volume districts the maximum volume of all buildings is the number of cubic feet equal to 144 times the number of square feet of area in the lot.

Section 18. Building lines. (a) No part of the ground area of any building in Family Residence, Duplex Residence or Group House districts shall be nearer to the front street line than a distance equal to 15 per cent of the average depth of all lots in any such use district fronting in the block in which the building is located.

(b) No part of the ground area of any building in an Apartment House district shall be nearer to the front street line than a distance equal to 10 per cent of the average depth of all lots in such use district fronting in the block in which the building is located.

(c) No part of the ground area of any building containing one or more apartments in Family Residence, Duplex Residence, Group House, Apartment House or Specialty Shop districts shall be nearer to the rear lot line than 20 feet.

(d) No part of the ground area of a residence in a

be nearer to the side lot lines than 3 feet or 10 per cent of the width of the lot, whichever is greater, excepting where the side lot line adjoins a public way.

(e) Where the side lot line of a corner lot, if extended, would be the front street line of any other lot in the same block, no part of the ground area of any building on the corner lot shall be nearer to the corner of such side lot line and the rear lot line than a straight line projected from a point in the side lot line to a point in the rear lot line, each point equal in distance from the rear lot line and side lot line, respectively, to the distance of the building line from the front street line in that block, as specified in this Section 18.

(f) No part of the ground area of any building shall be nearer to the center line of any alley than 8 feet. But this paragraph (f) shall not be applicable to that part of a lot which is within 60 feet of the street line in Commercial, Manufacturing or Industrial districts located in 3rd or 4th Volume districts.

(g) Entrance canopies shall not extend beyond the lot line and shall not cover more than 20 square feet of ground area for each 25 feet of the front lot line, except when a canopy over a public way is authorized by permit issued pursuant to an ordinance passed by the City Council.

Section 19. Non-conforming uses. Any lawful use of property on the effective date of this ordinance, which by virtue of its provisions is a non-conforming use, is permitted after this ordinance becomes effective, subject to the following limitations:

(a) A non-conforming use not authorized by virtue of the Chicago Zoning Ordinance in effect at the time this ordinance becomes effective shall be discontinued and not re-established;

(b) If a non-conforming use has been discontinued for a period of 2 years or more it shall not be reestablished, unless the non-conforming use was in a building designed, arranged and intended for such use;

(c) A building designed or arranged for a non-conforming use or devoted to a non-conforming use on the effective date of this ordinance shall not be reconstructed, altered or enlarged, unless it is designed, arranged and intended for a conforming use, but if the building is not older than 25 years and is destroyed by fire or other casualty to the extent of 50 per cent or less of the value of the building it may be restored to permit the non-conforming use to the same extent as before the occurrence of the fire or other casualty;

Notwithstanding anything contained in this subsection (c), any building may be remodeled to conform with the regulations applicable to the use district, although it does not conform with the regulations applicable to the Volume district in which it is located;

(d) The area of any lot or building actually devoted to a non-conforming use shall not be relocated or enlarged, excepting in a building which was arranged or designed for the non-conforming use to which it is devoted;

(e) A non-conforming use shall not be substituted for or added to another non-conforming use;

(f) If a non-conforming sign is discontinued it may not be restored or replaced by another non-conforming sign.

Section 20. Amortization of non-conforming uses. All non-conforming specialty shop, business, commercial, manufacturing and industrial uses in Family

Group House districts shall be discontinued within 2 years after the effective date of this ordinance, unless then maintained in a building designed for such non-conforming use which is not older than 50 years, or in a building designed for such non-conforming use which has been reconstructed in major part or enlarged within 50 years, in which event such non-conforming use of the building shall be discontinued when 50 years have elapsed from the time it was erected, reconstructed in part or enlarged.

All billboards and non-conforming signs in Family Residence, Duplex Residence, Apartment House and Group House districts shall be removed within 1 year after the effective date of this ordinance.

Section 21. Administration. This ordinance shall be enforced by the Commissioner of Buildings. Every application for a building permit shall be accompanied by a plat, in duplicate, drawn to scale and in such form as may be prescribed by the Commissioner of Buildings, showing the actual dimensions of the lot, the ground area, height and volume of the building, the building lines in relation to the lot lines, and such other information as may be required for the proper enforcement of this ordinance. All plats shall be preserved by the Commissioner of Buildings as a public record.

Section 22. Variations. The City Council, by ordinance, may determine and vary the application of the provisions of this ordinance in harmony with their general purpose and intent and in accordance with the rules adopted by this ordinance in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any of the provisions of this ordinance relating to the use, construction or alteration of buildings or structures or the use of land. However, no such variation shall be made by the City Council, except in a specific case and after a public hearing before the Board of Appeals pursuant to notice and after a report, with a finding of fact of the Board of Appeals as provided by the laws of this State.

Section 23. Rules governing variations. No variation shall be allowed:

1. To permit a non-conforming use which will materially interfere with the use of adjoining premises in conformity with the regulations applicable to the use district in which it is located;
2. To permit a non-conforming use to continue longer than the unamortised life of all other non-conforming uses in the same block;
3. To permit a billboard to be erected or maintained;
4. To permit a specialty shop, business, commercial, manufacturing or industrial use in a Family Residence, Duplex Residence, Group House or Apartment House district;
5. To permit any non-conforming use (a) unless it is an extension of a lawful non-conforming use by enlarging a building or erecting additional buildings as part of one specialty shop, business, commercial, manufacturing or industrial establishment upon a lot or lots adjoining a lot on which such non-conforming use exists, or (b) unless a lot in a single ownership on the effective date of this ordinance is divided by a district boundary line, but such variation shall be limited to the use permitted in the adjoining district and shall not be extended more than 25 feet beyond the district boundary line;

However, in addition to the foregoing condi-

ing use may be permitted, (c) the remodeling or dividing of apartments in a non-conforming apartment house may be permitted, and (d) a business or commercial use may be permitted in a Specialty Shop district, in a block in which a non-conforming business or commercial use of a similar nature exists;

6. To permit a building to be erected, reconstructed, altered or enlarged so that the ground area, the height or the volume of the building will exceed the maximum specified in this ordinance:

(a) Unless the building is used (1) for a church, convent, monastery, rectory, parish house or Sabbath school, (2) for a grade or high school wherein no living quarters are maintained and when not operated for pecuniary profit, (3) for a boarding school, vocational school, college or university when not operated for pecuniary profit, (4) for a public art gallery, library or museum, (5) for a municipal recreation or community center; or

(b) Unless it is an apartment house or hotel located in a 3rd or 4th Volume district and the variation is for the purpose of providing additional space on the ground floor to be used only as a waiting-room, lobby, lounging room auditorium or service room;

7. To permit a building to be erected, reconstructed, altered or enlarged so that the building lines will extend beyond the distance specified in this ordinance, (a) unless there is a building in the block which extends beyond the distance from the front street line specified in this ordinance, in which case the building line may be permitted to extend as near to the front street line as such non-conforming building, or (b) unless the lot is irregular in shape, topography or size, or (c) unless the street line of the lot is directly opposite the street line of a lot which is irregular in shape, topography or size.

Section 24. Special uses. Subject to the rules set forth in this Section 24, the Board of Appeals shall approve any special use of any lot area or building within any use district if, after a public hearing pursuant to notice as provided by the laws of this State in cases of variations, it has determined that the special use is necessary at that location for public convenience.

No special use shall be approved in a Family Residence, Duplex Residence or Group House district, excepting (a) a municipal recreation building or community center; (b) a public park or playground; (c) a railroad, right of way or passenger station; (d) a bus terminal or street railway terminal.

No special use shall be approved in an Apartment House or Specialty Shop district, excepting (a) any special use which may be approved in a Family Residence, Duplex Residence or Group House district; (b) a hospital or sanitarium for the care of contagious diseases or incurable patients; (c) an institution for the care of the insane or feeble-minded; (d) a parking lot; (e) a telephone exchange.

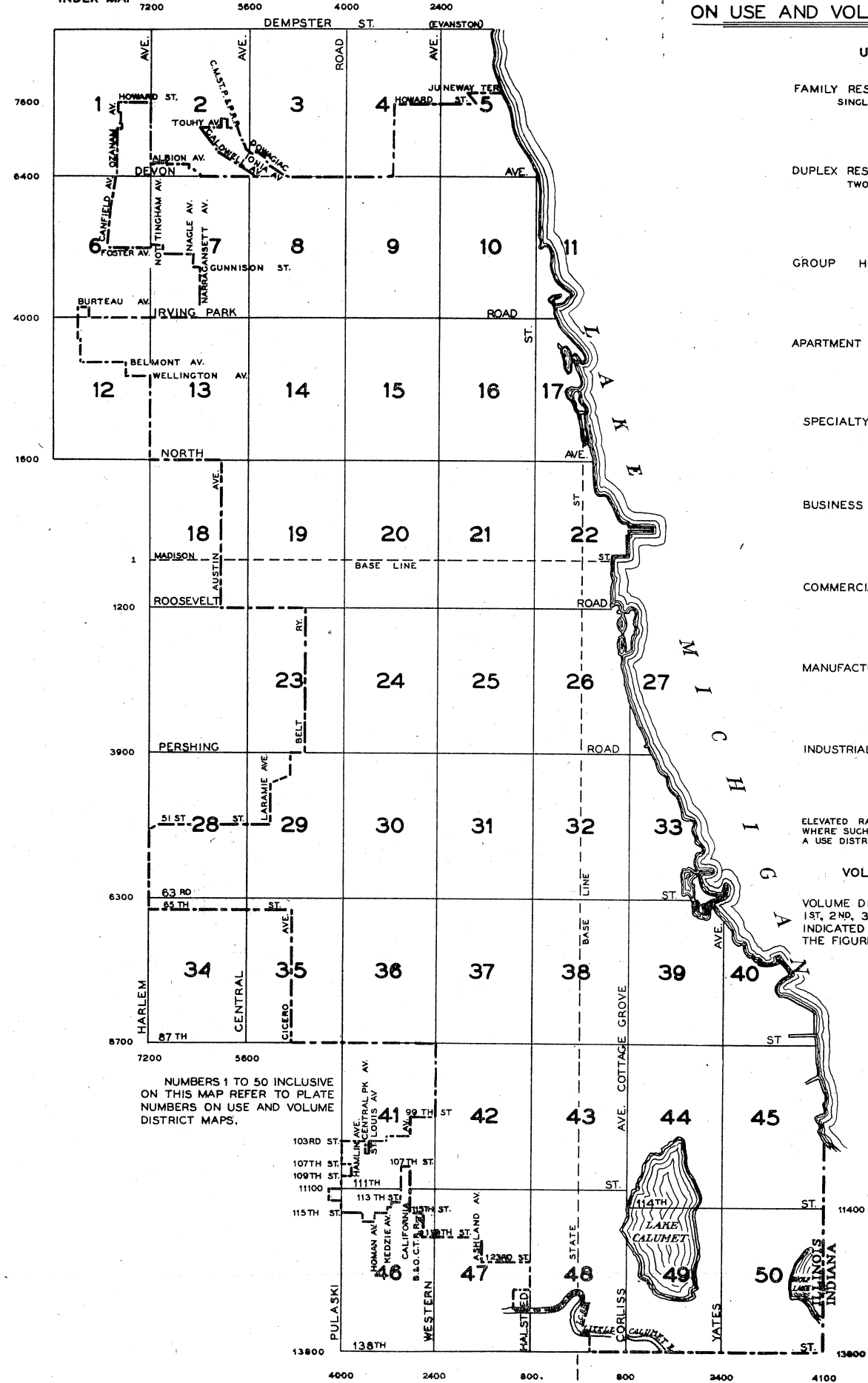
Section 25. Variations and special uses with conditions. The City Council or the Board of Appeals, as the case may be, may impose such conditions and restrictions upon the use of premises benefited by a variation or by an approval of a special use as may be necessary to minimize the effect of the variation or special use.

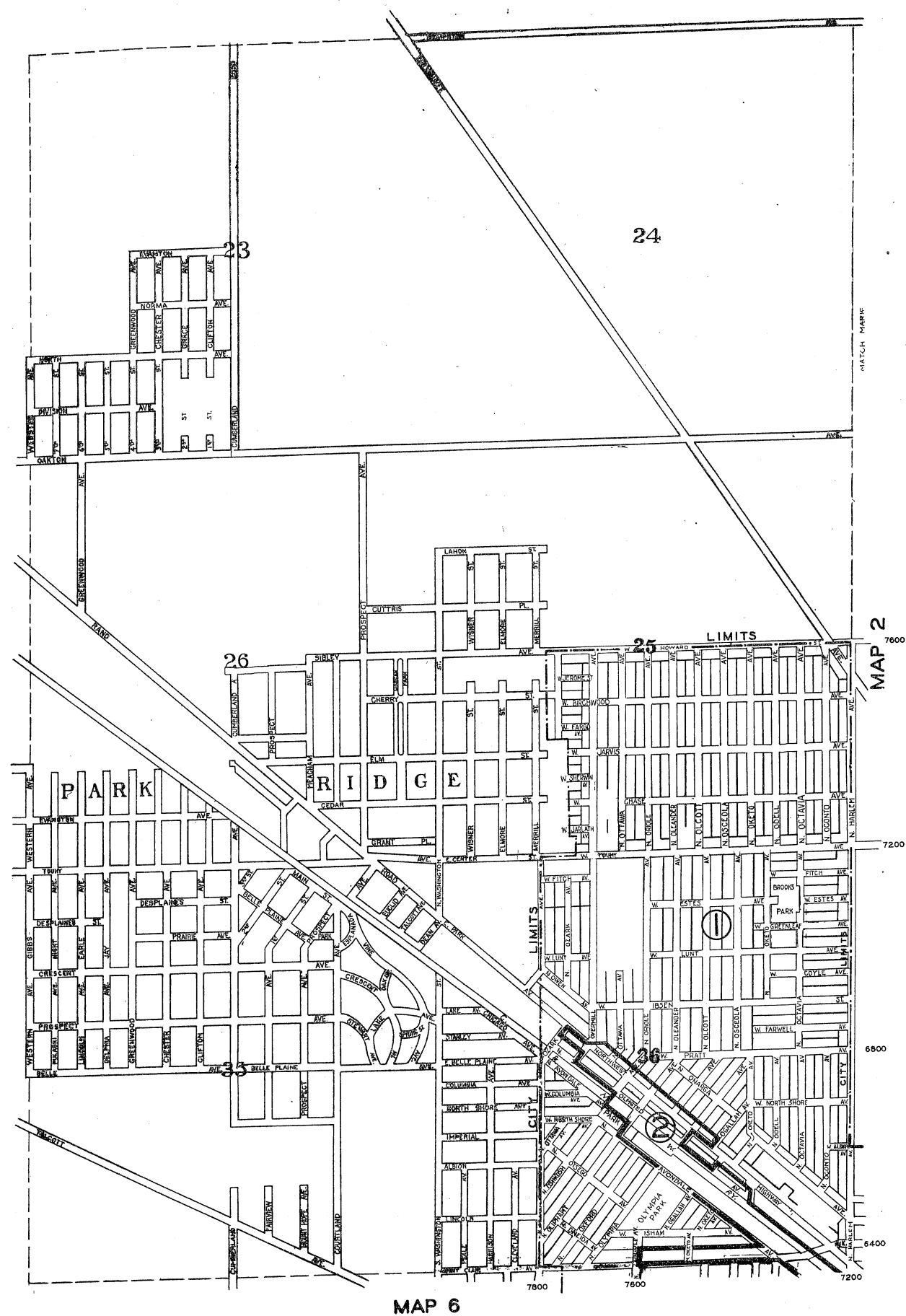
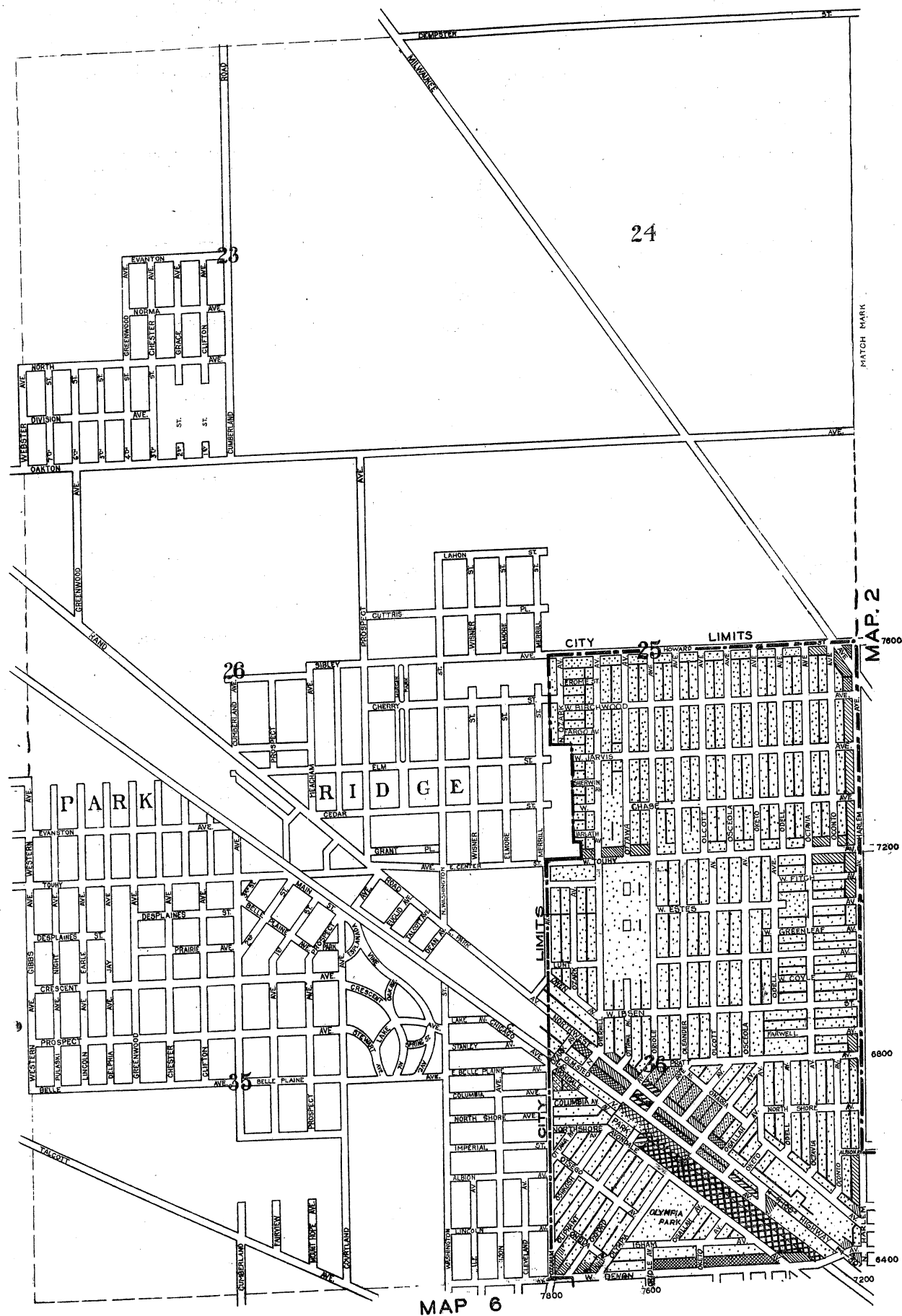
Section 26. **Abatement and penalties.** In addition to the remedies provided by the laws of this State to prevent, restrict, correct or abate the violation of this ordinance, any person who violates any of the provisions of this ordinance shall be fined not less than fifty dollars nor more than two hundred dollars for each offense. Every day that such violation continues shall constitute a separate offense.

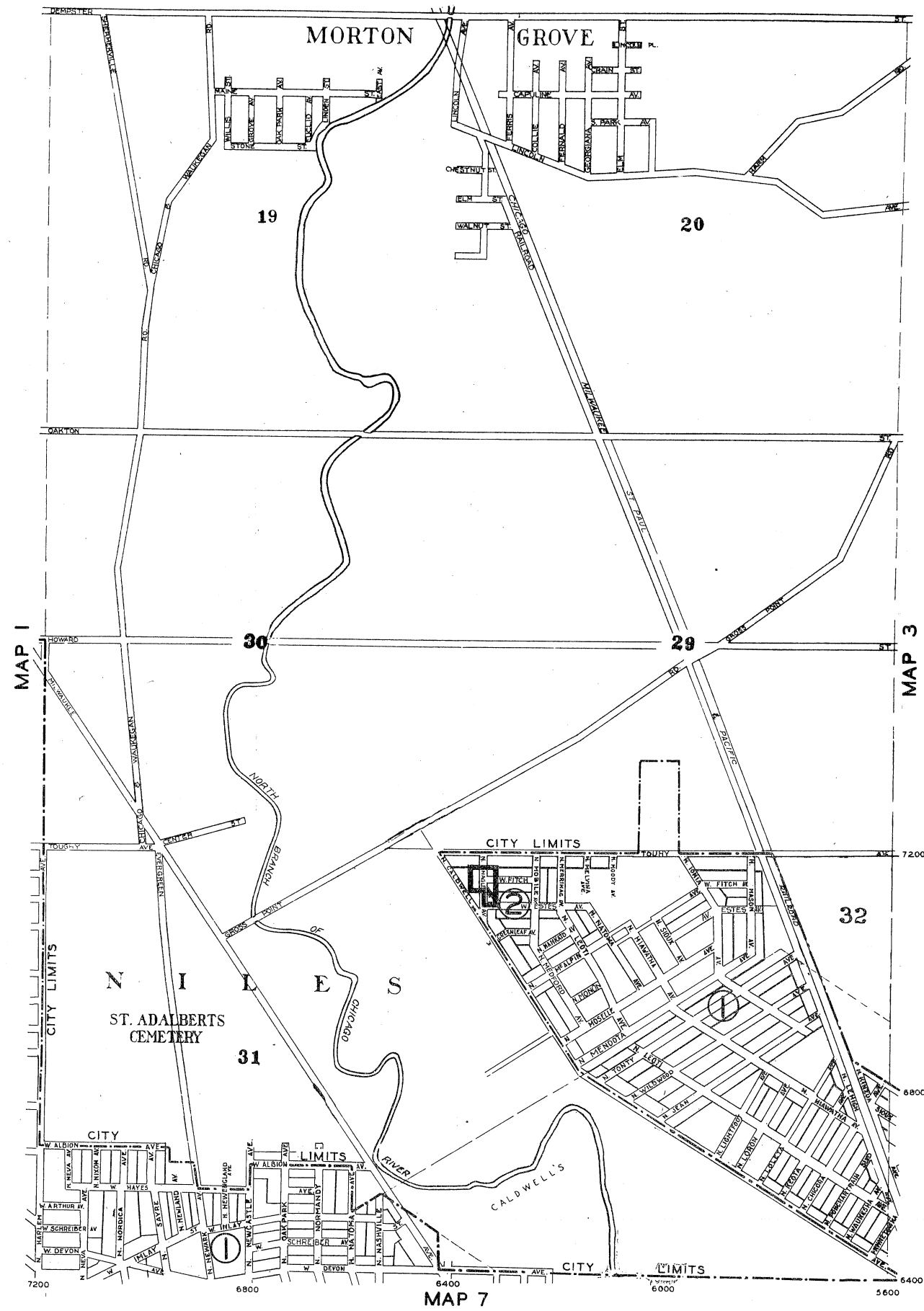
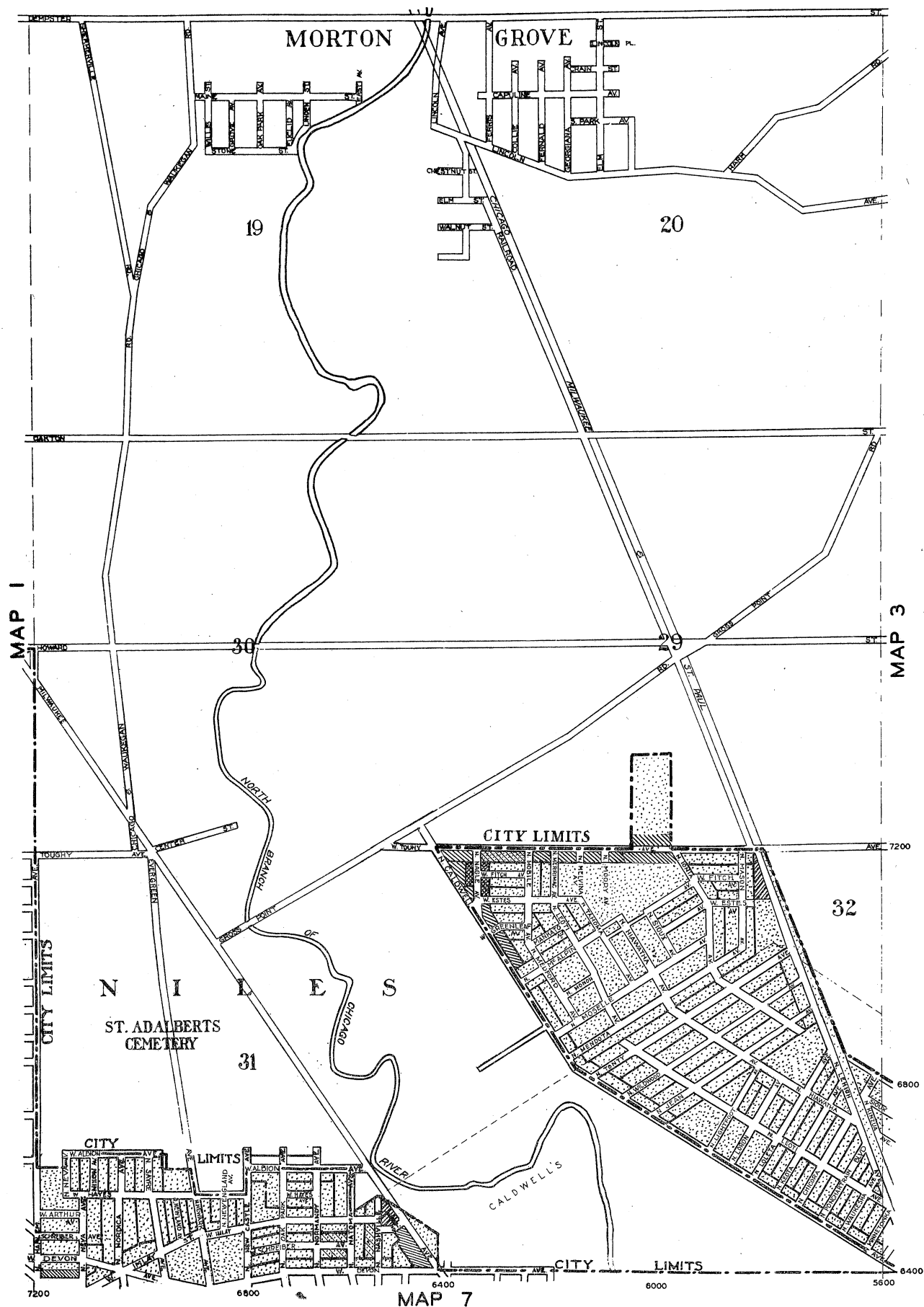
Section 27. **Partial invalidity.** If any provision of this ordinance, or the application of any provision to any premises, is held invalid, the invalidity of that provision or application shall not affect any of the other provisions of this ordinance or the application of that provision to premises other than that as to which it is held invalid.

Section 28. This ordinance shall take effect and be in force from and after its passage and due publication.

CHICAGO ZONING ORDINANCE
INDEX MAP







T.41N. R13E.
SEC'S.21,22,27,28,33,34, & PT. OF CALDWELLS RESERVE.

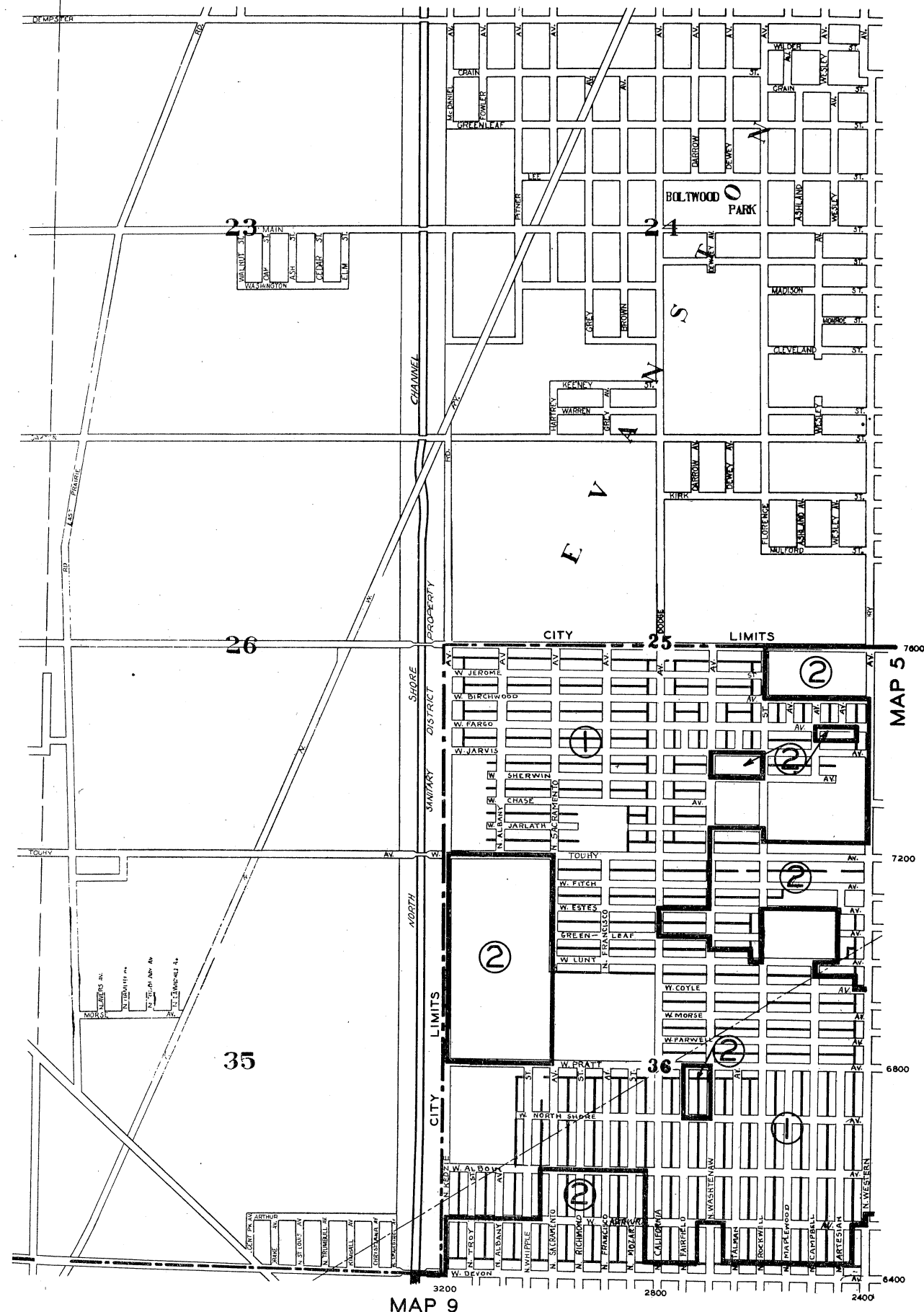
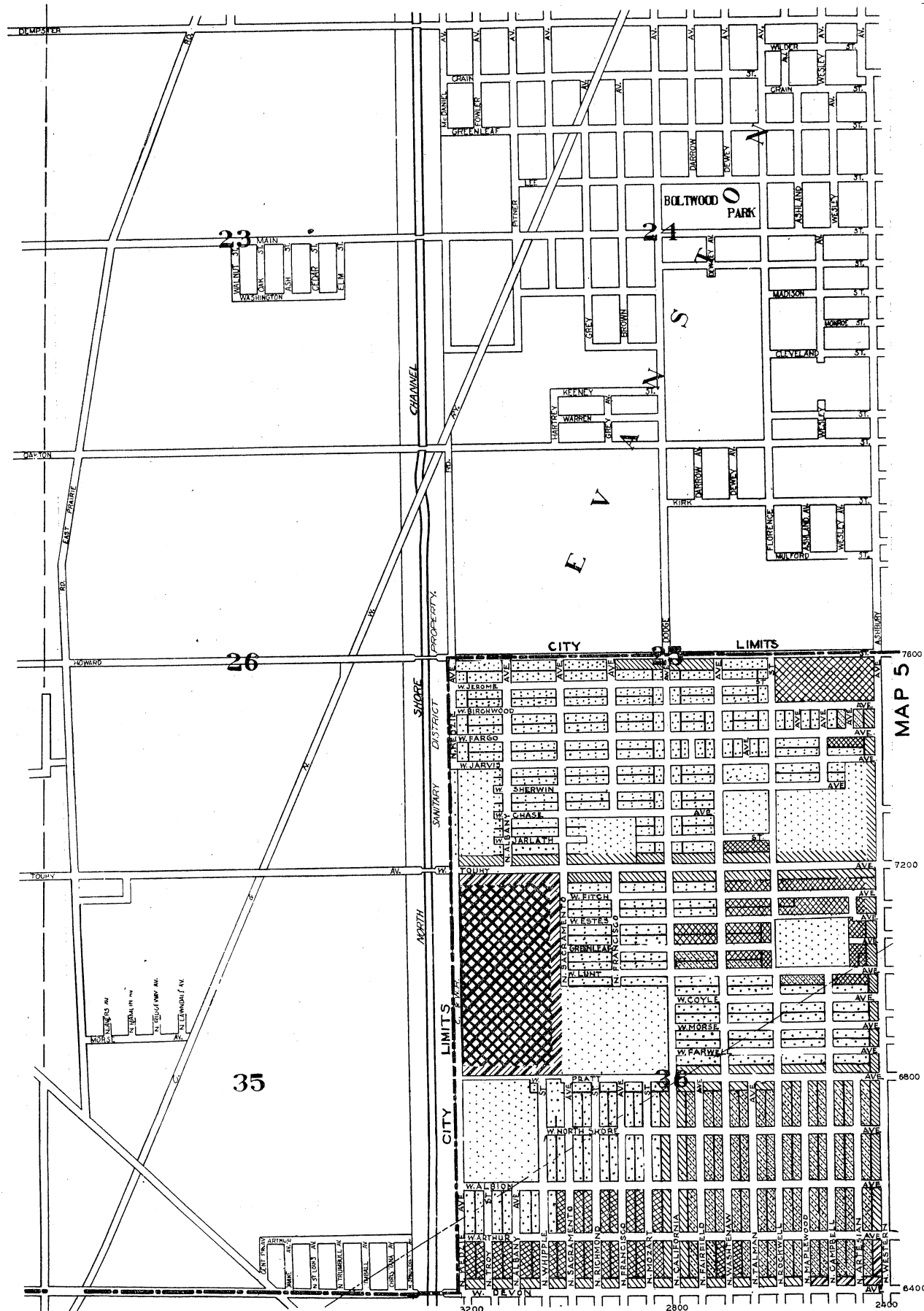
This is a detailed street map of a section of Lincoln, Nebraska. The map shows a grid of streets with names such as Main St, Oakton St, Howard St, Touhy Ave, and Pratt Ave. The areas of Niles, Center, and Tessville are labeled. The map is divided into sections 21, 22, 27, 28, 33, and 34. A scale bar at the bottom indicates distances in feet (5600, 5200, 4800, 4400). The map is labeled "MAP 2" on the left and "MAP 4" on the right. The "CITY LIMITS" are indicated at the bottom.

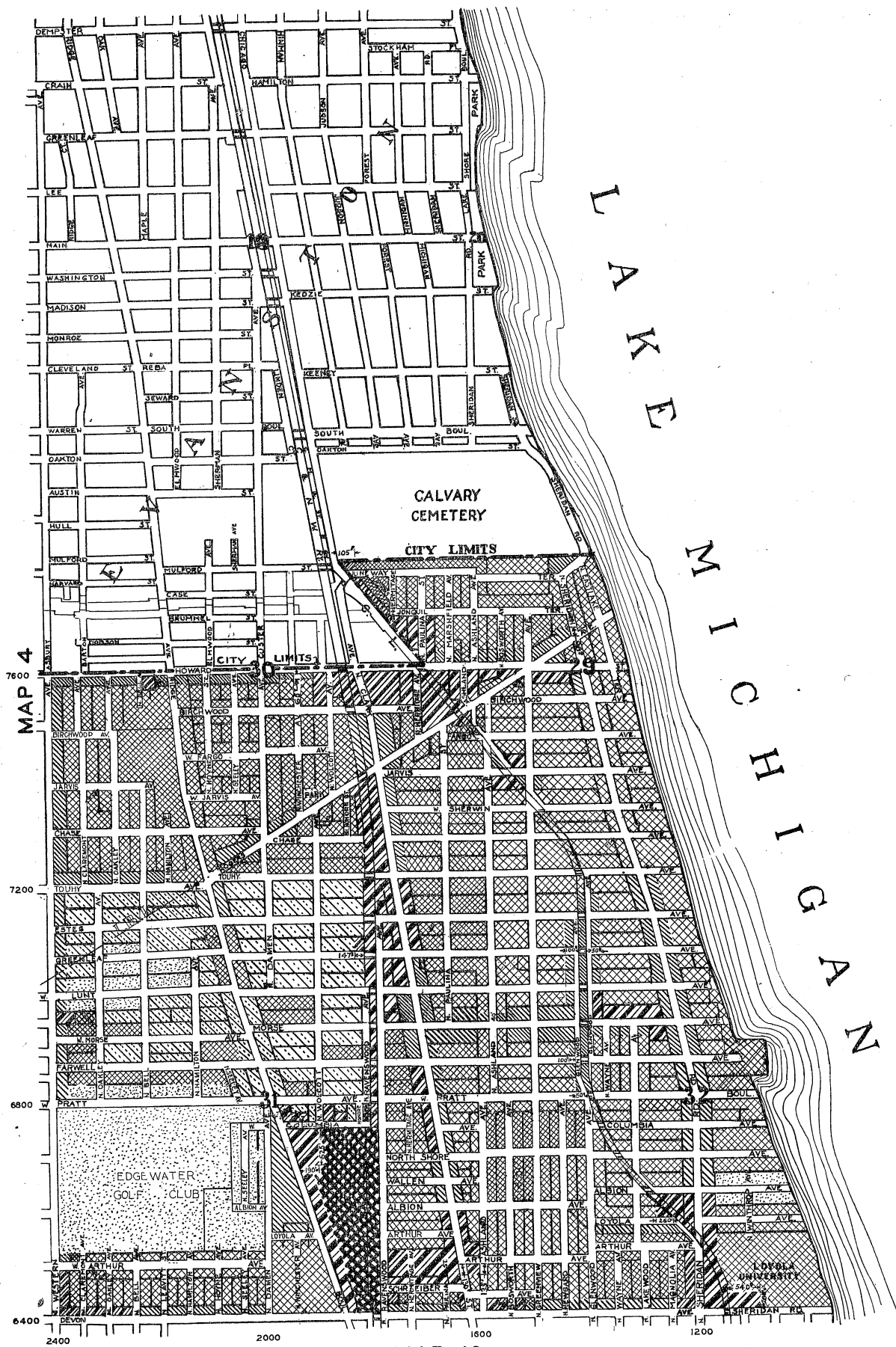
T.41N. R13E.
SEC'S. 21,22,27,28,33,34 & PART OF CALDWELL'S RESERVE

DEMETER
LINCOLN
MAIN
HOWARD
TOUHY
PRATT
SHERMAN
NILES
CENTER
TESSVILLE
Caldwell's Reserve
CITY LIMITS
5600 5200 4800 4400 4000

MAP 2

MAP 8





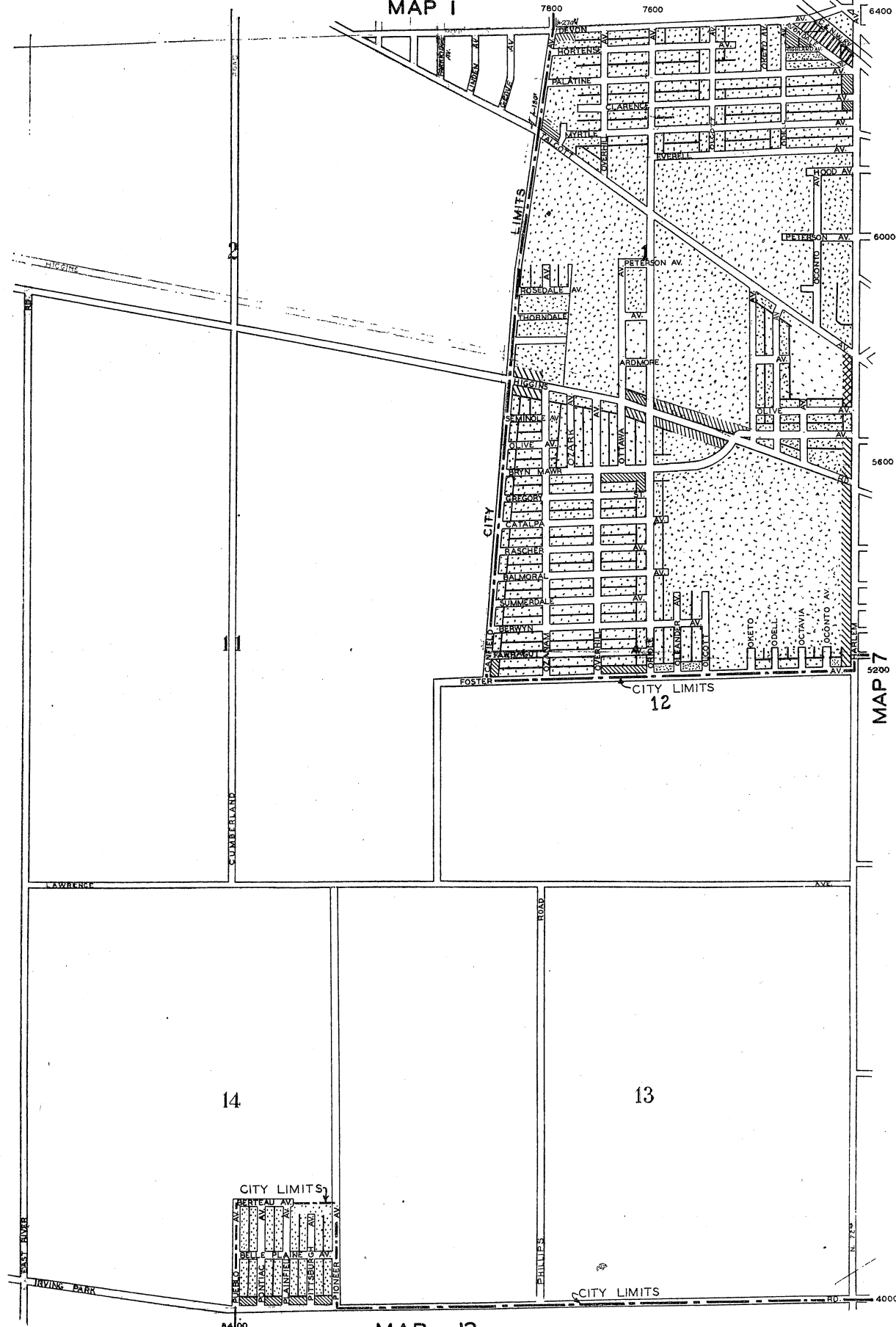
CHICAGO ZONING ORDINANCE
USE DISTRICT MAP

T.40N. R.12E.

SECS 1,2,11,12,13,14.

MAP 1

MAP 6



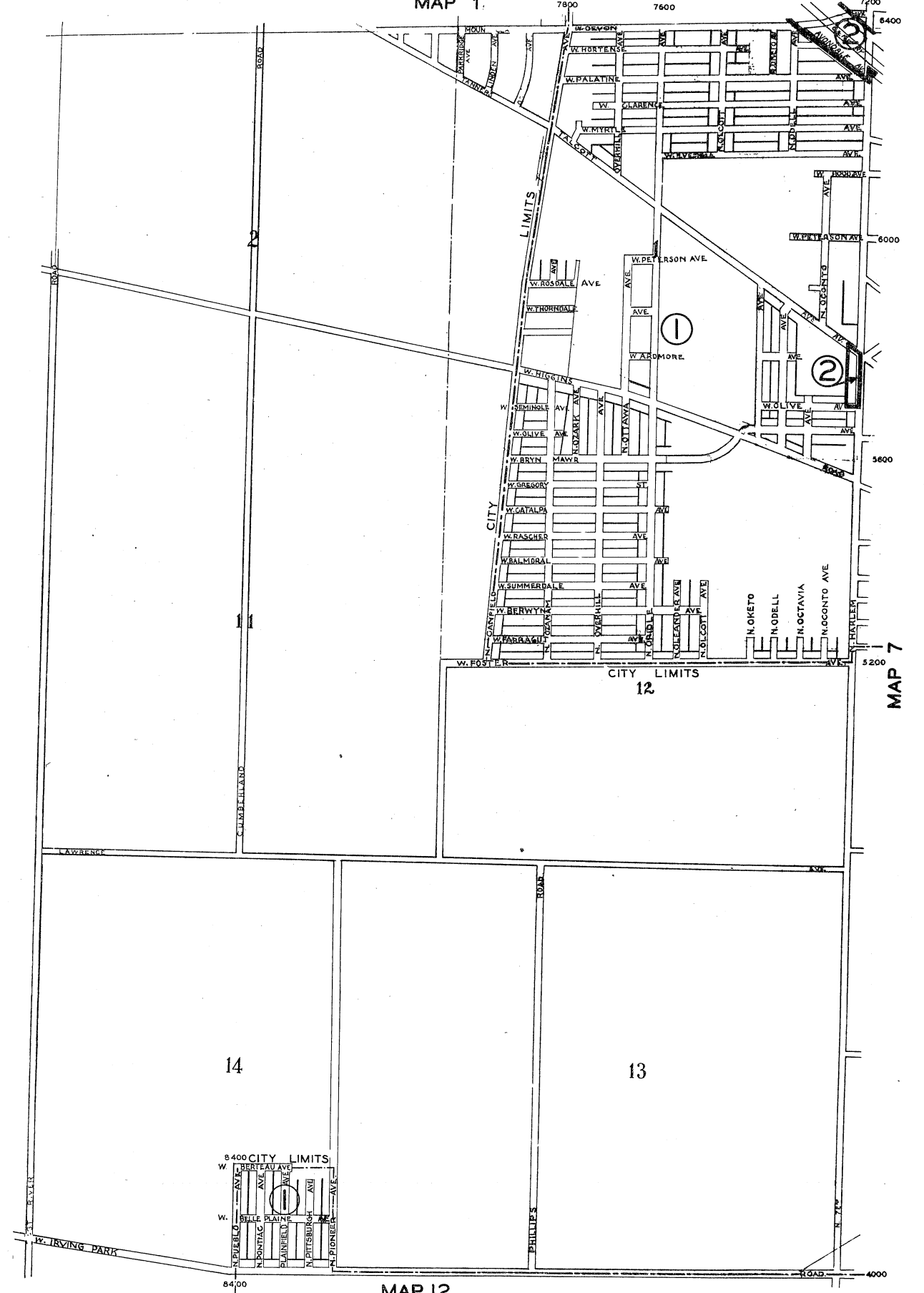
CHICAGO ZONING ORDINANCE
VOLUME DISTRICT MAP

T.40N. R.12E.

SECS 1,2,11,12,13,14

MAP 1

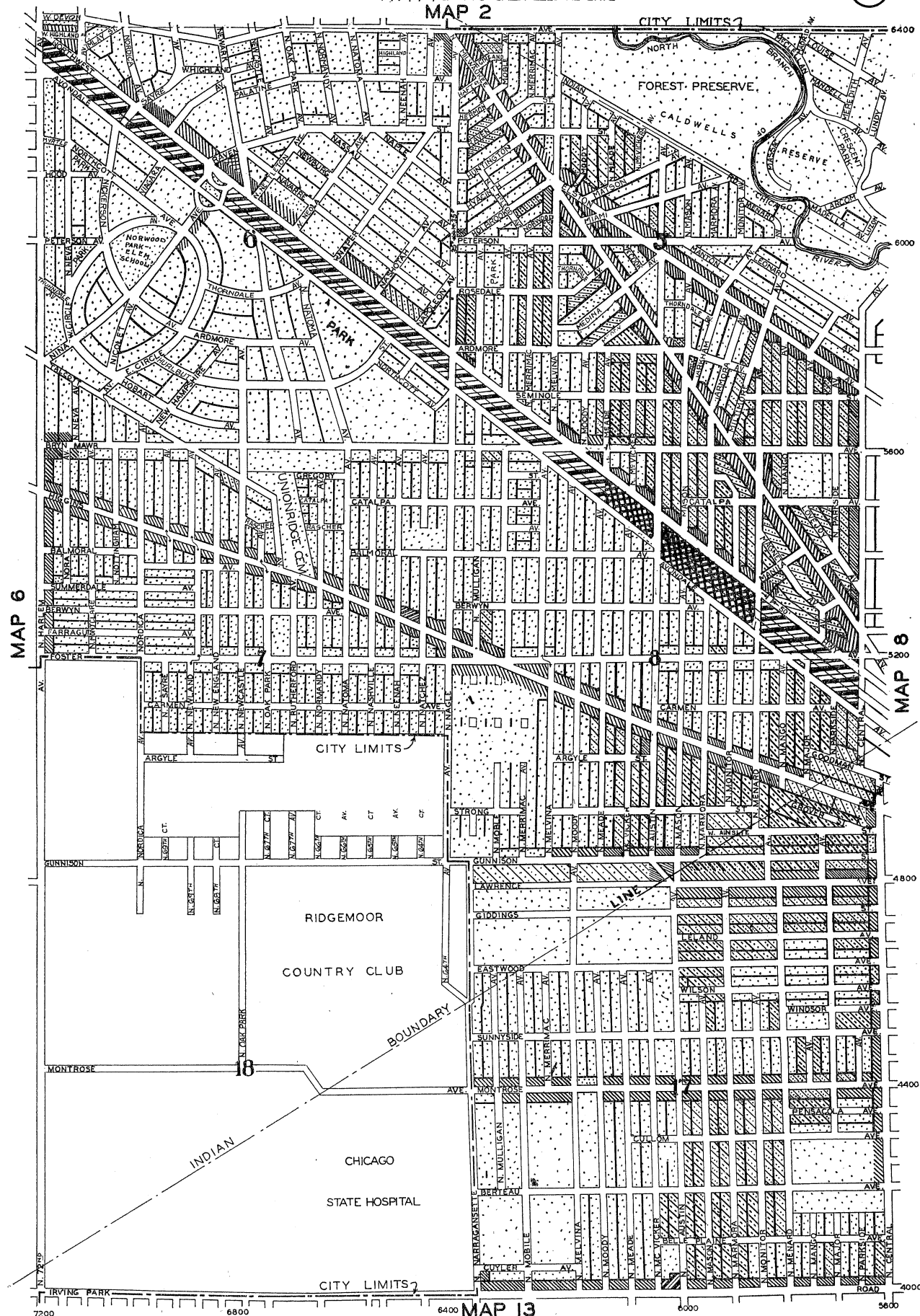
MAP 6



CHICAGO ZONING ORDINANCE
USE DISTRICT MAP

T 40N R. 13 E.
SECS. 5, 6, 7, 8, 17, 18, & PT OF CALDWELL'S RESERVE
MAP 2

MAP 7

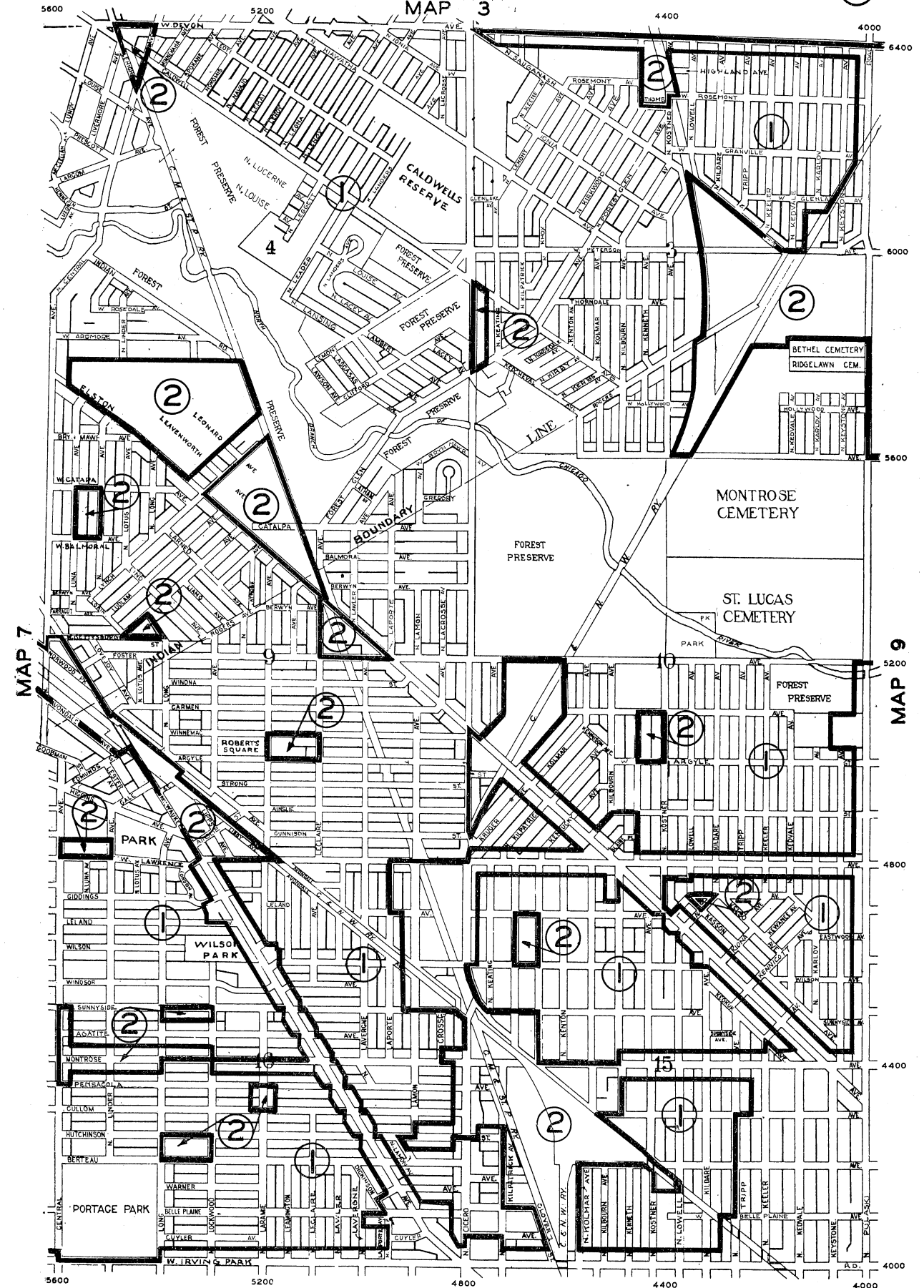
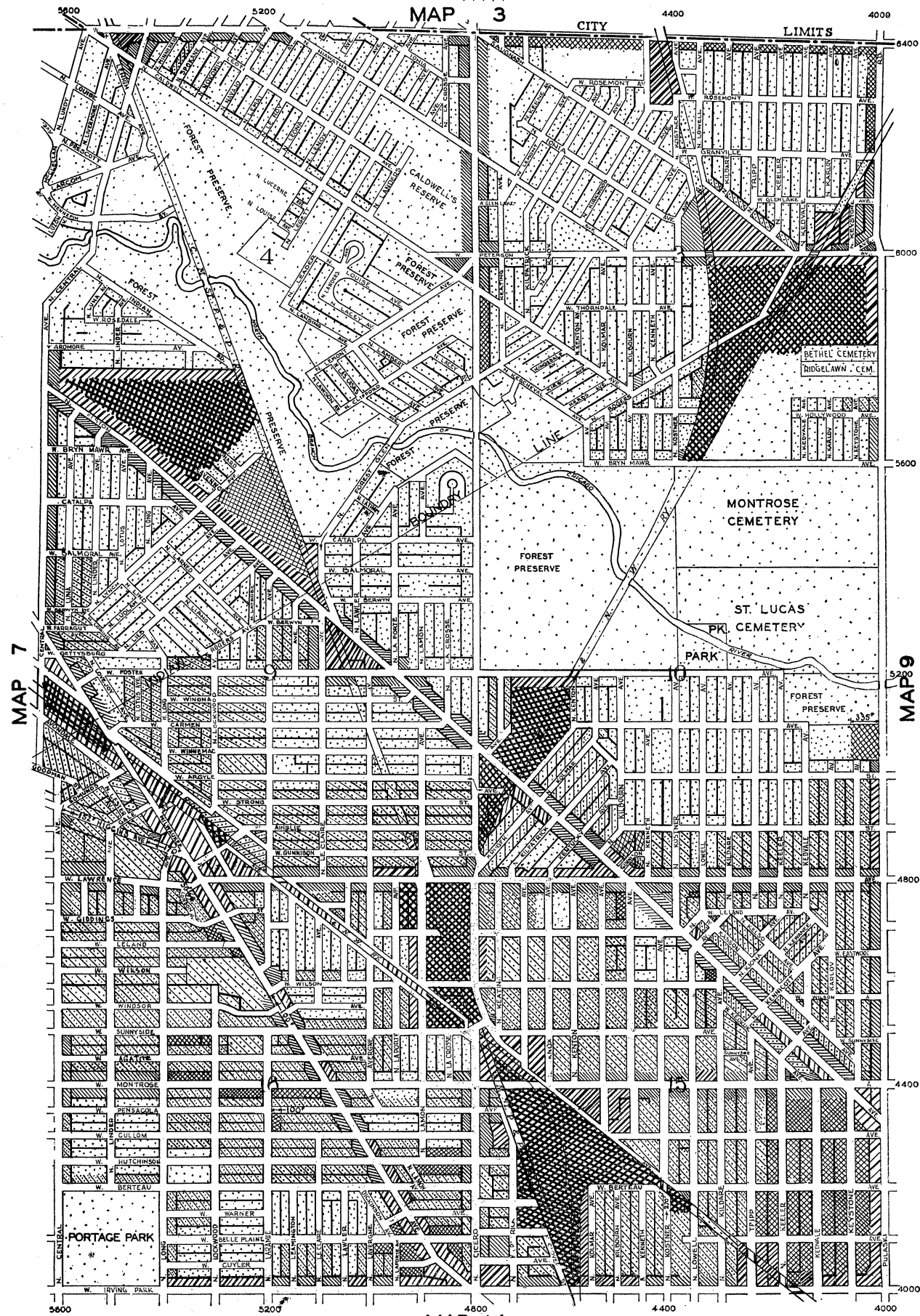


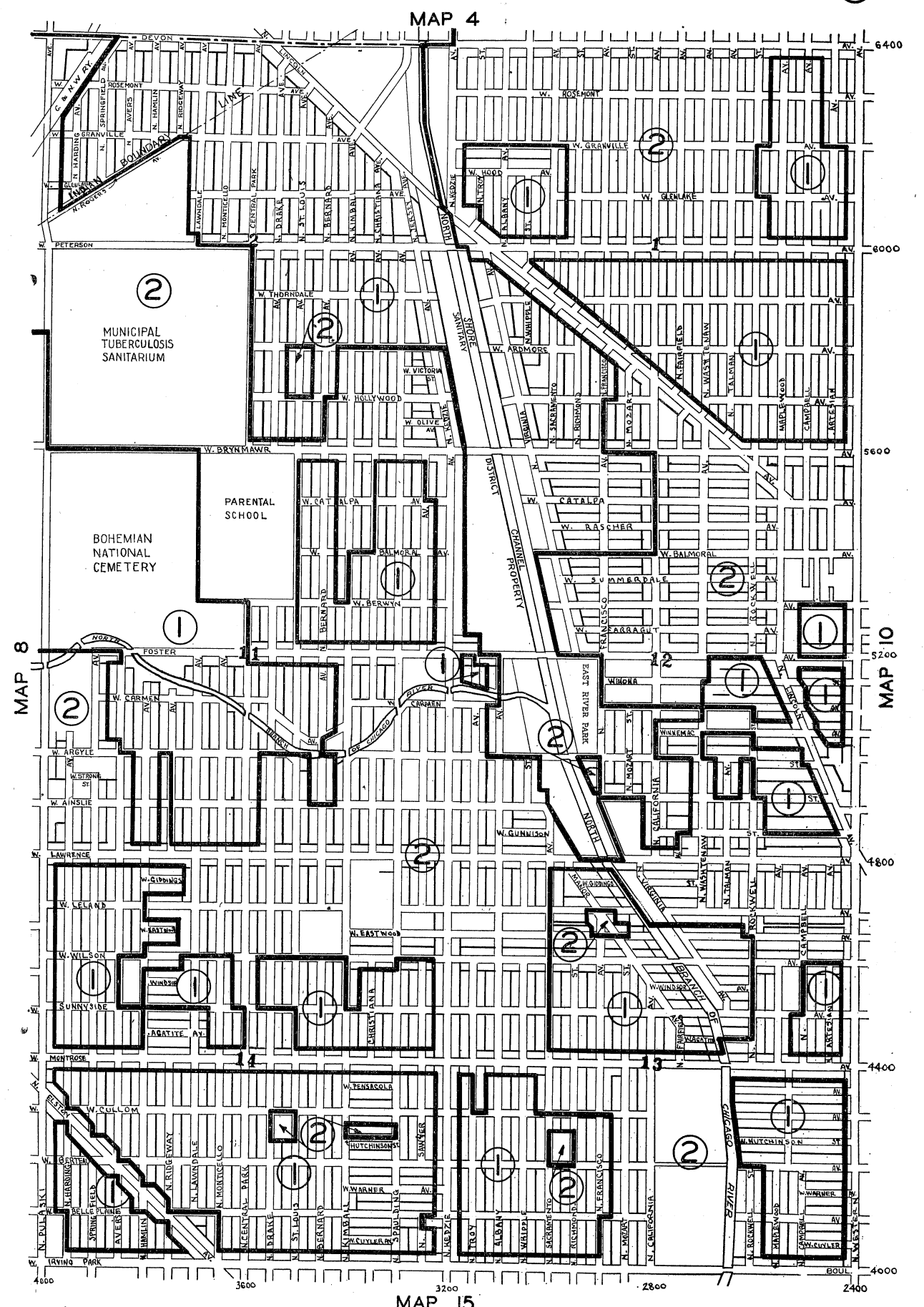
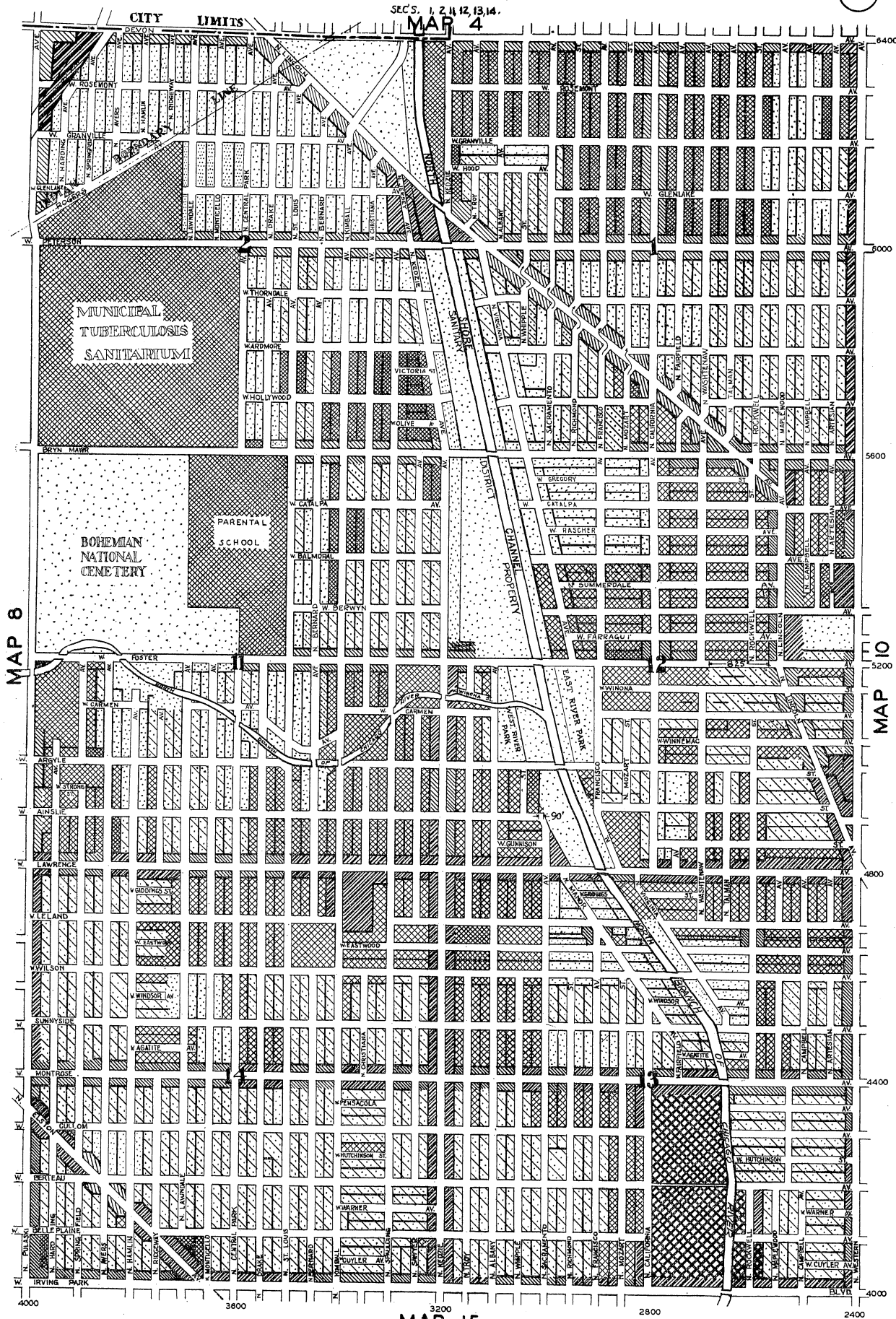
CHICAGO ZONING ORDINANCE
VOLUME DISTRICT MAP

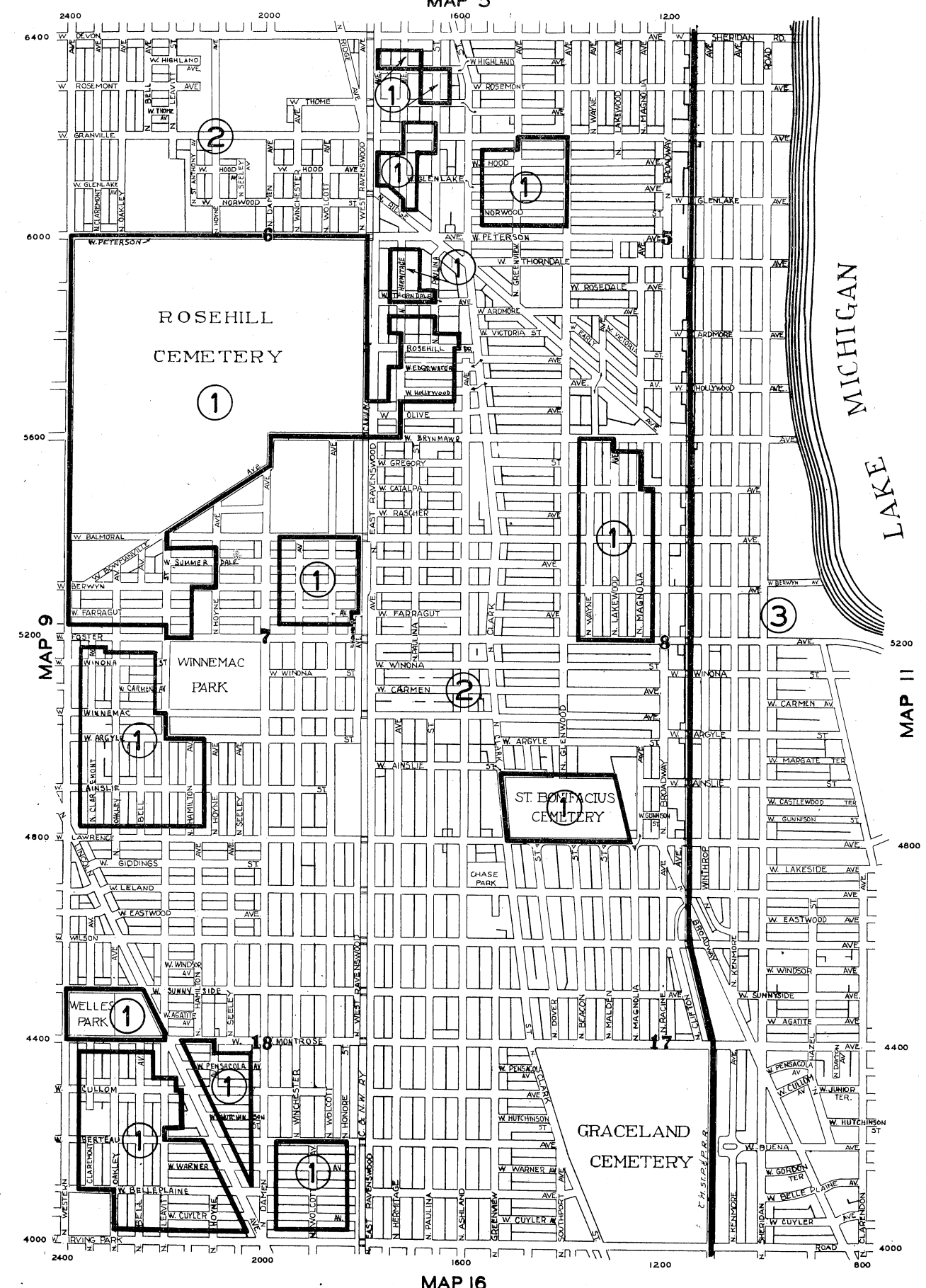
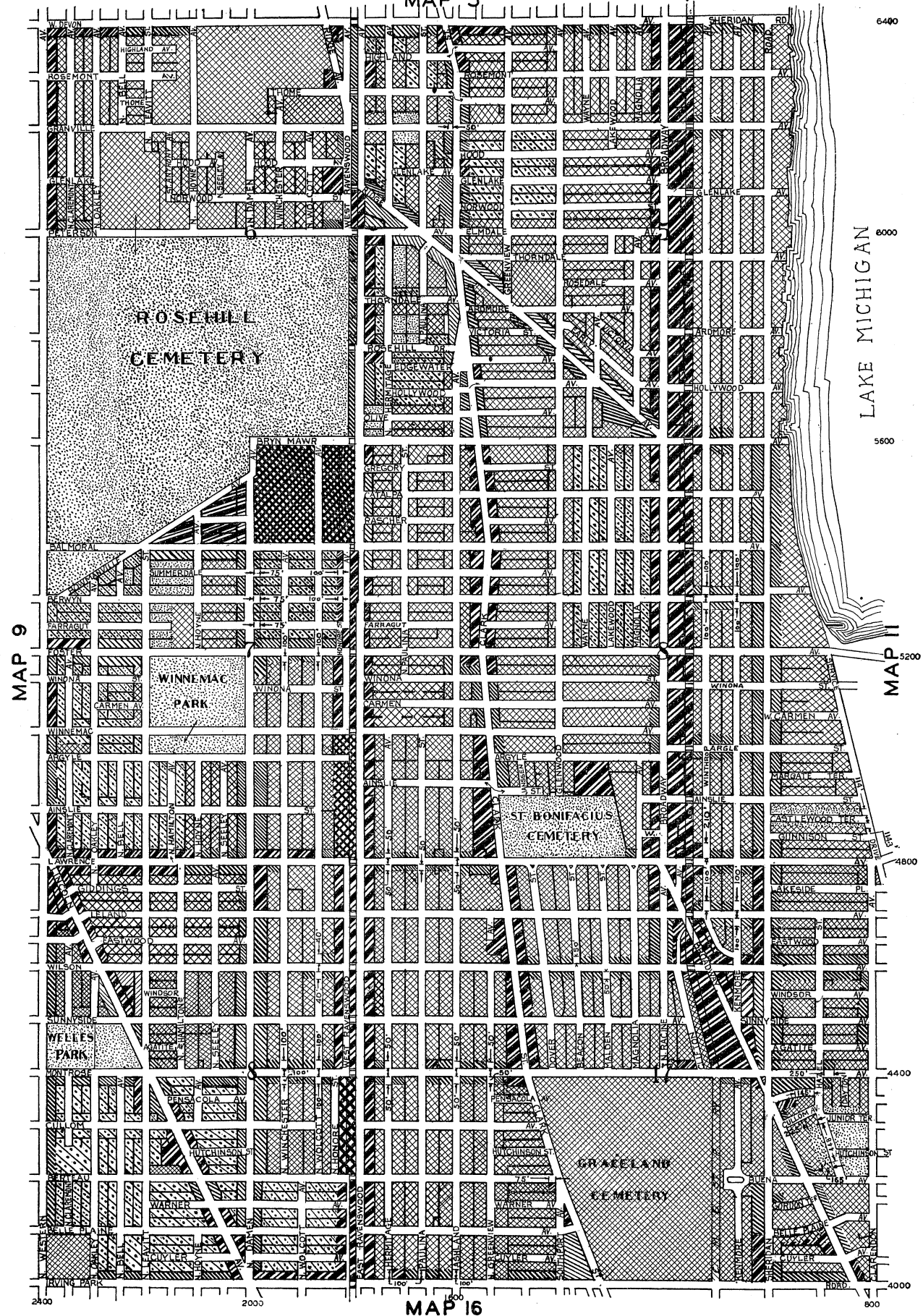
T 40N R. 13 E.
SECS. 5, 6, 7, 8, 17, 18, & PART OF CALDWELL'S RESERVE
MAP 2

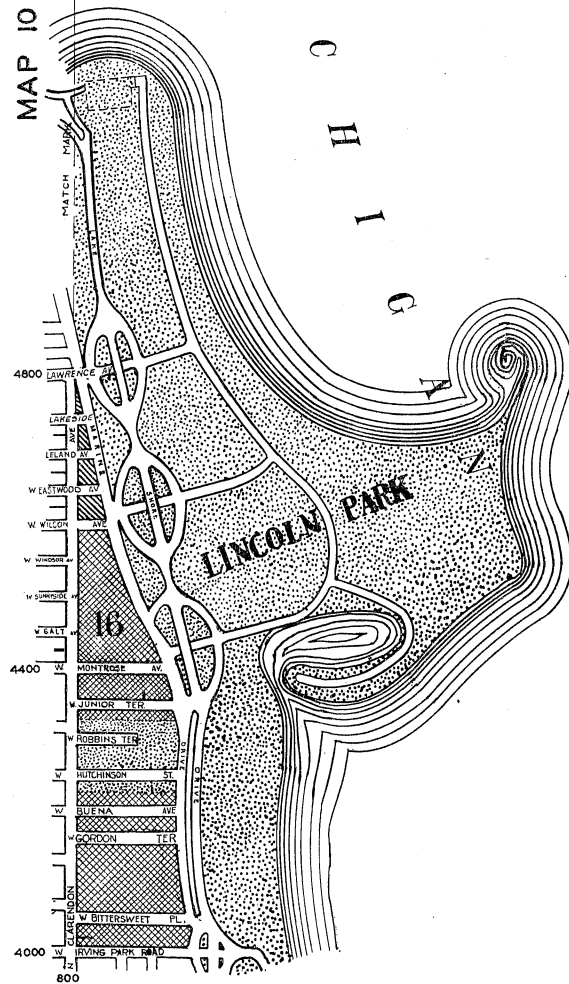
MAP 7



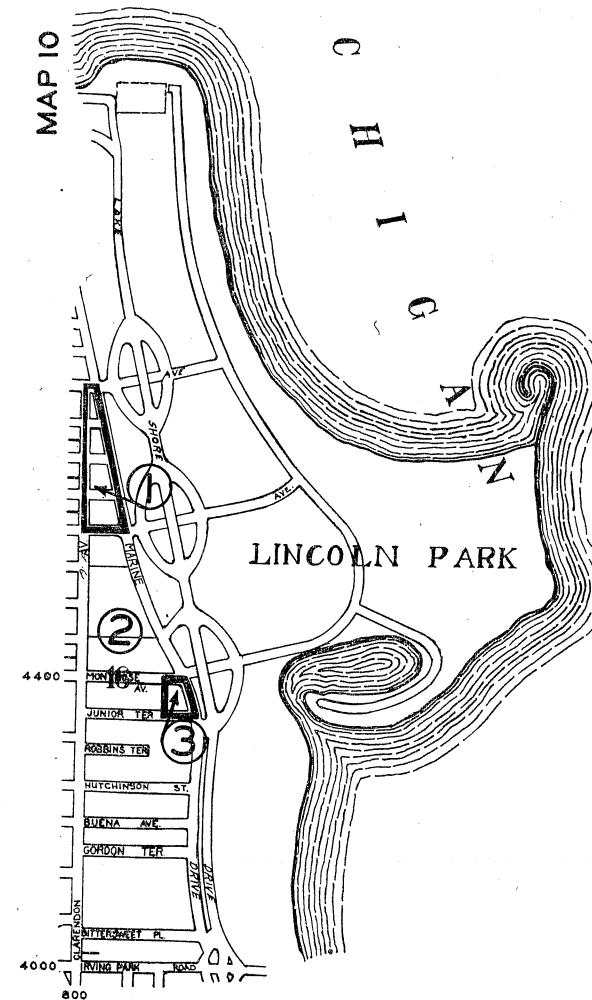




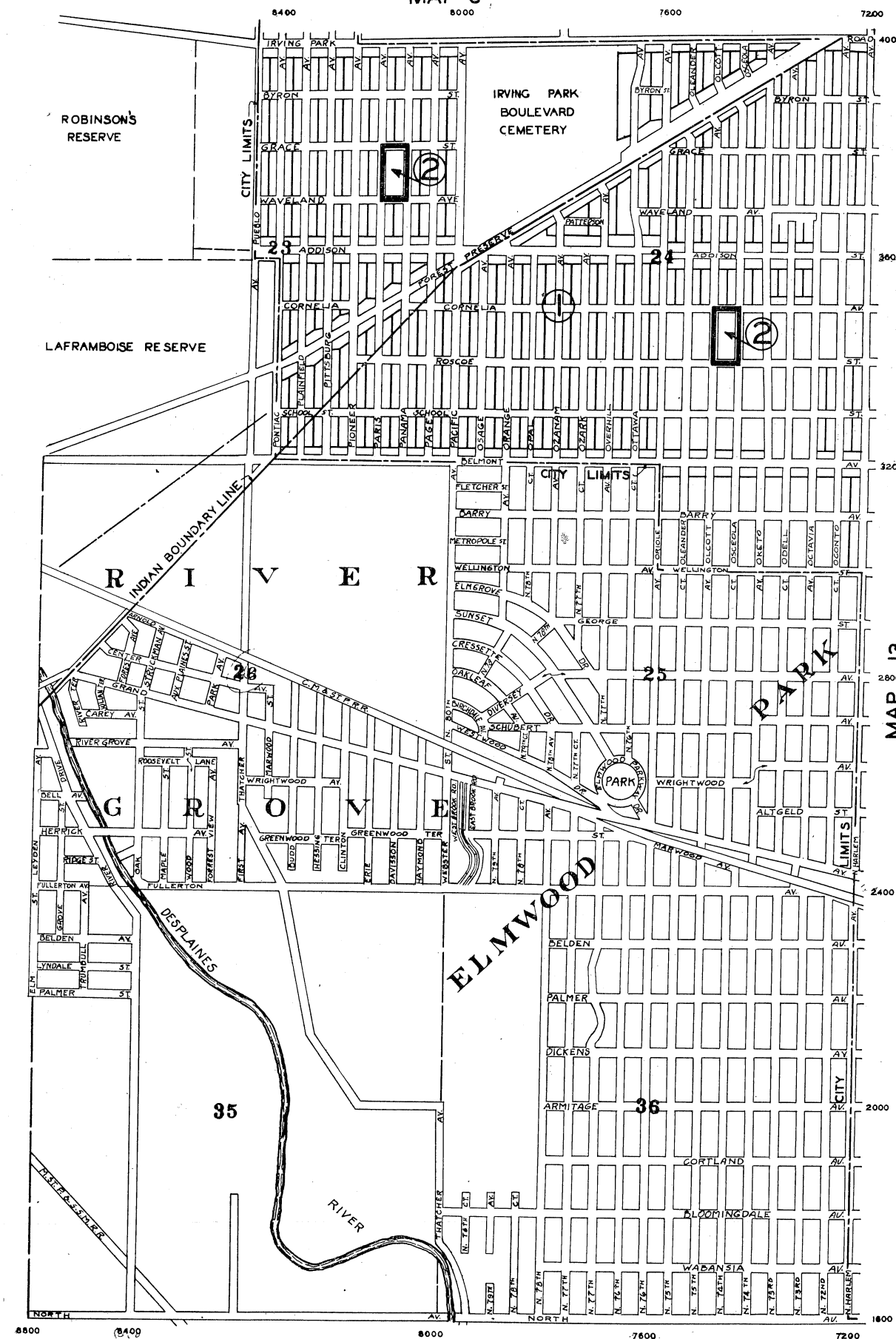
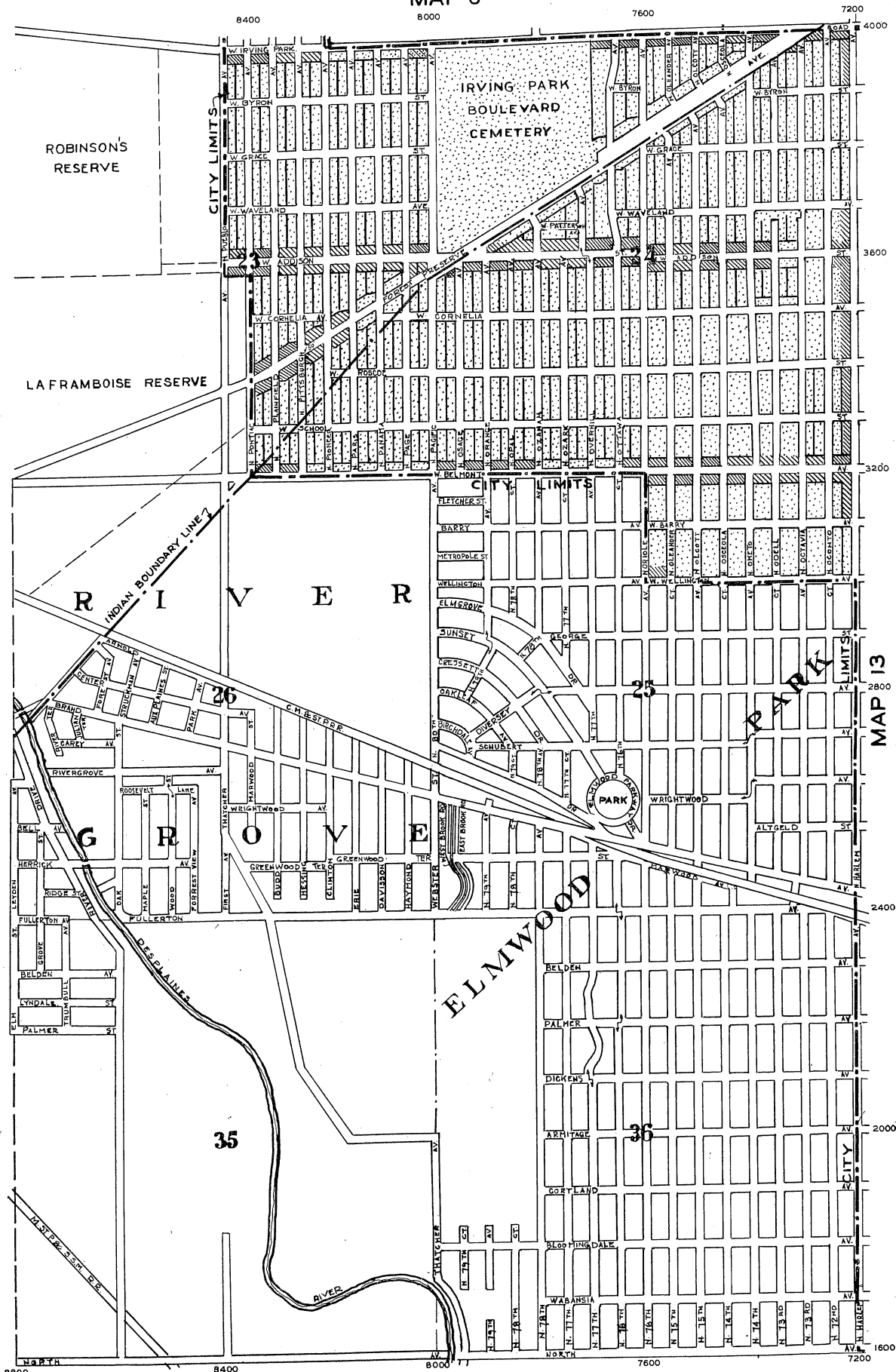


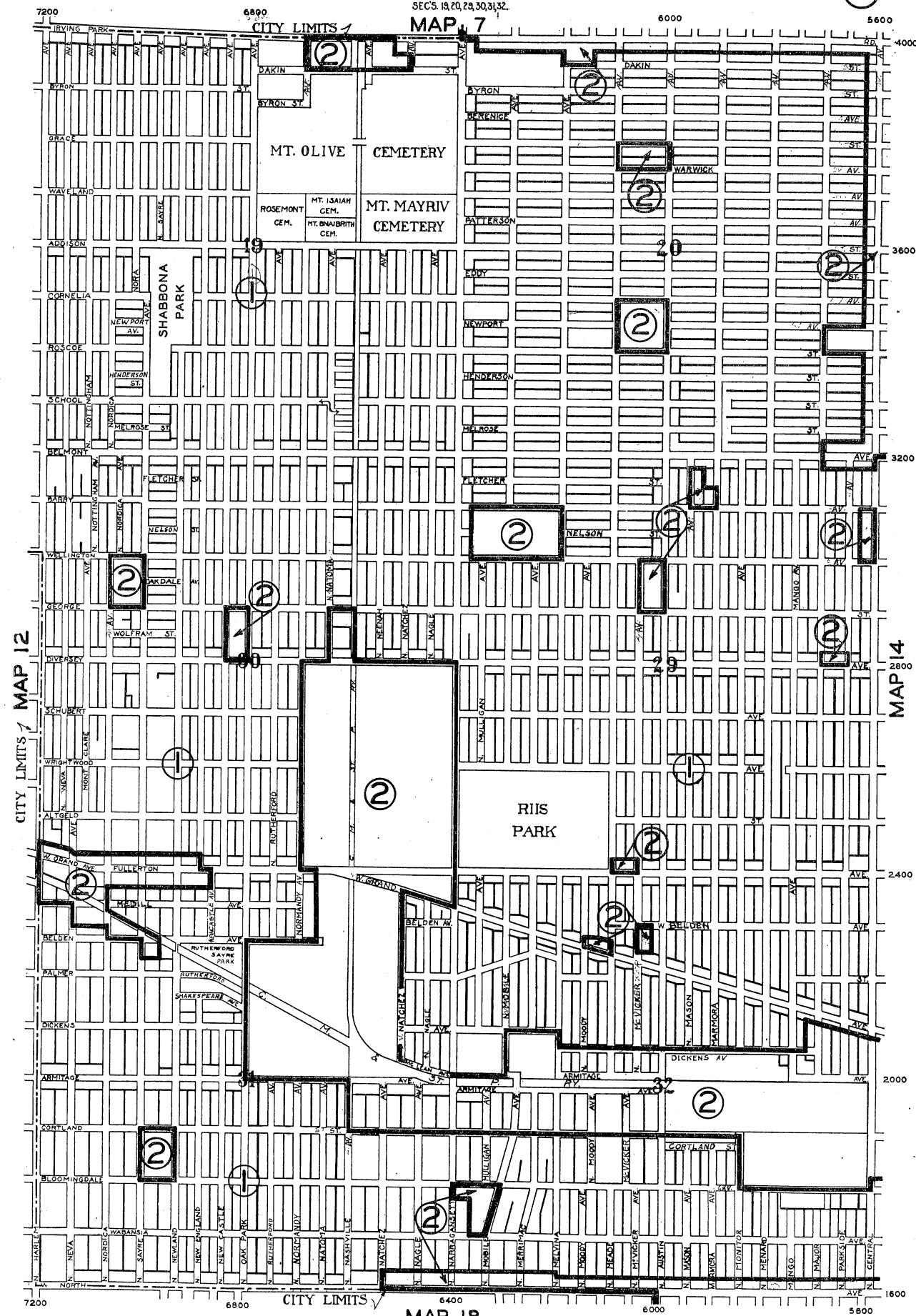
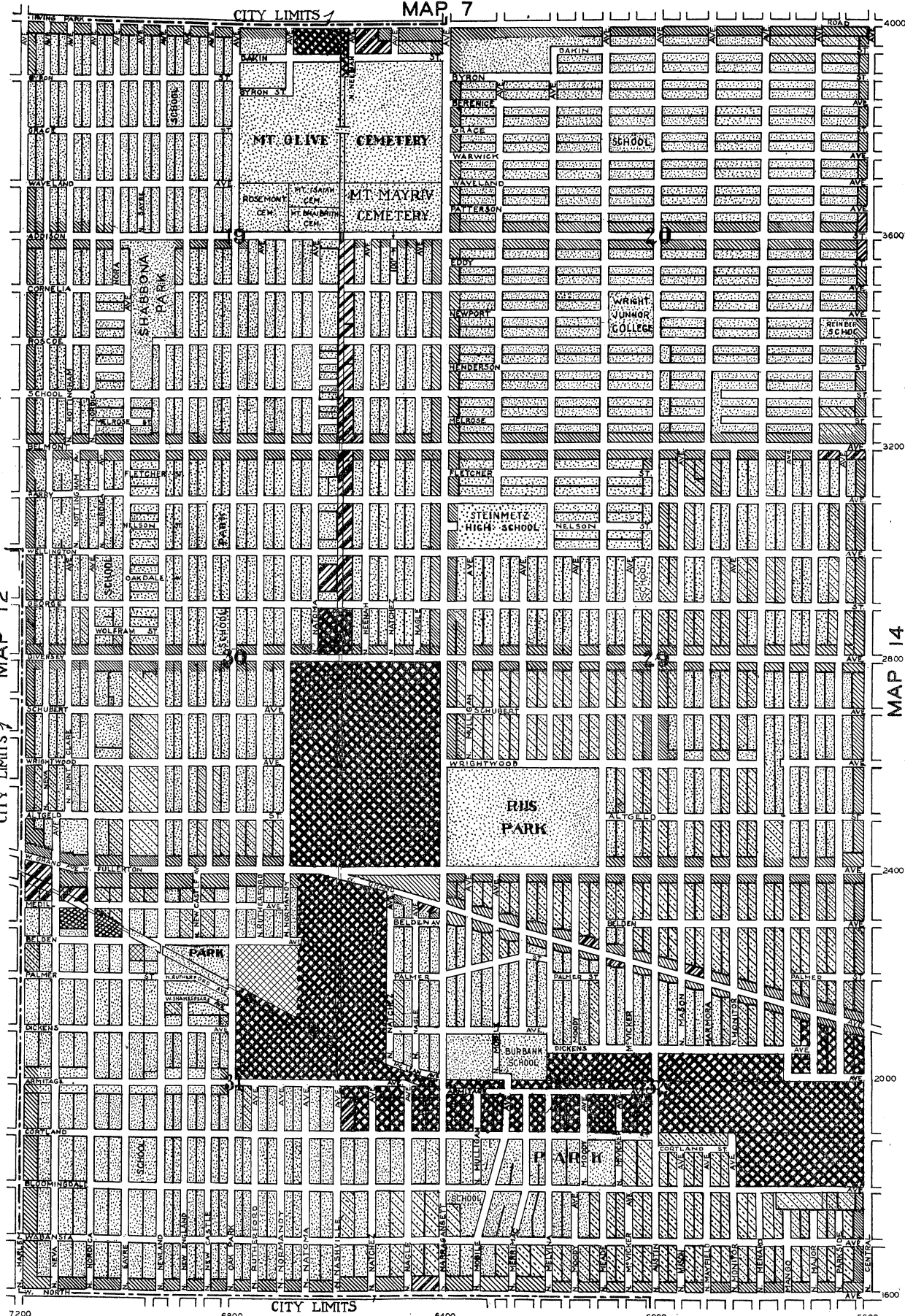


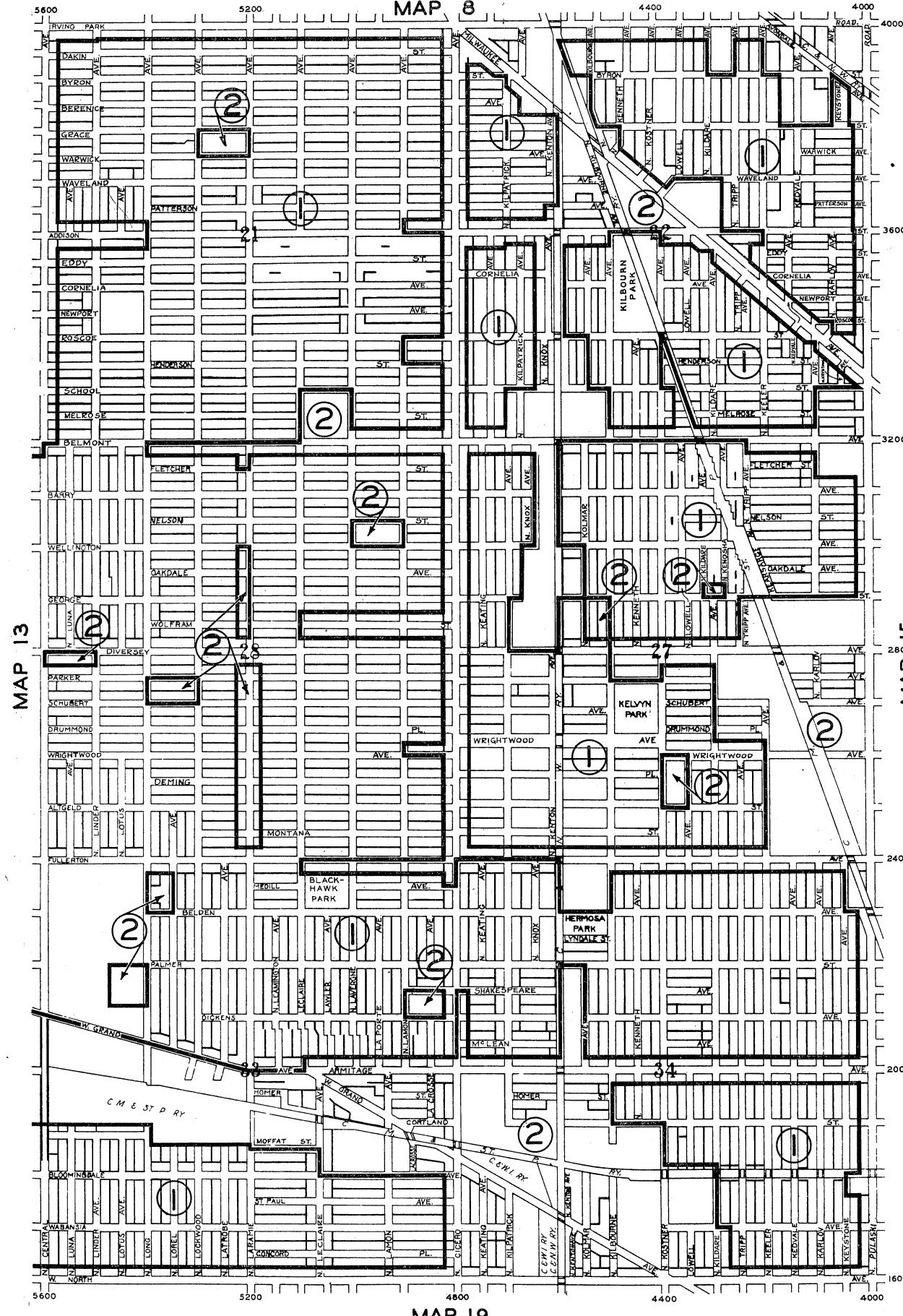
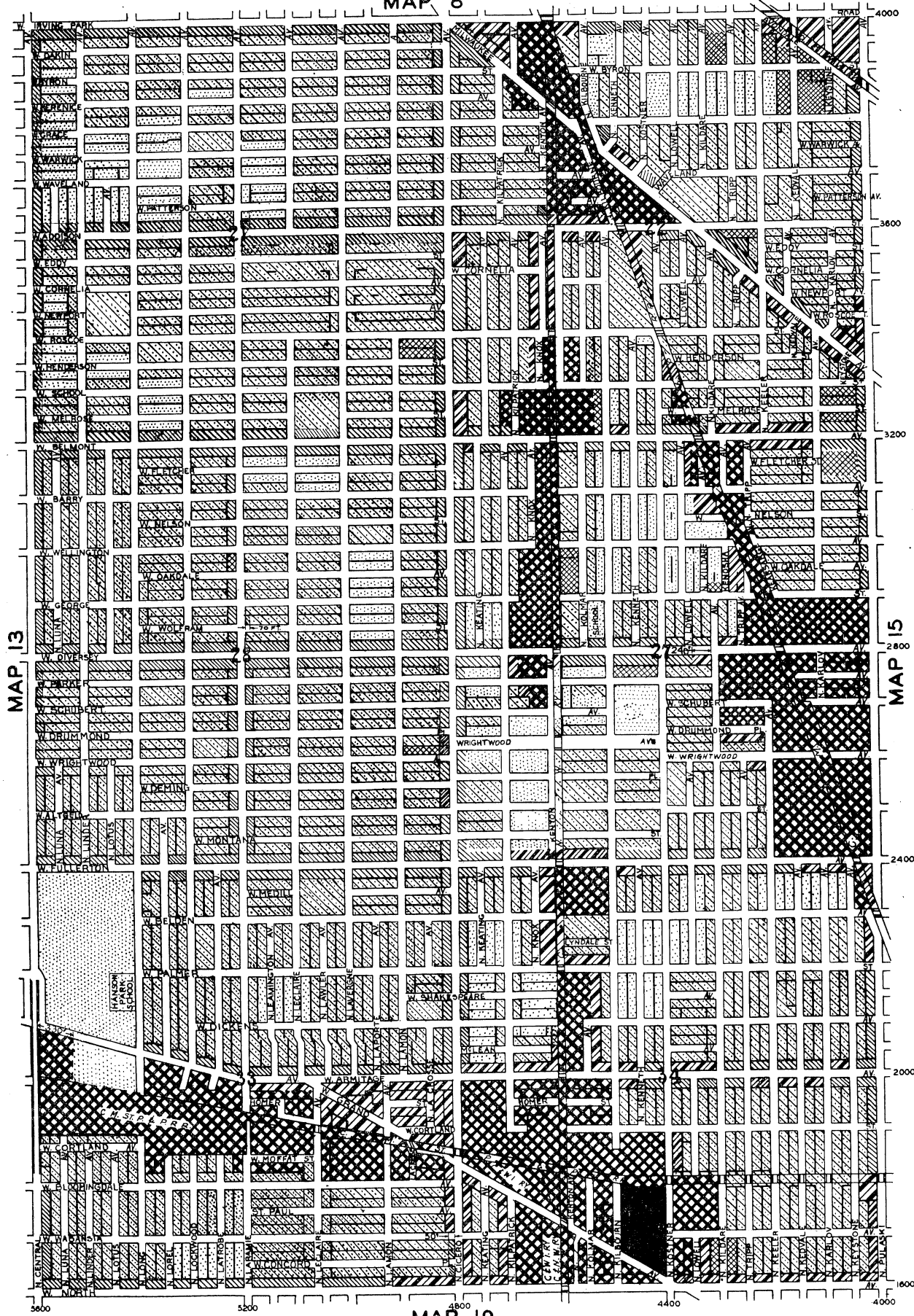
MAP 17

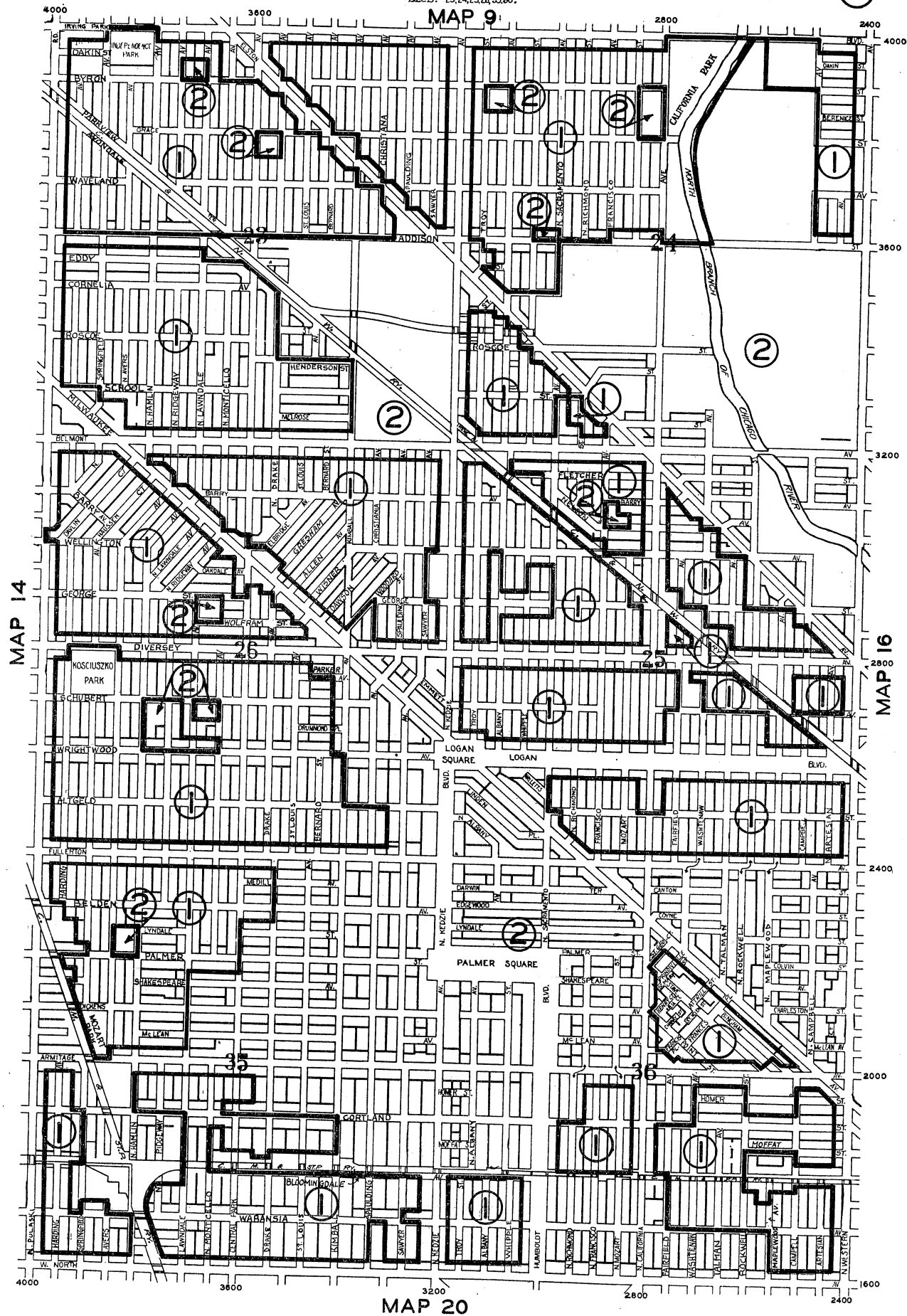
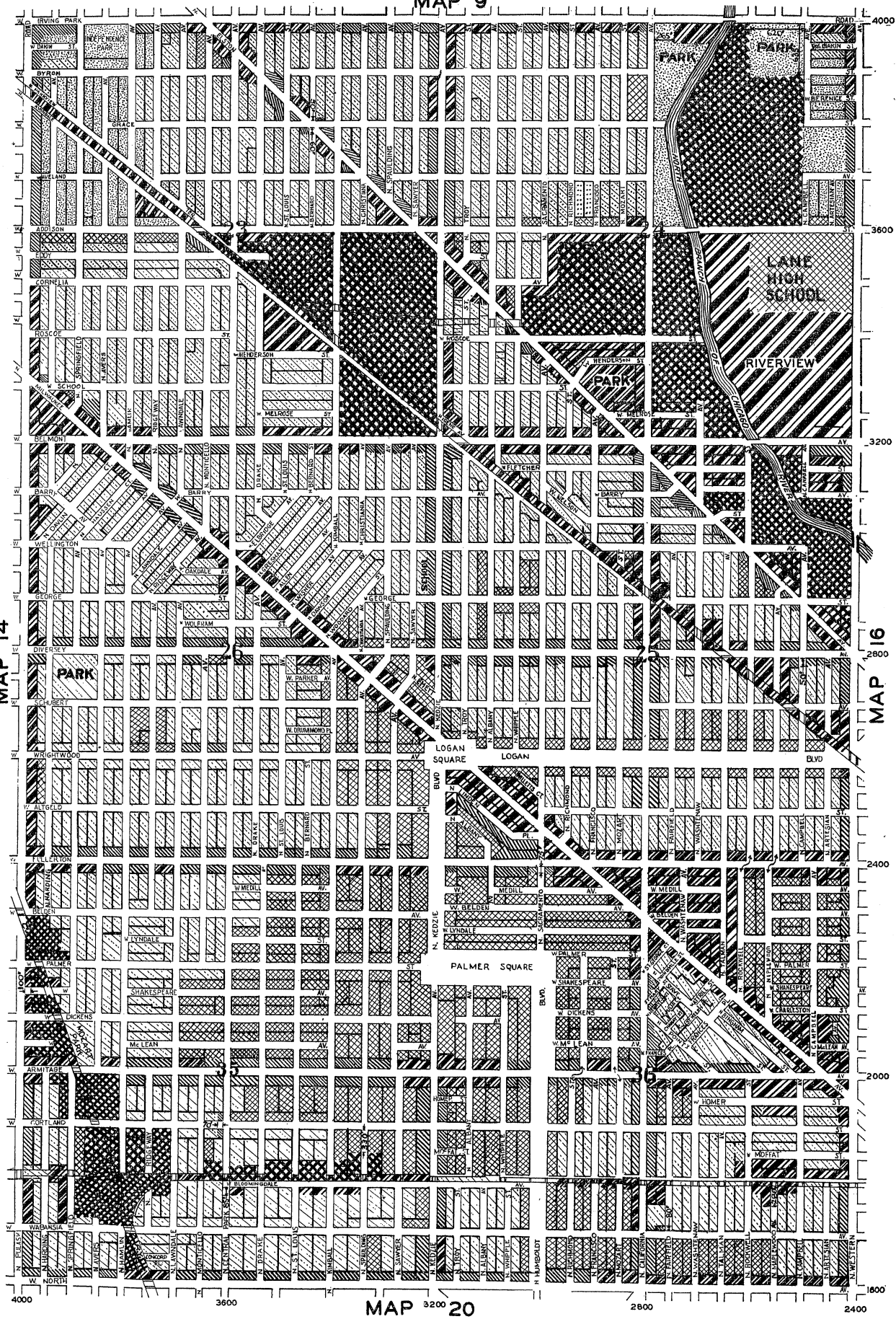


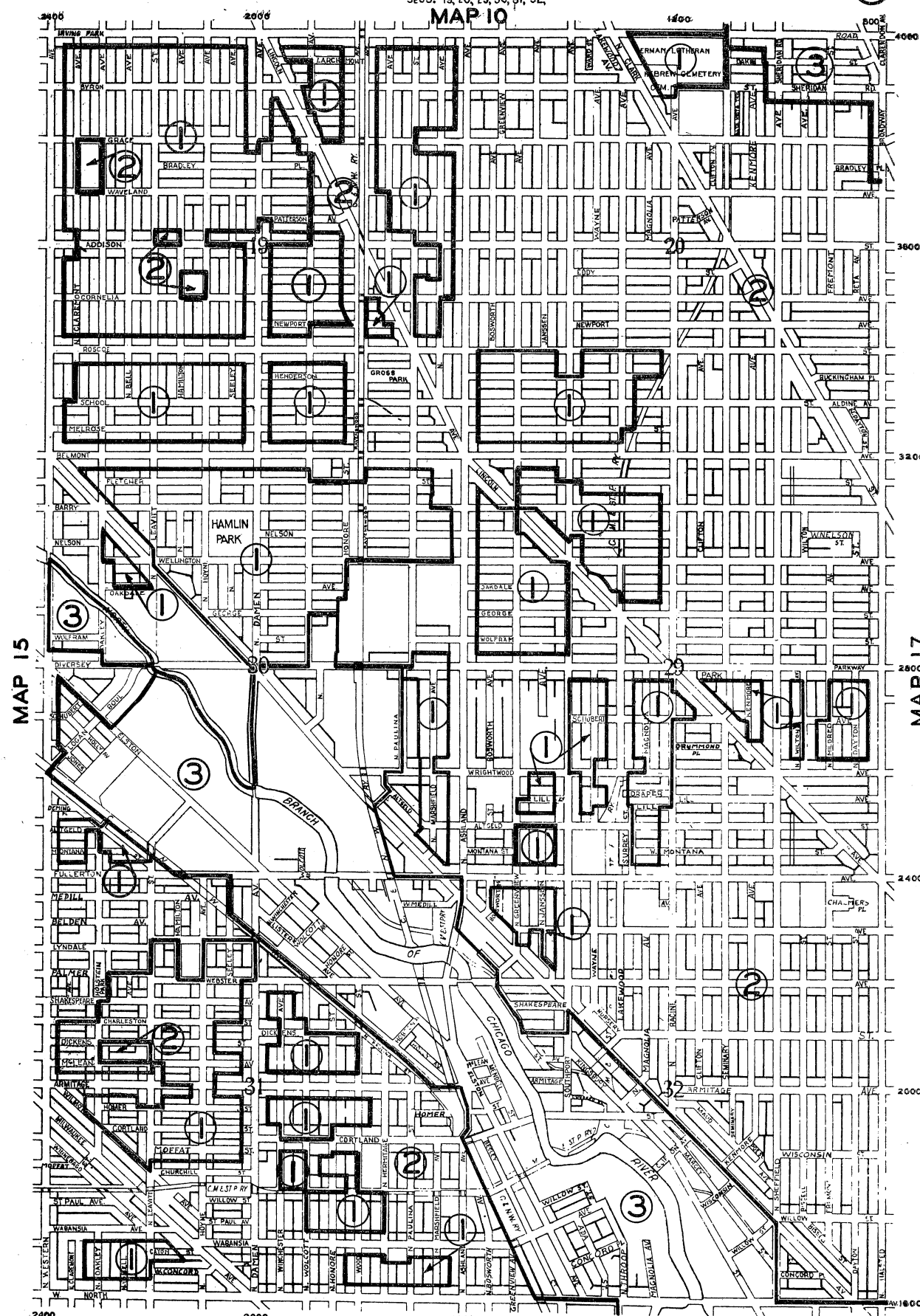
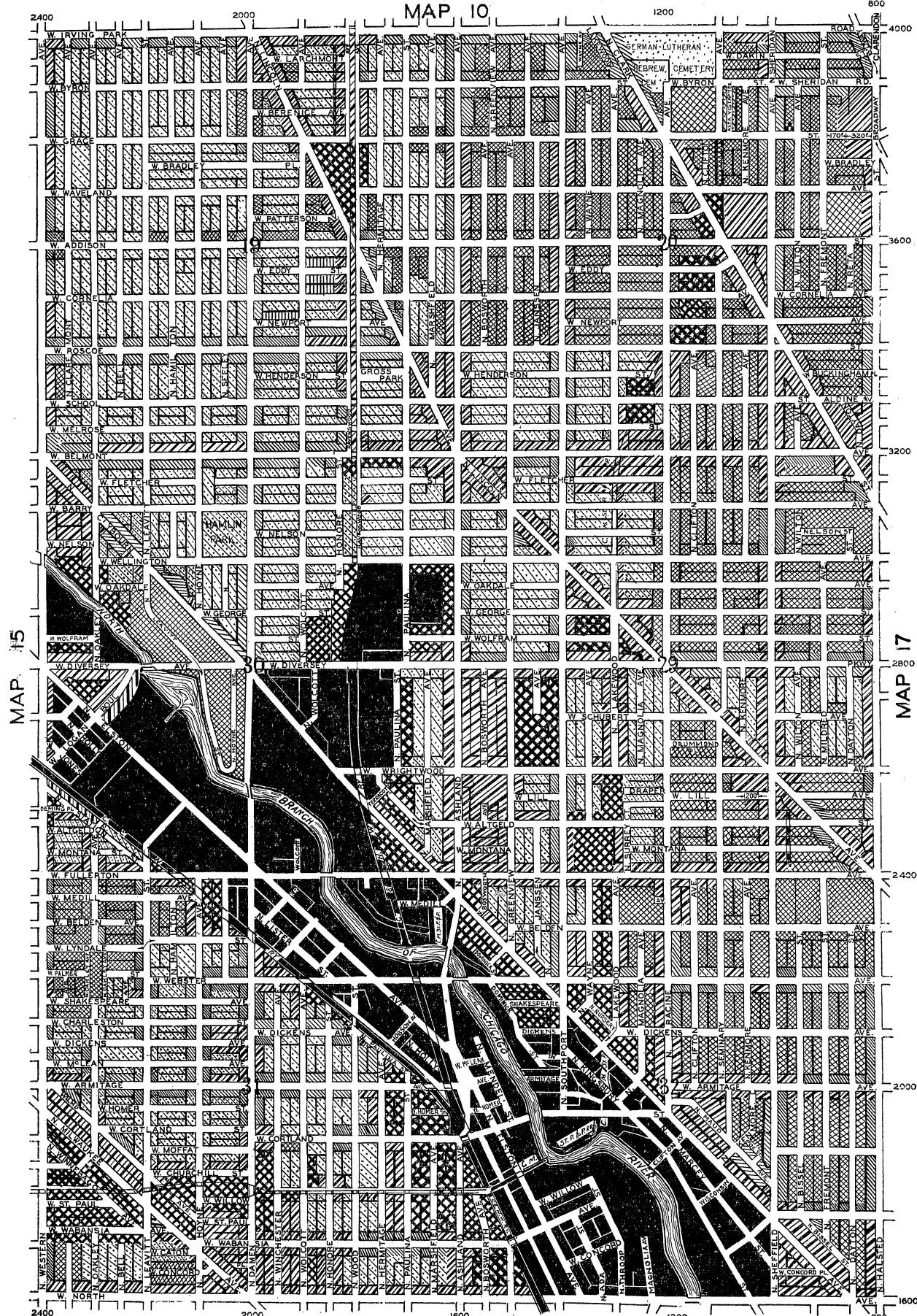
MAP 17

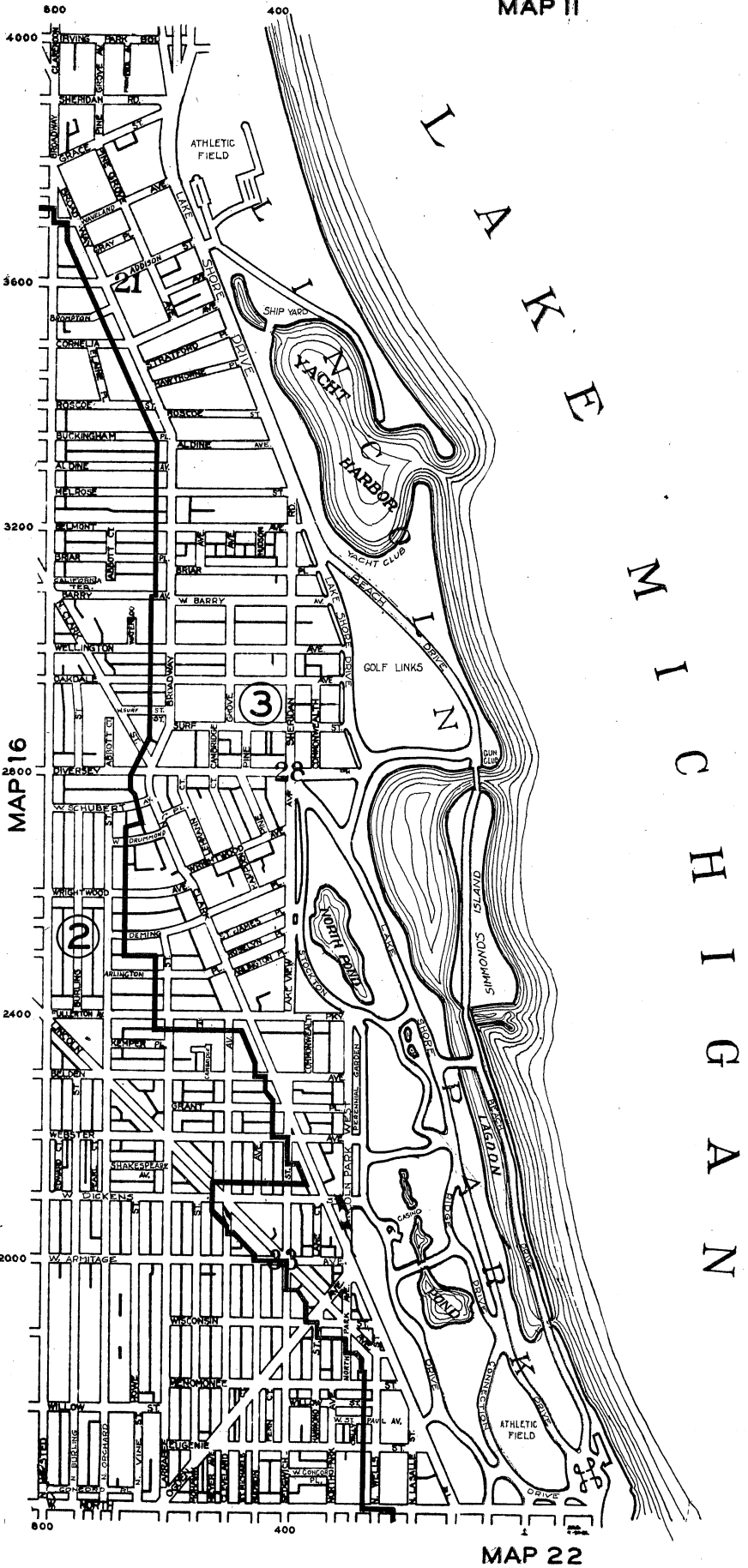
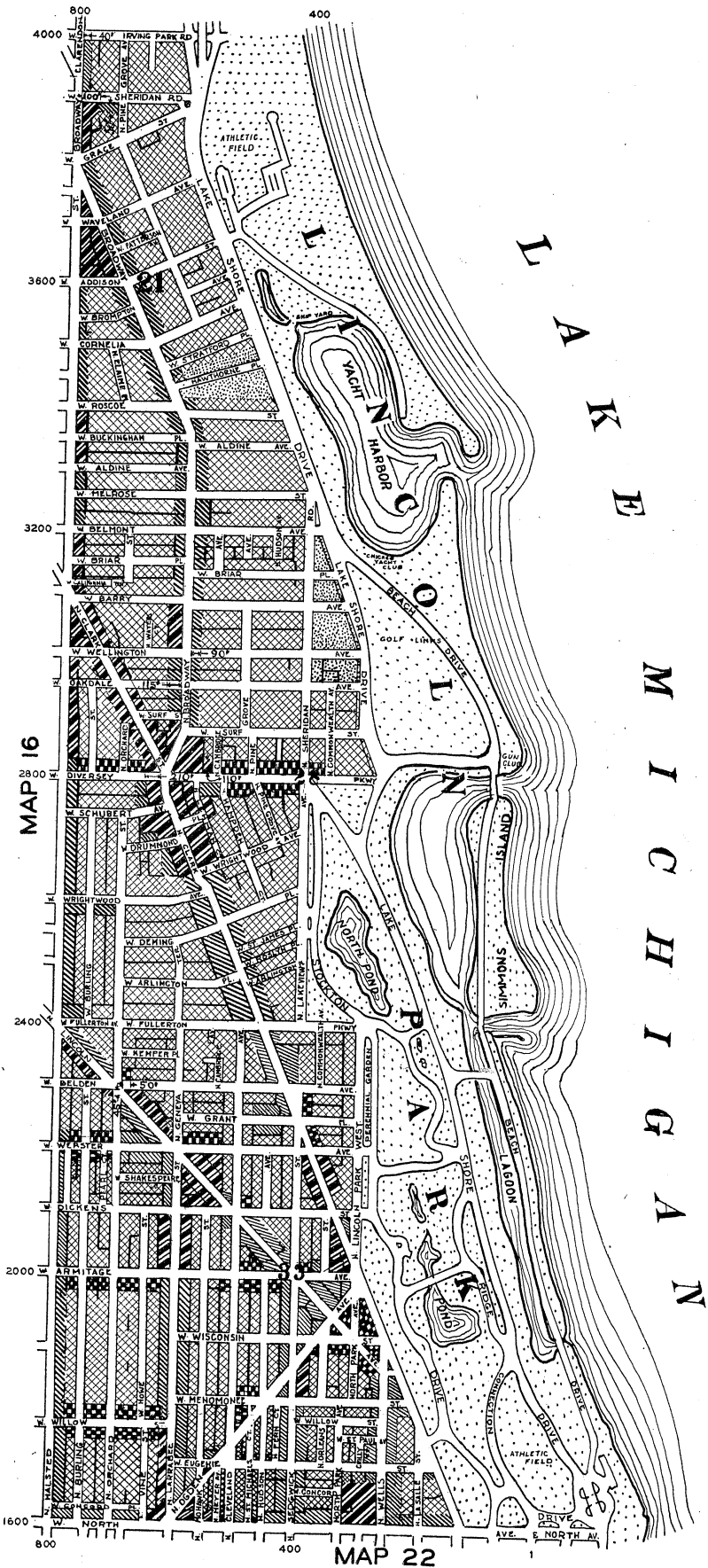


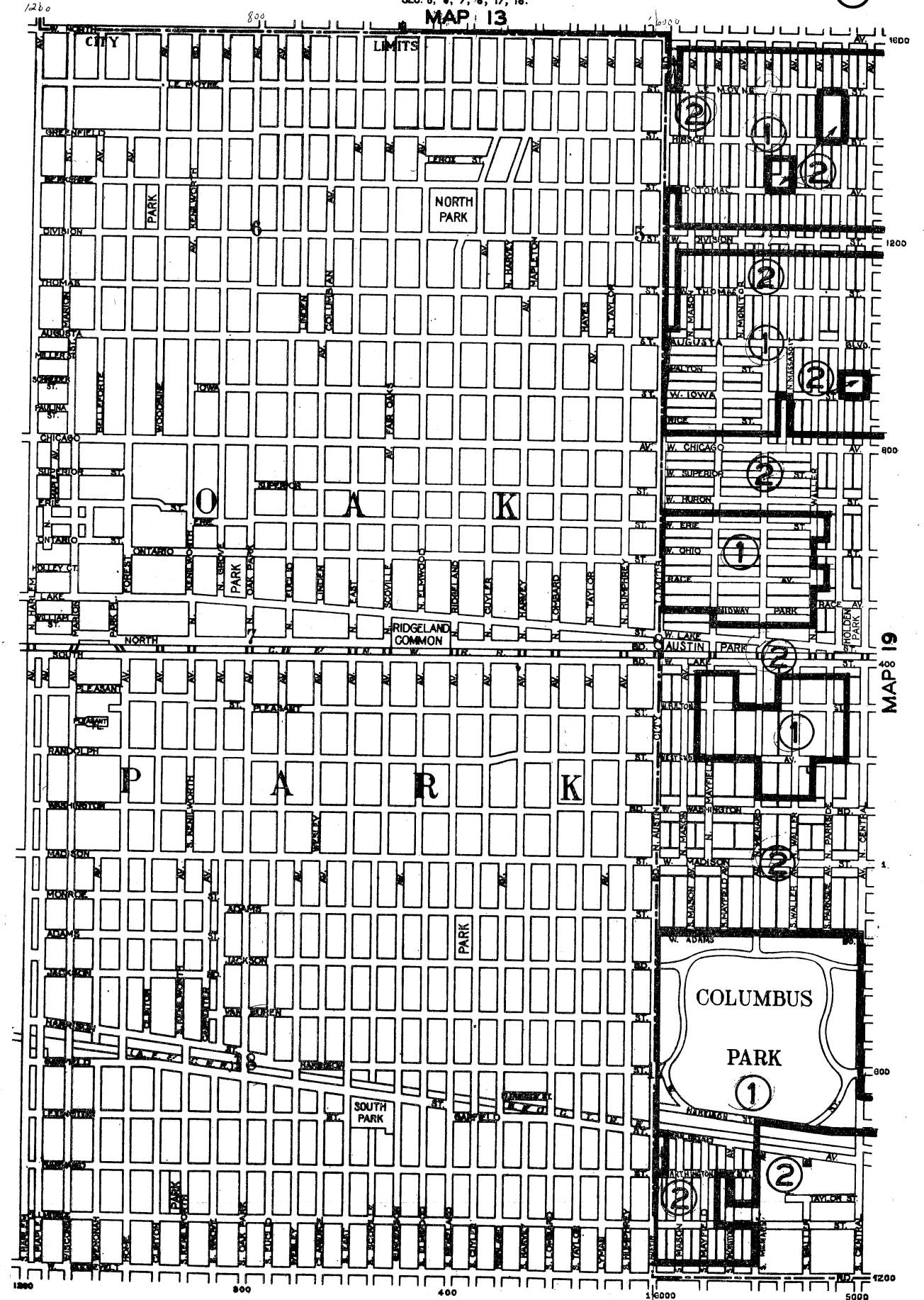
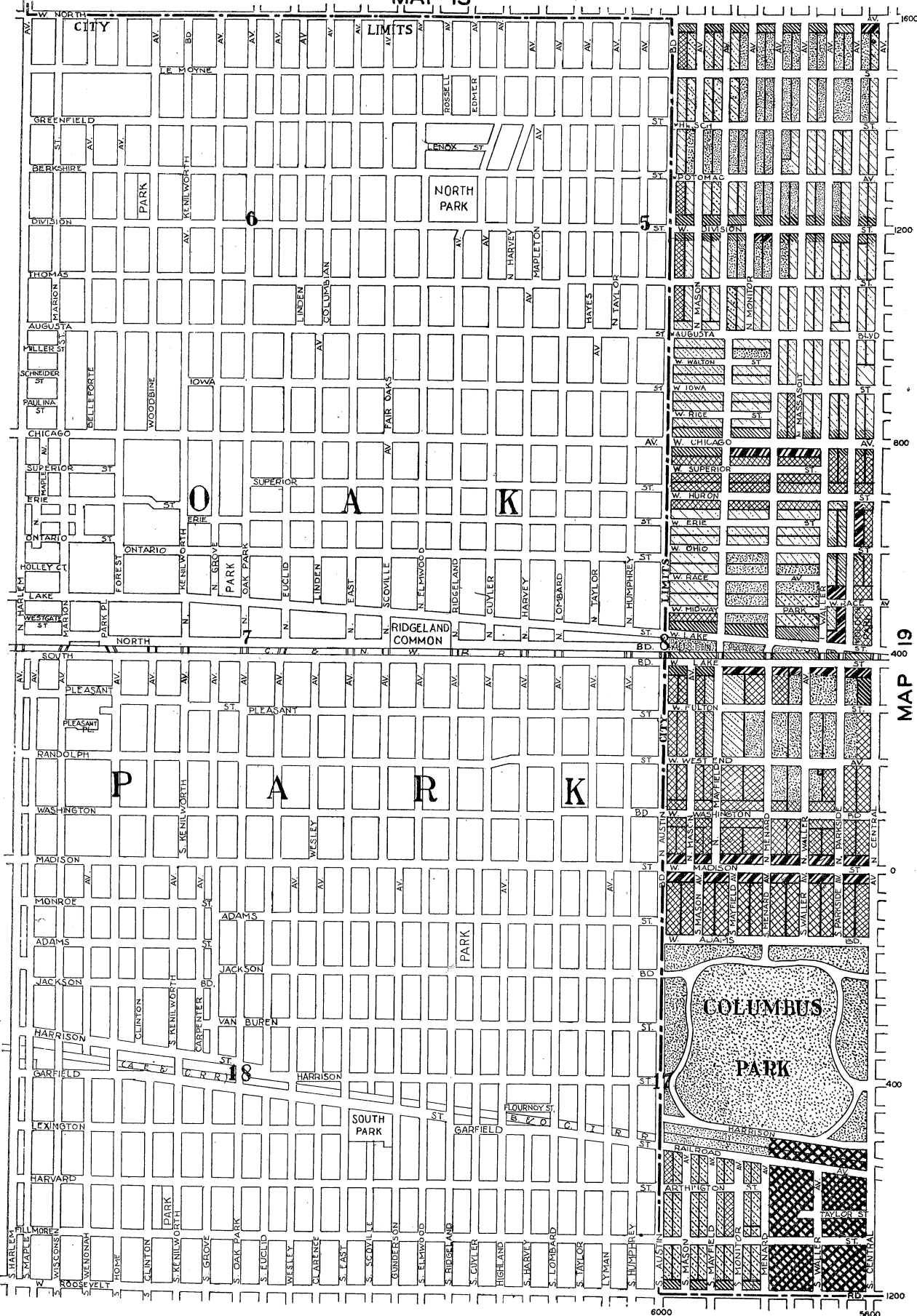


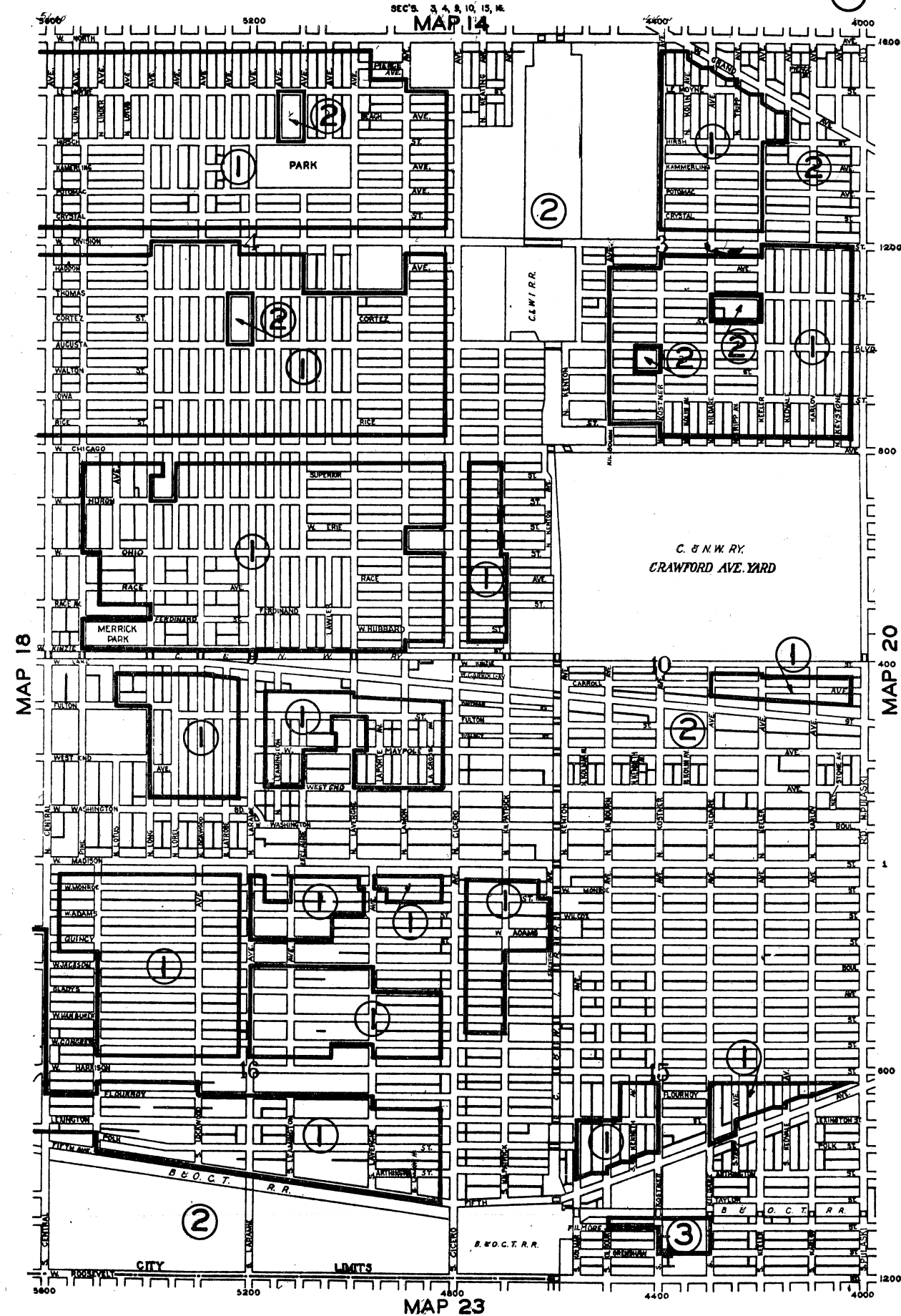
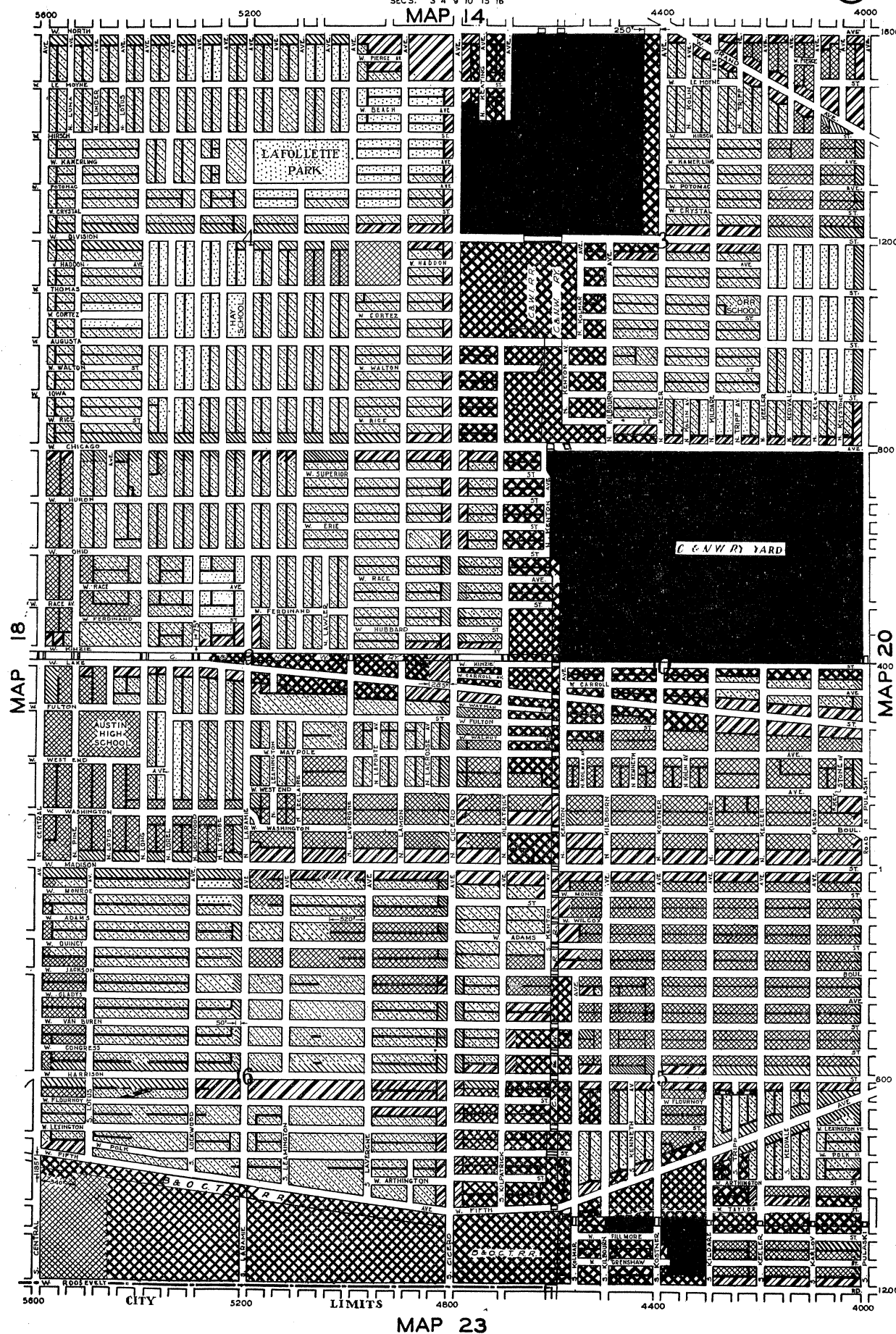


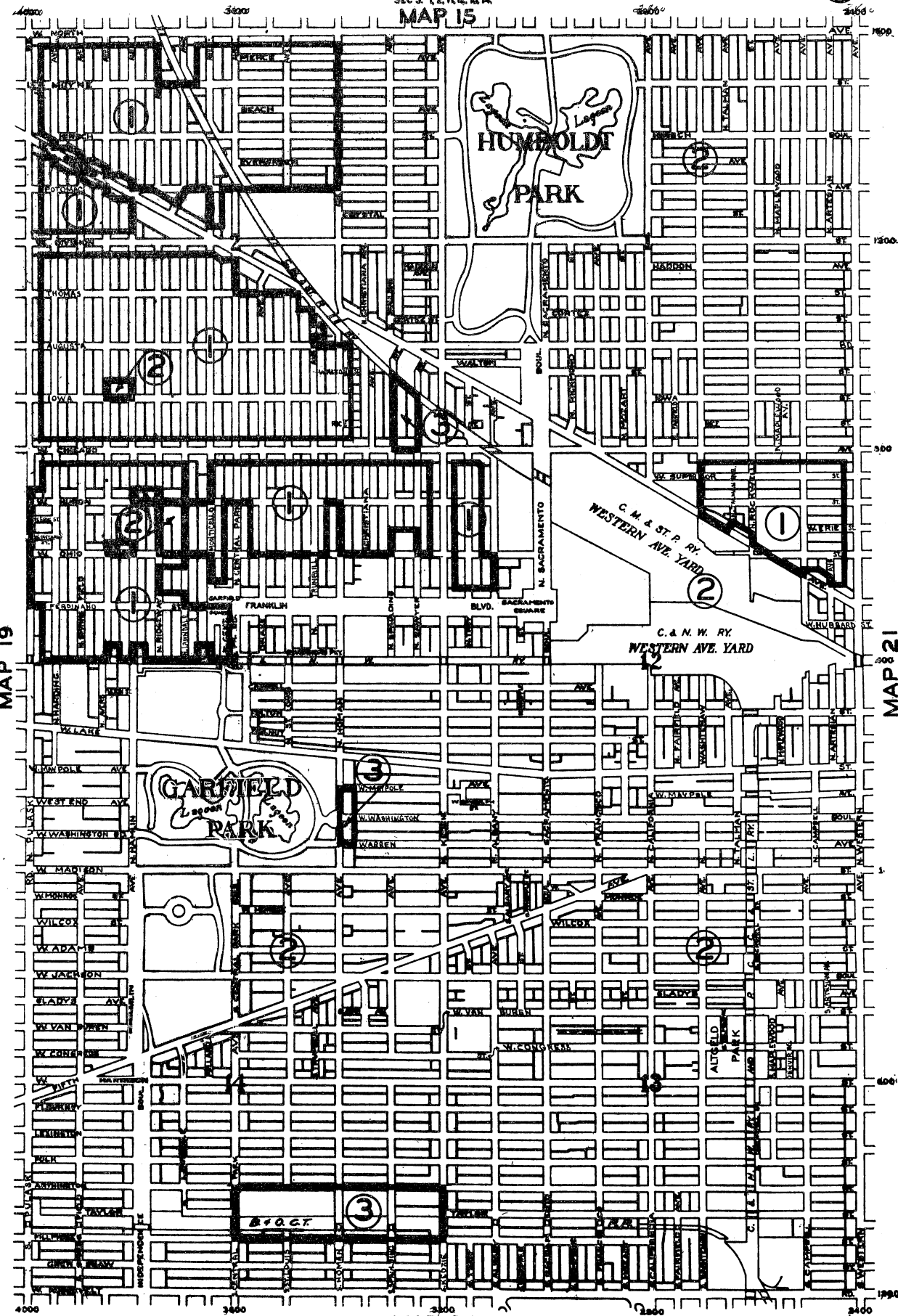
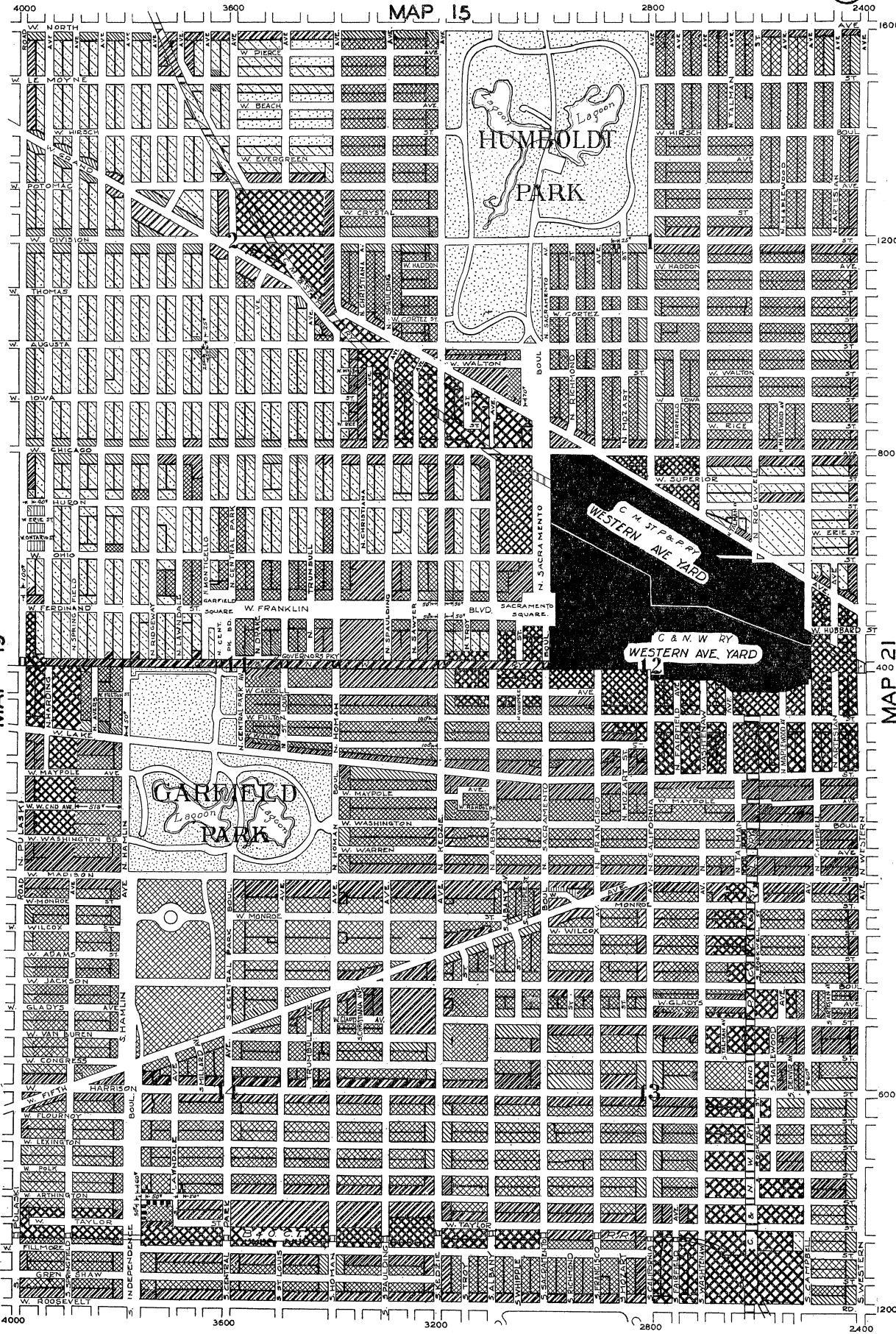


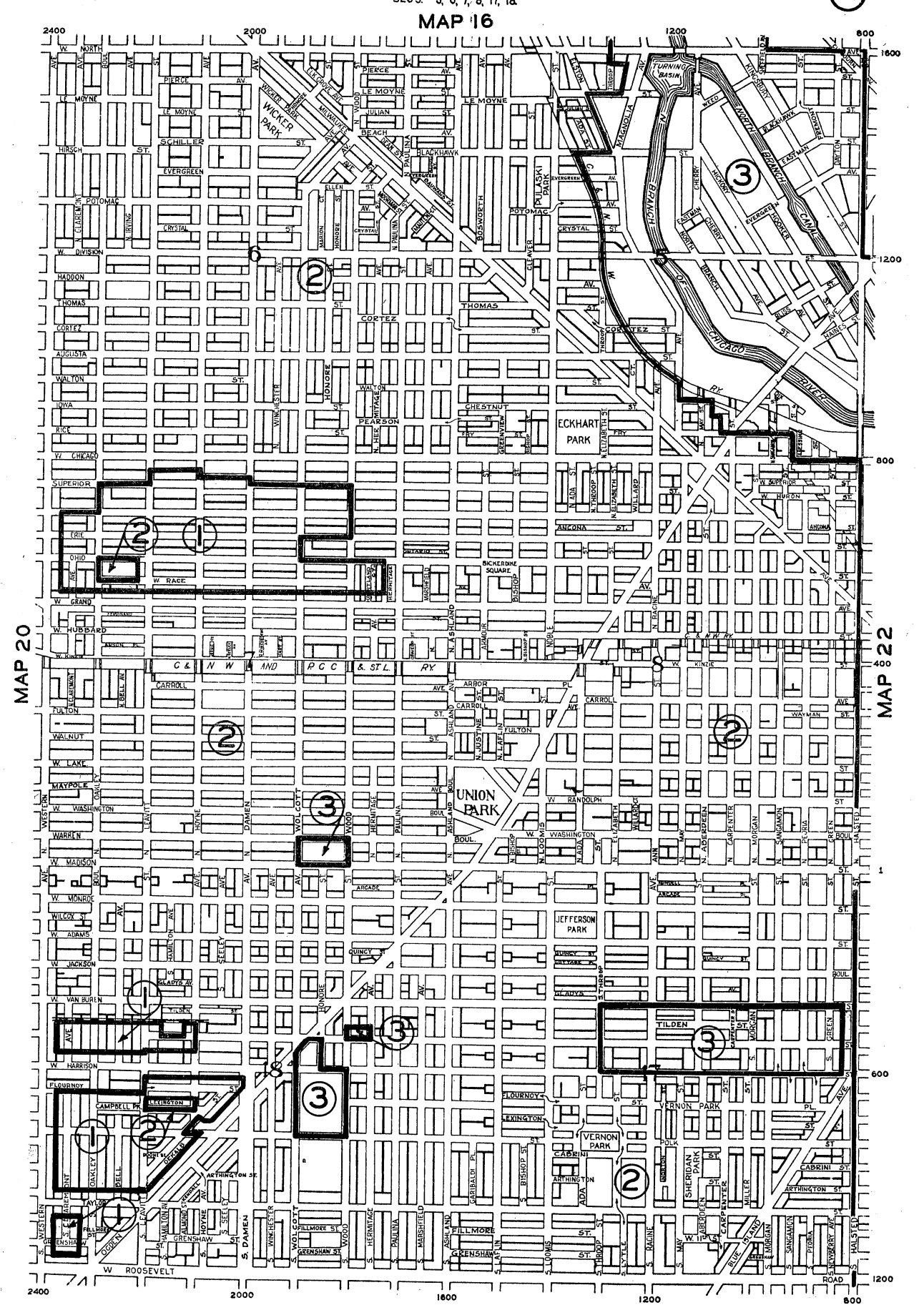
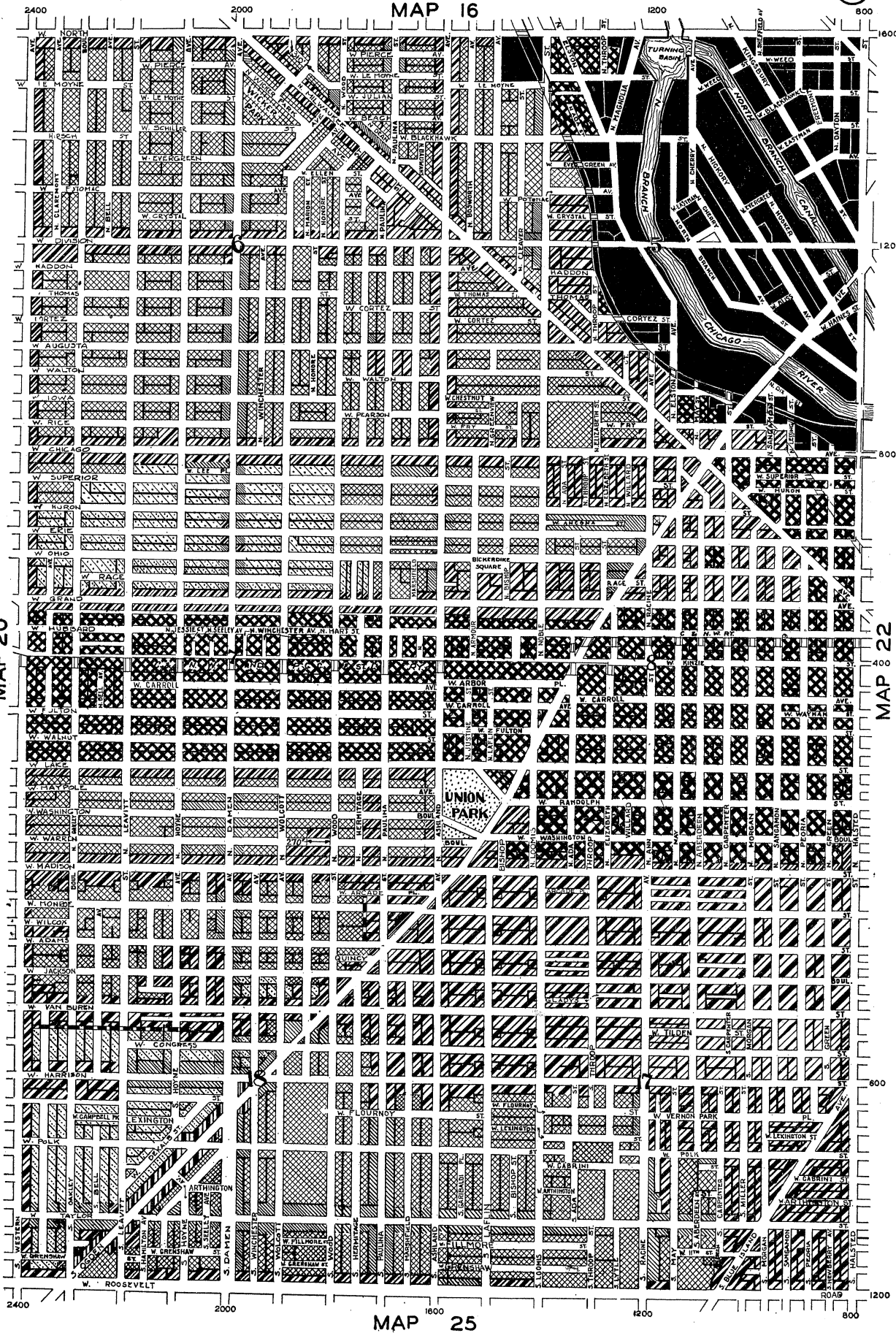


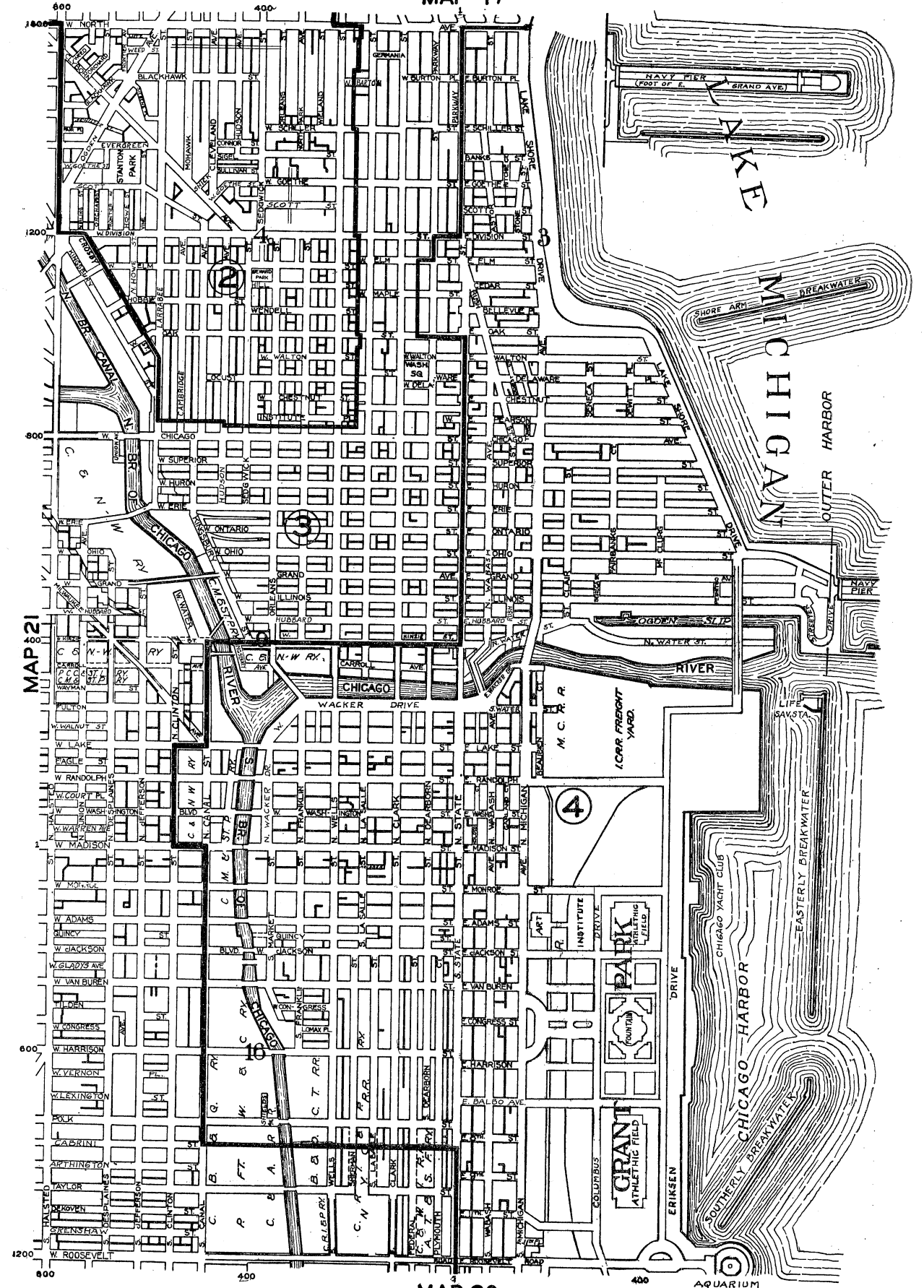
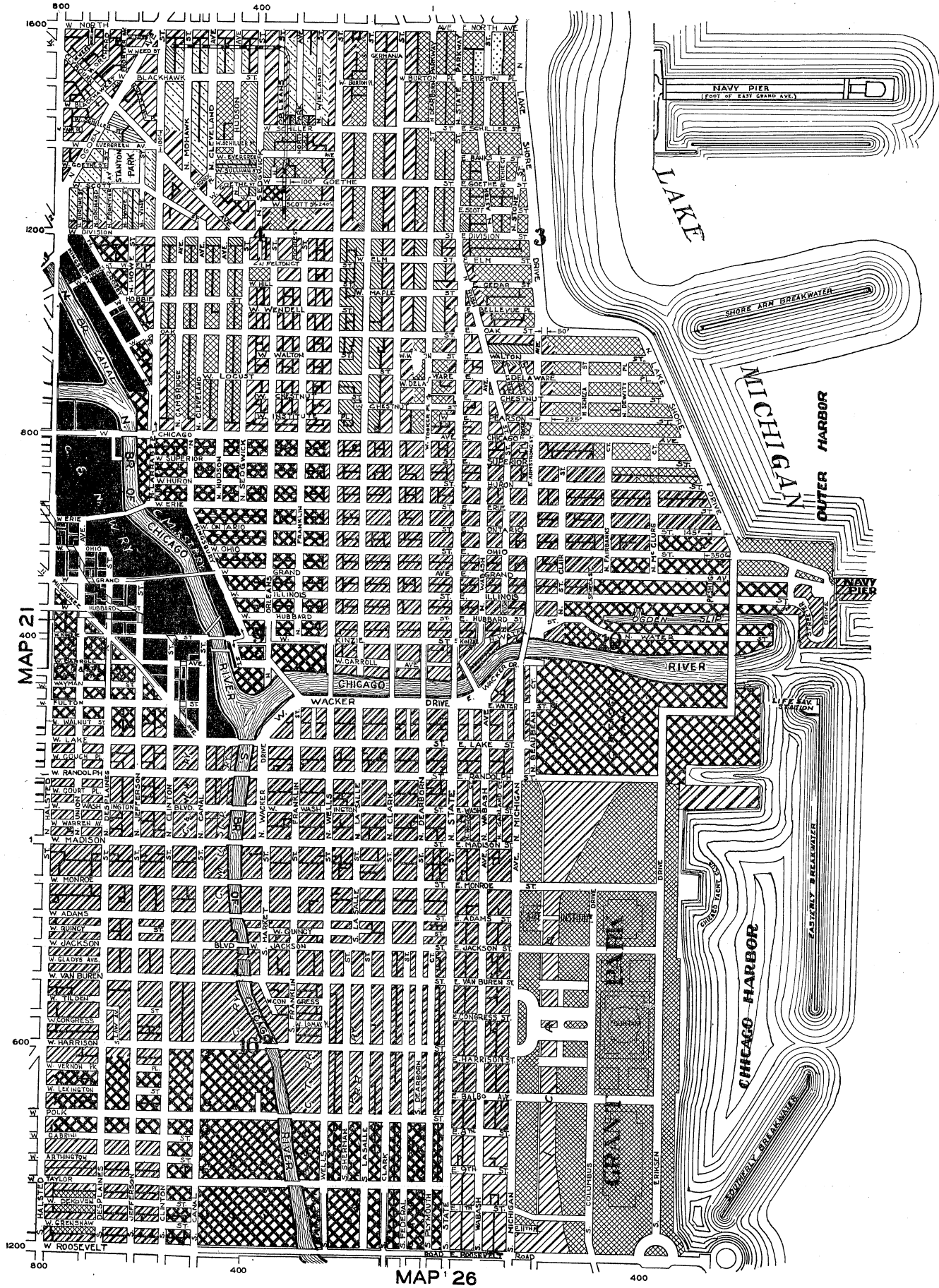


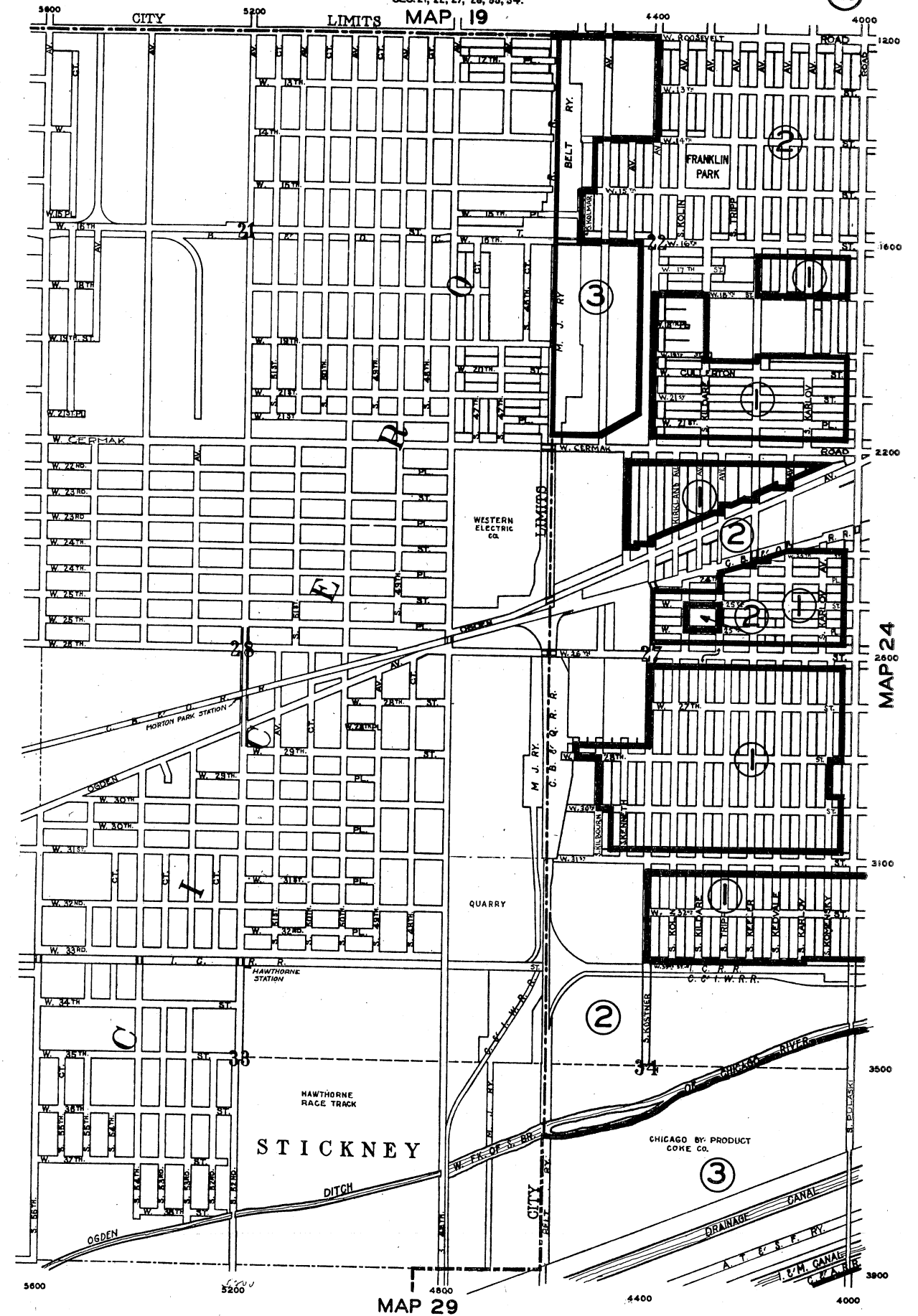
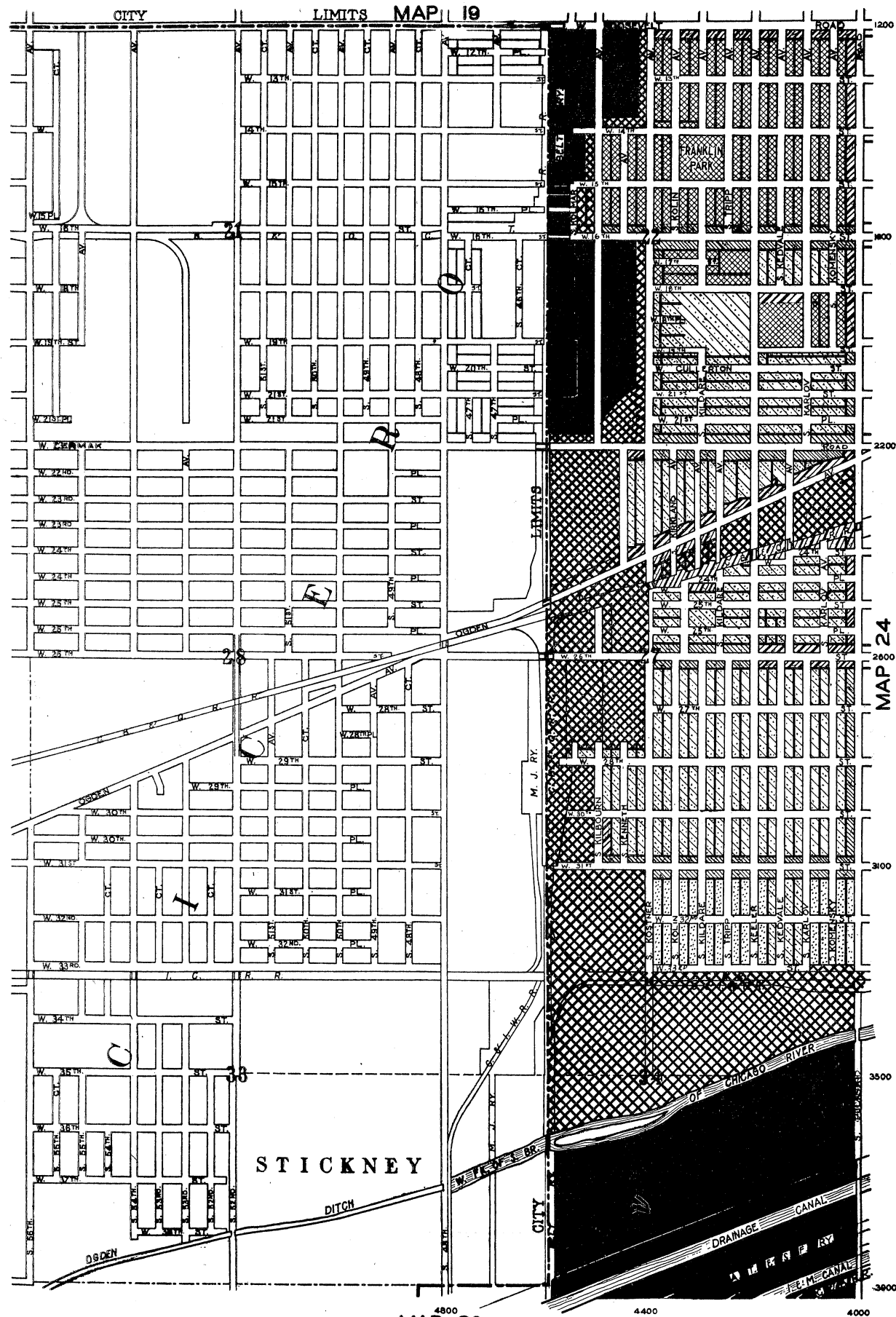


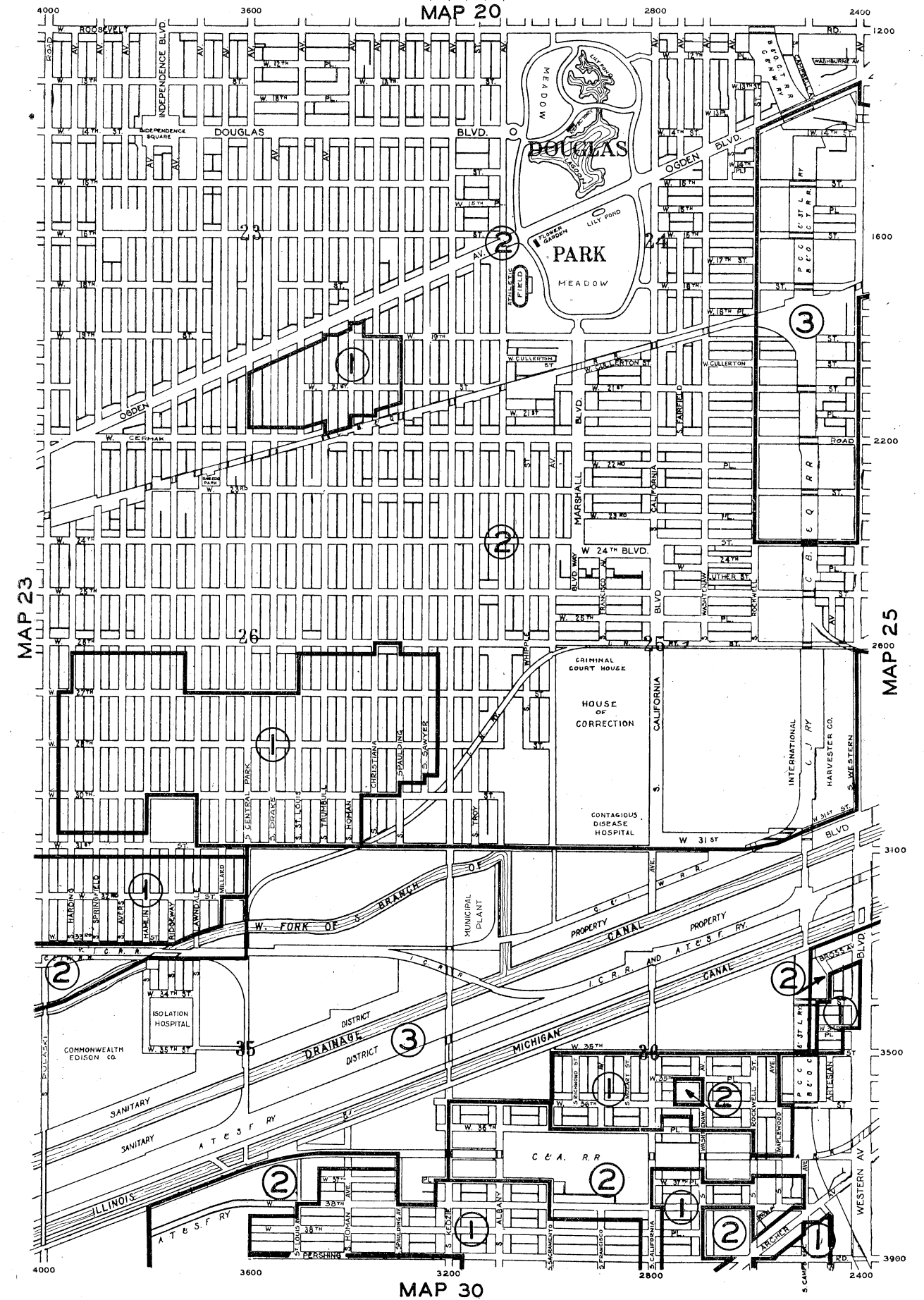
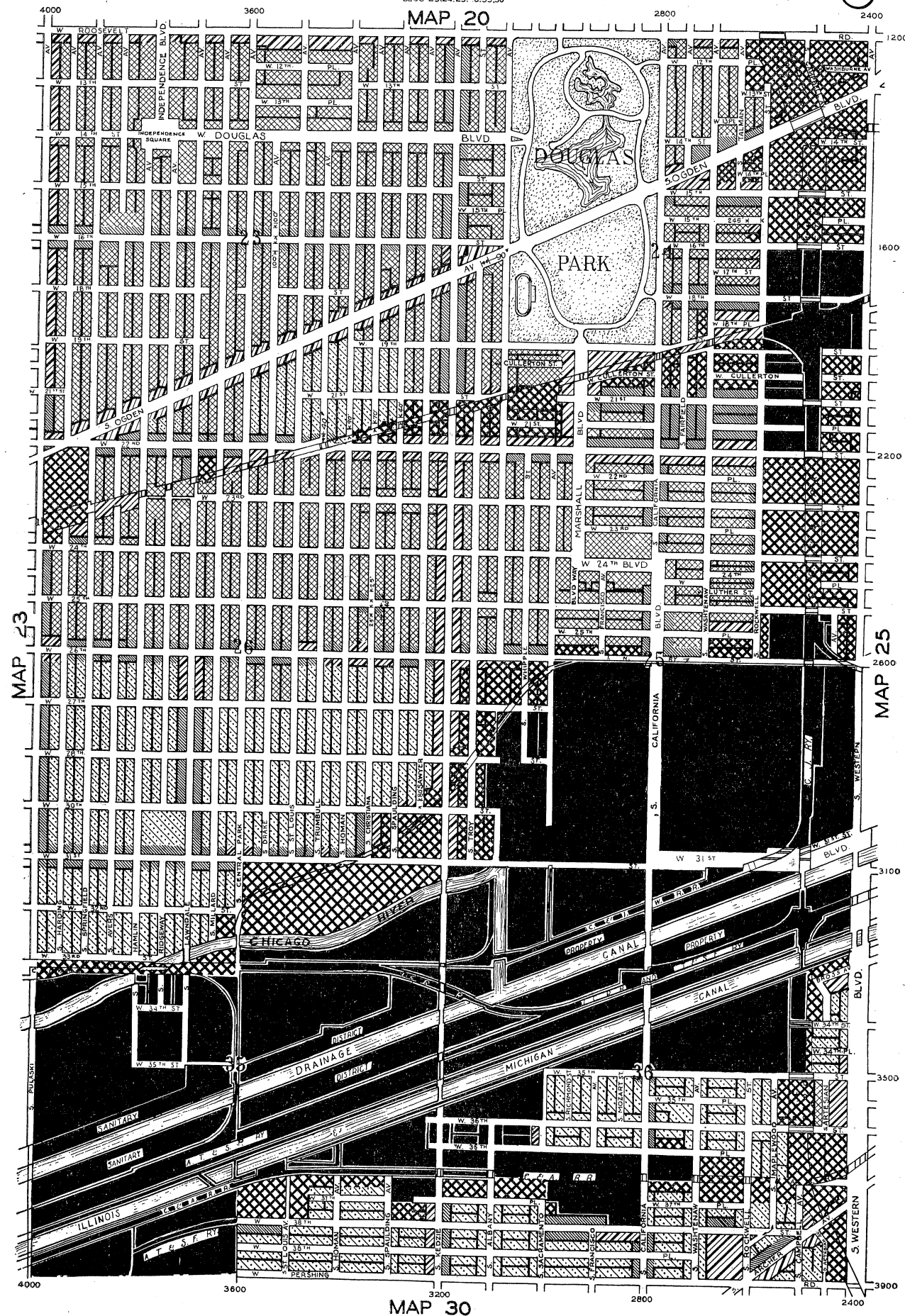


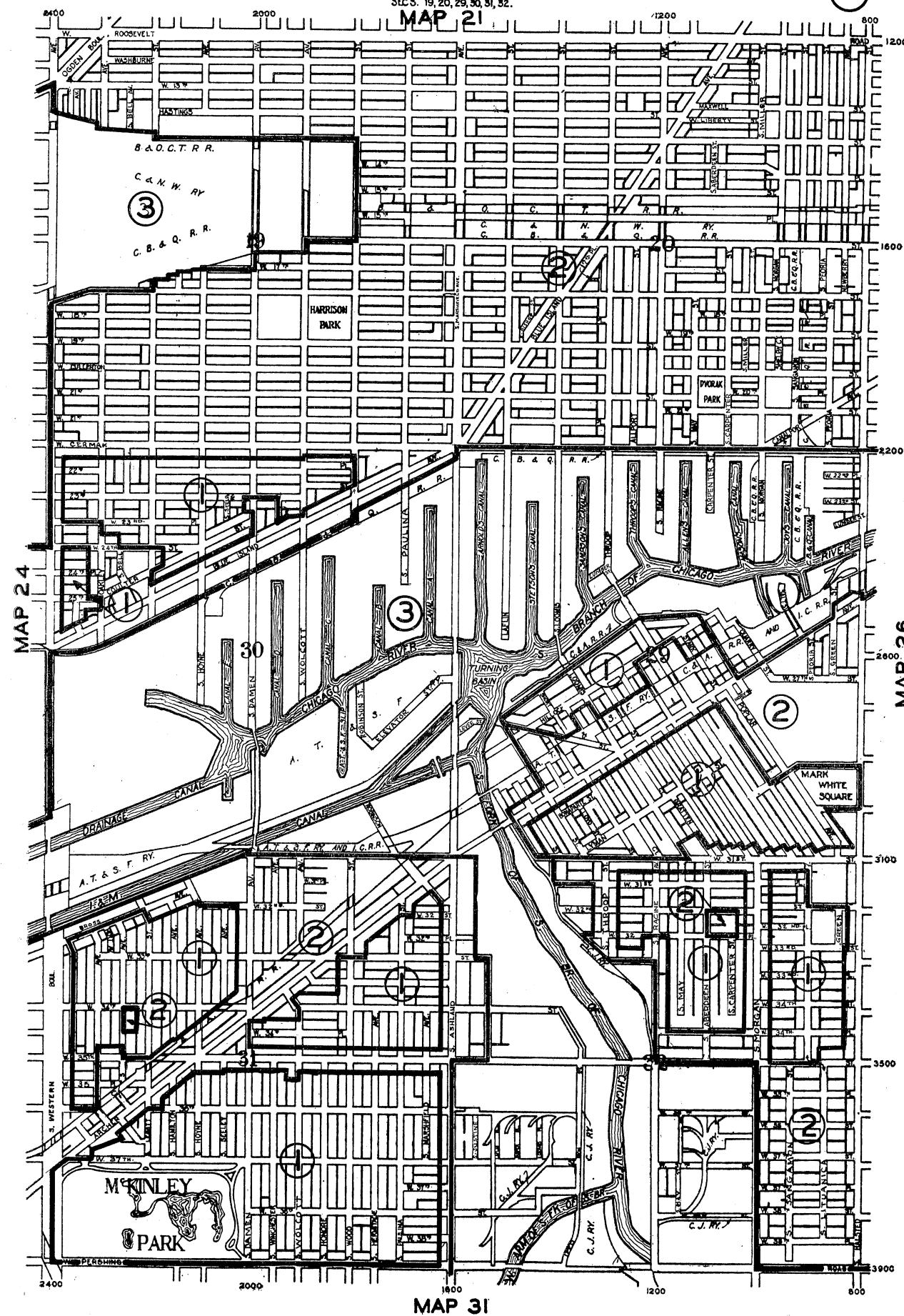
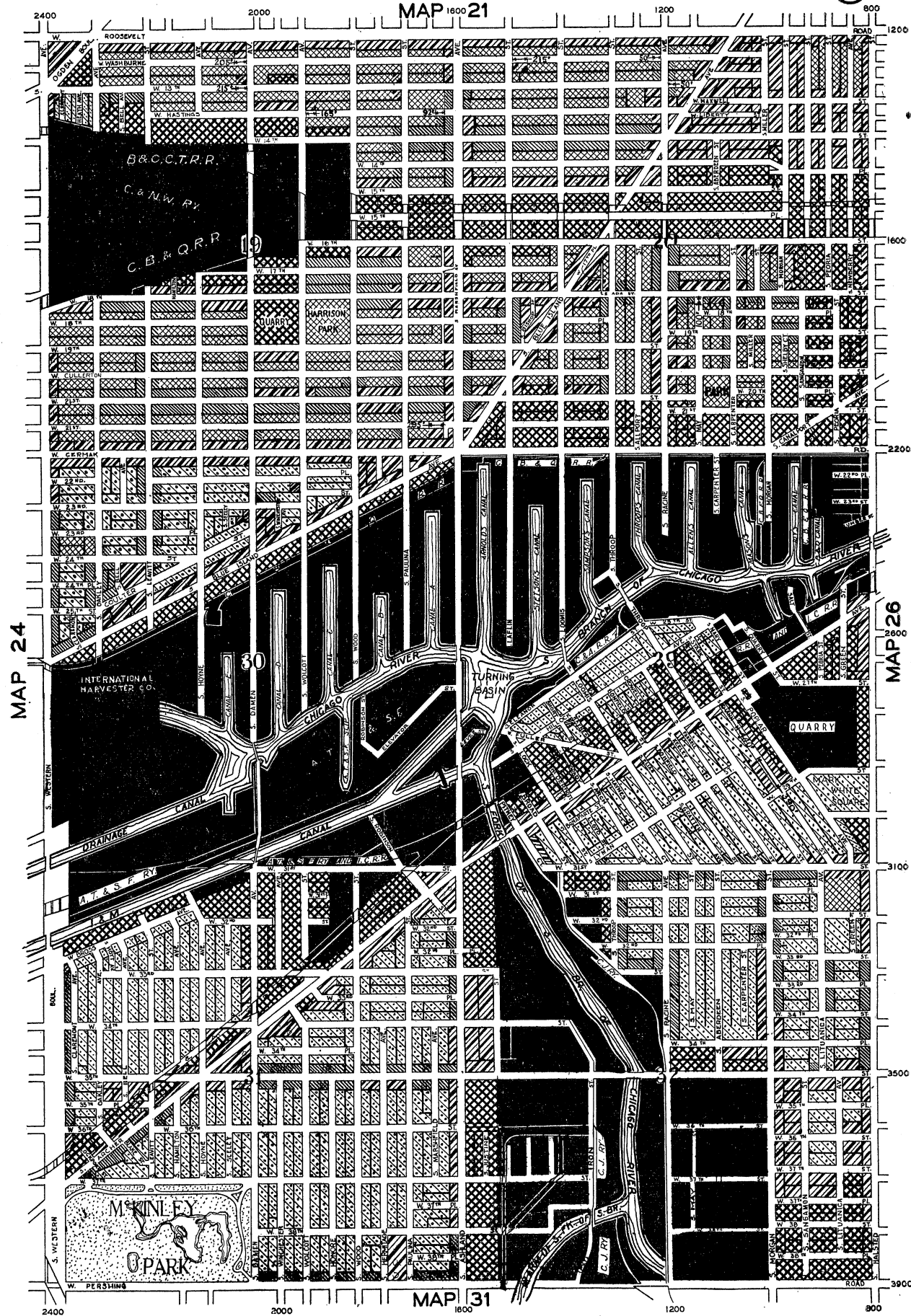


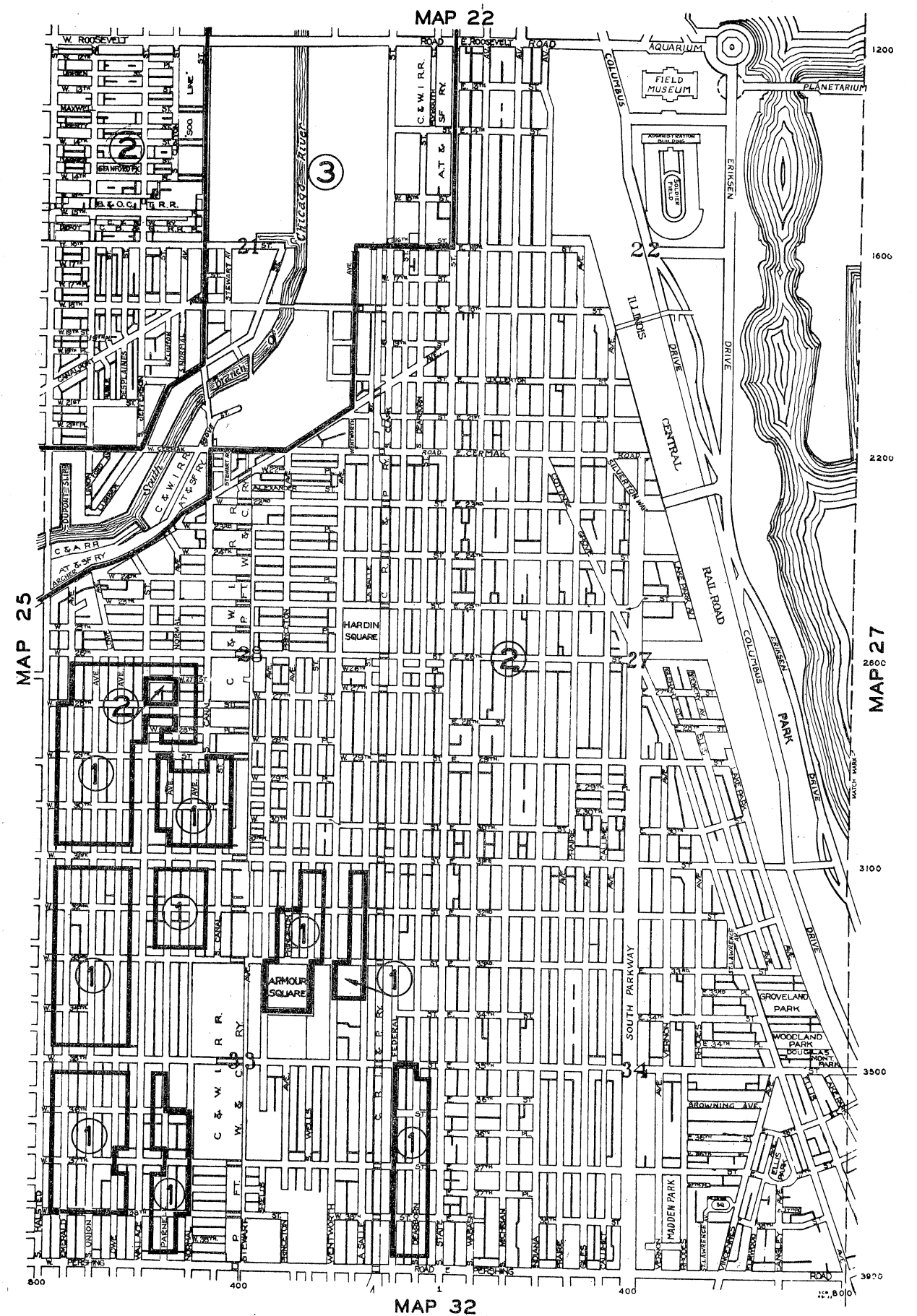
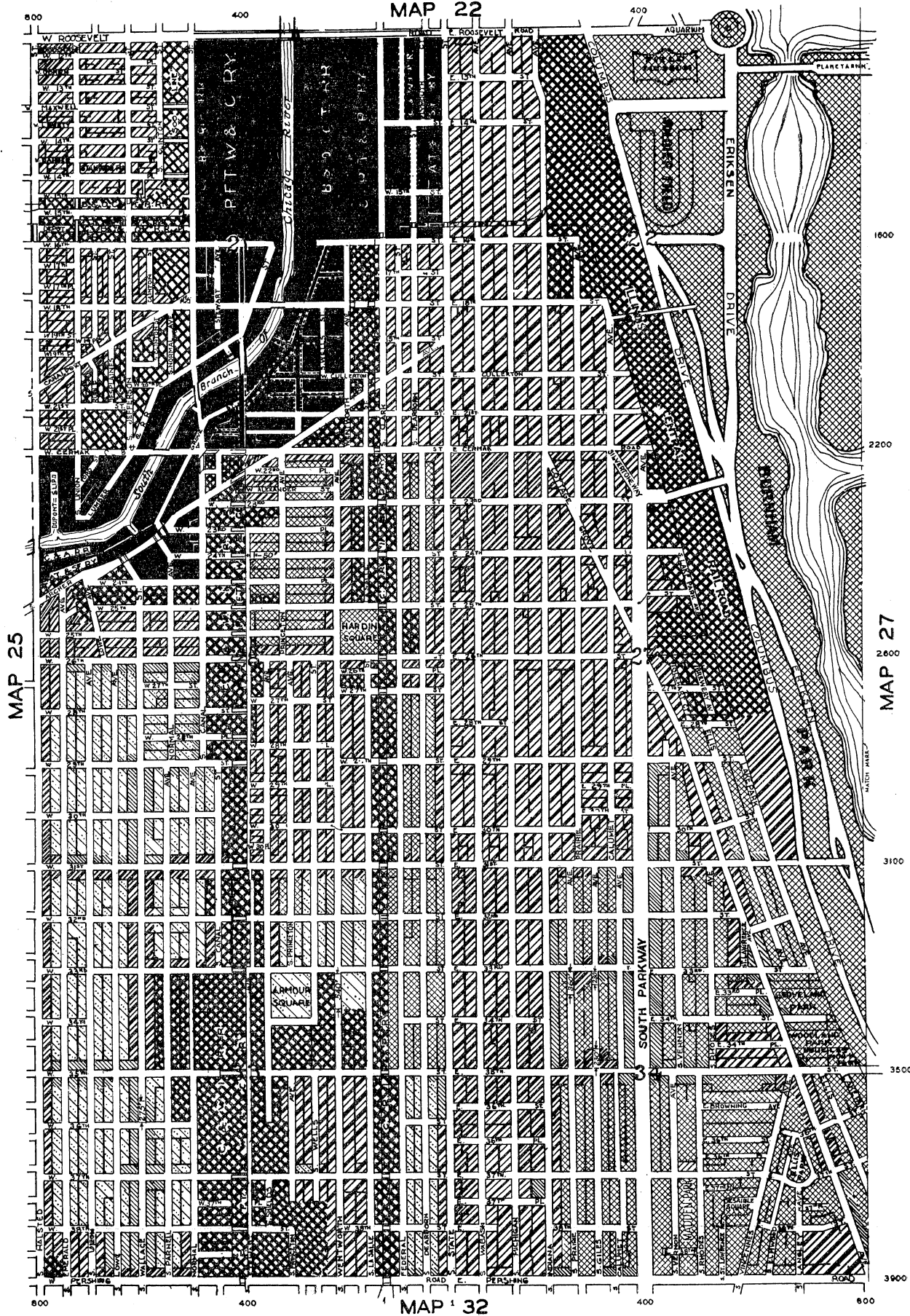


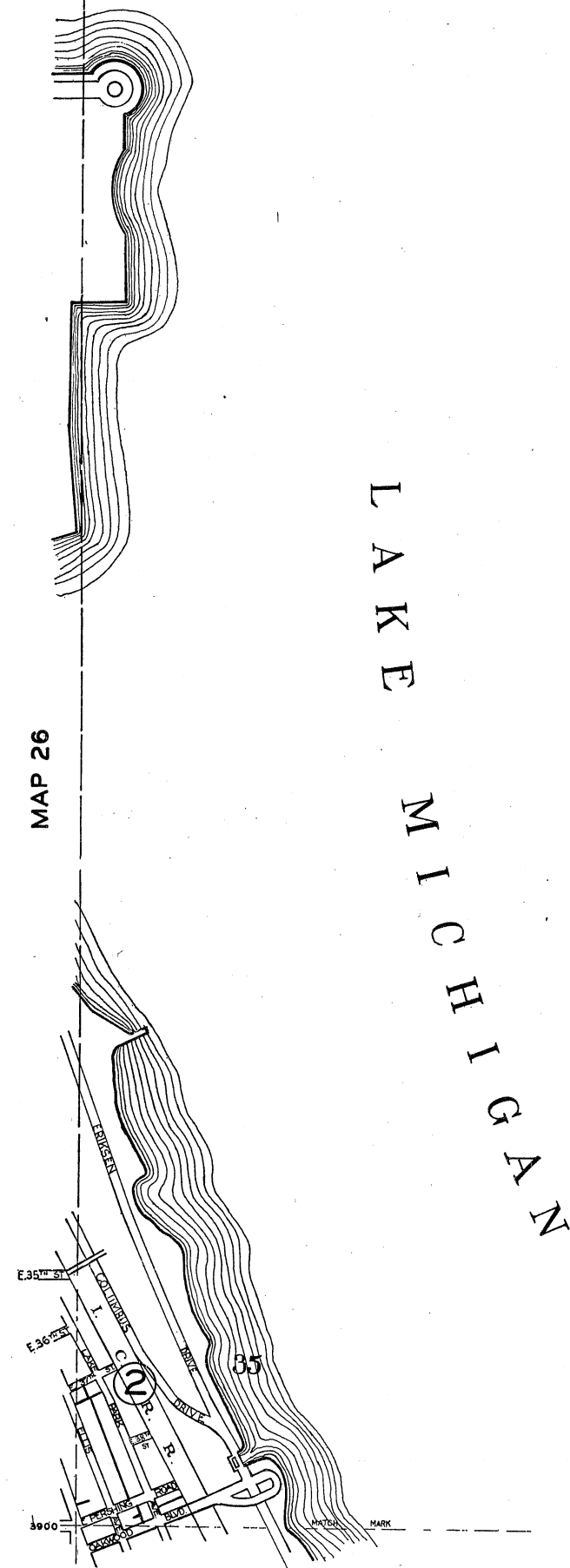
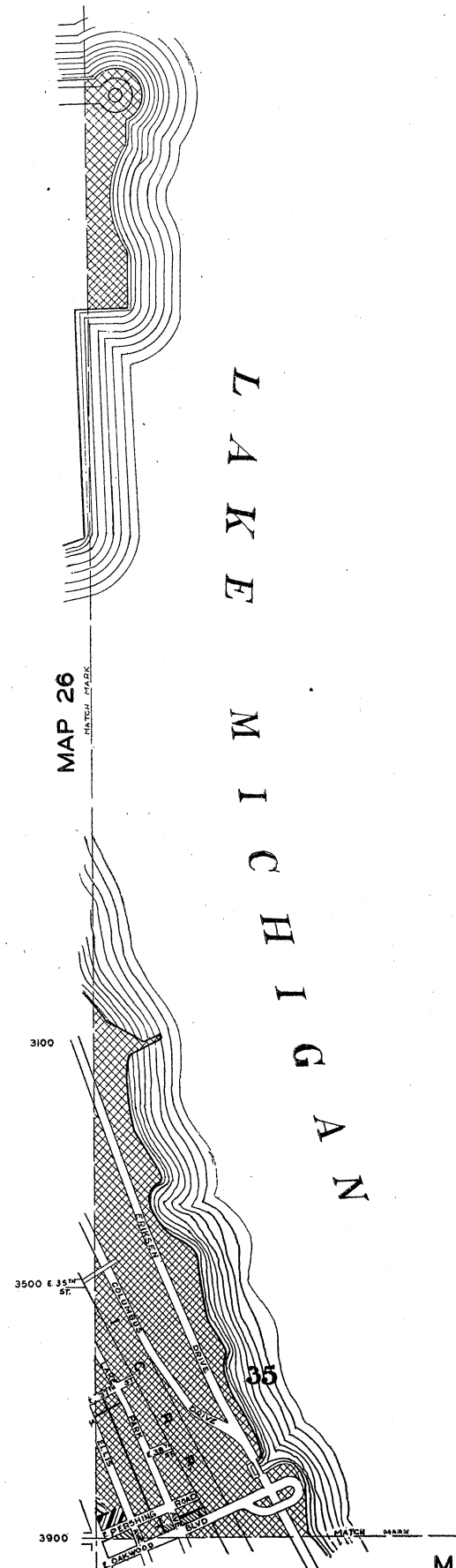


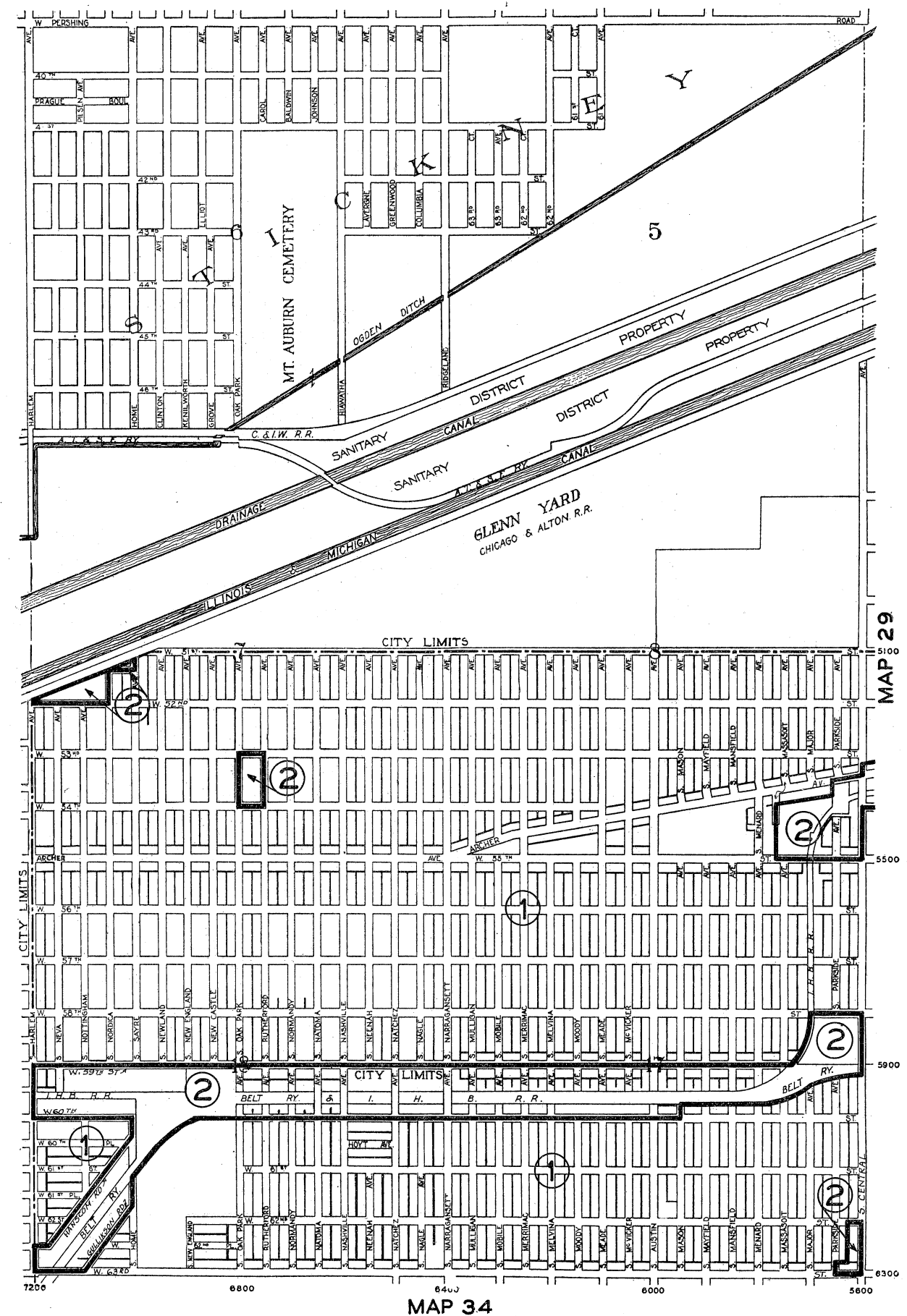
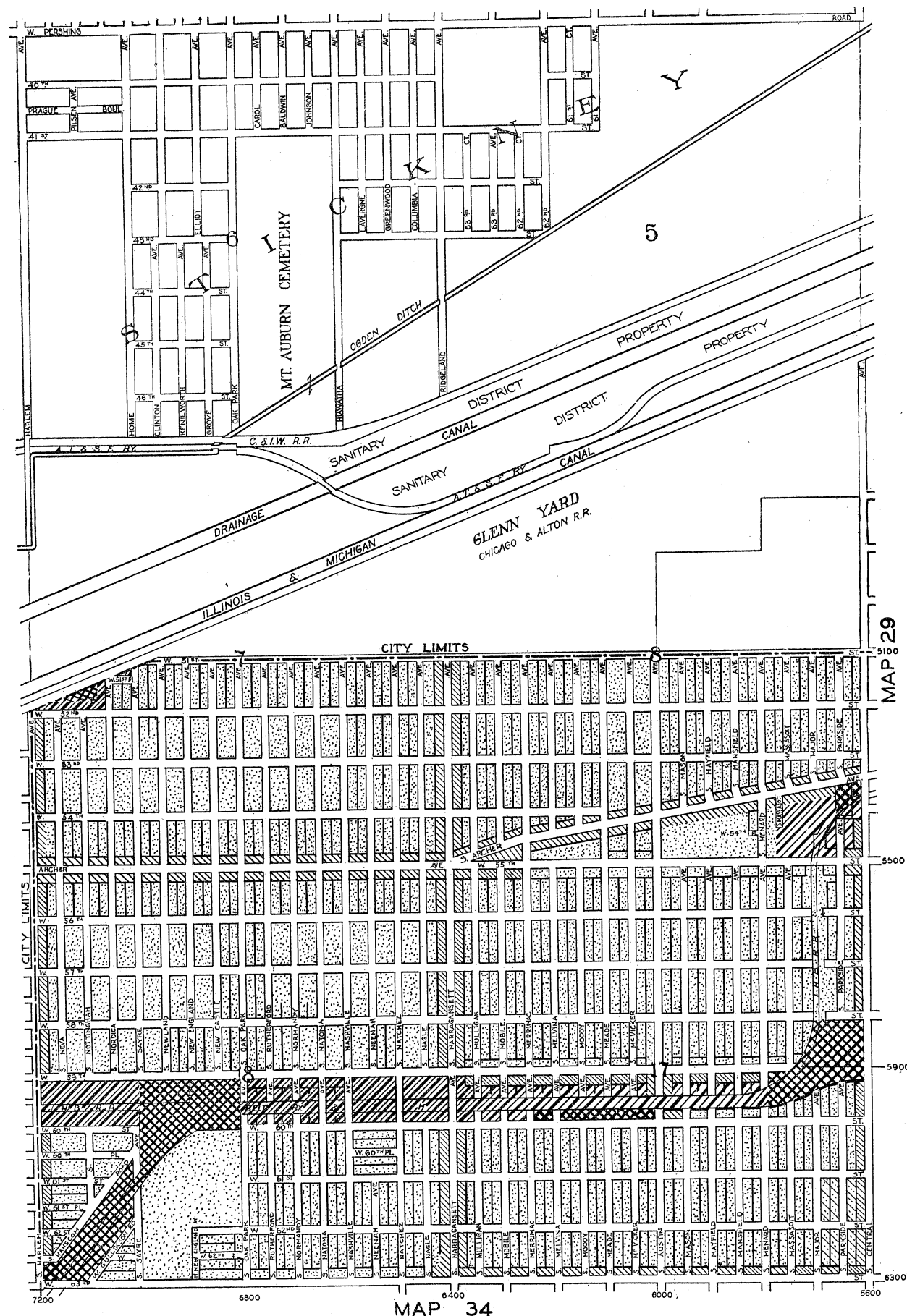


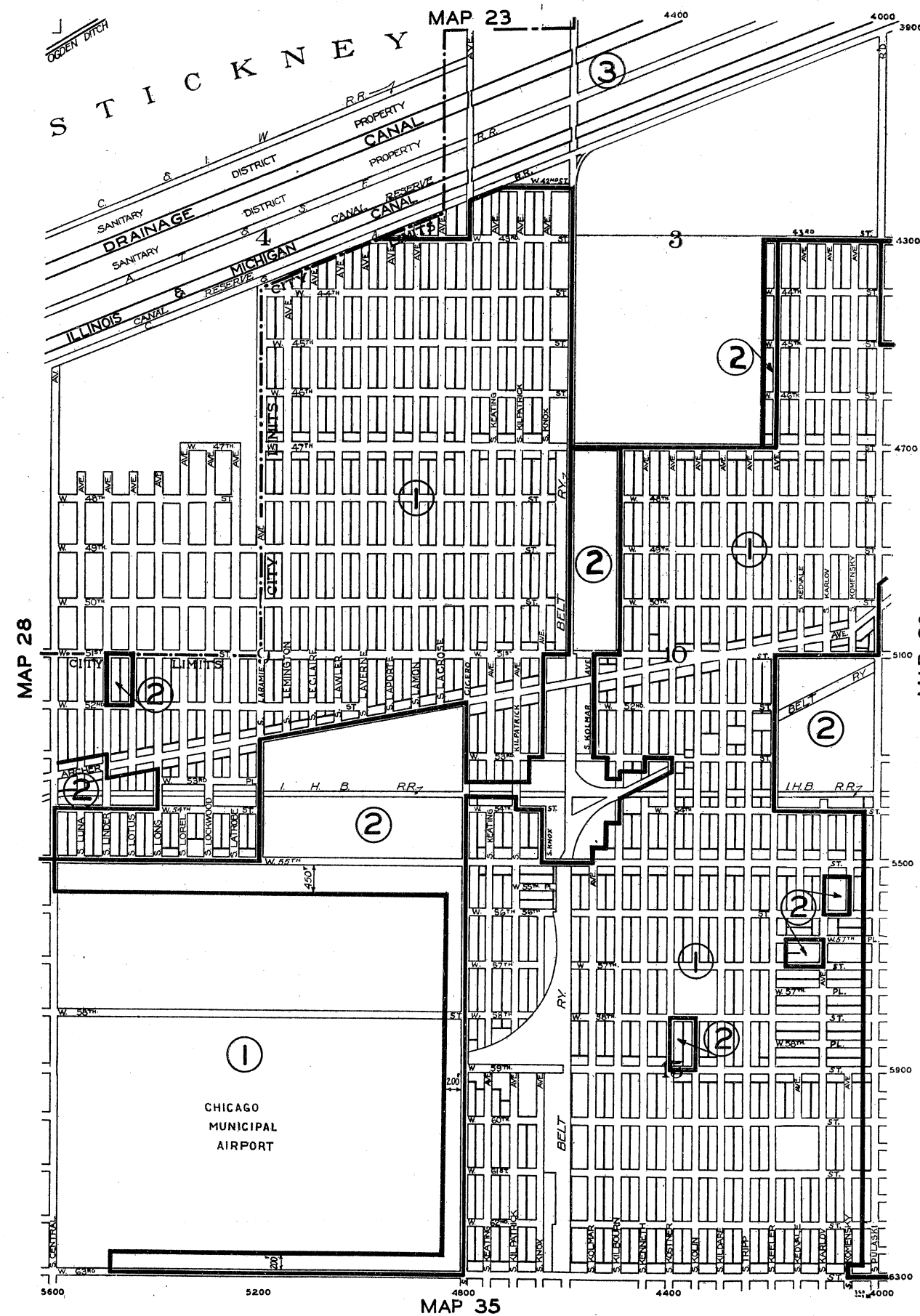
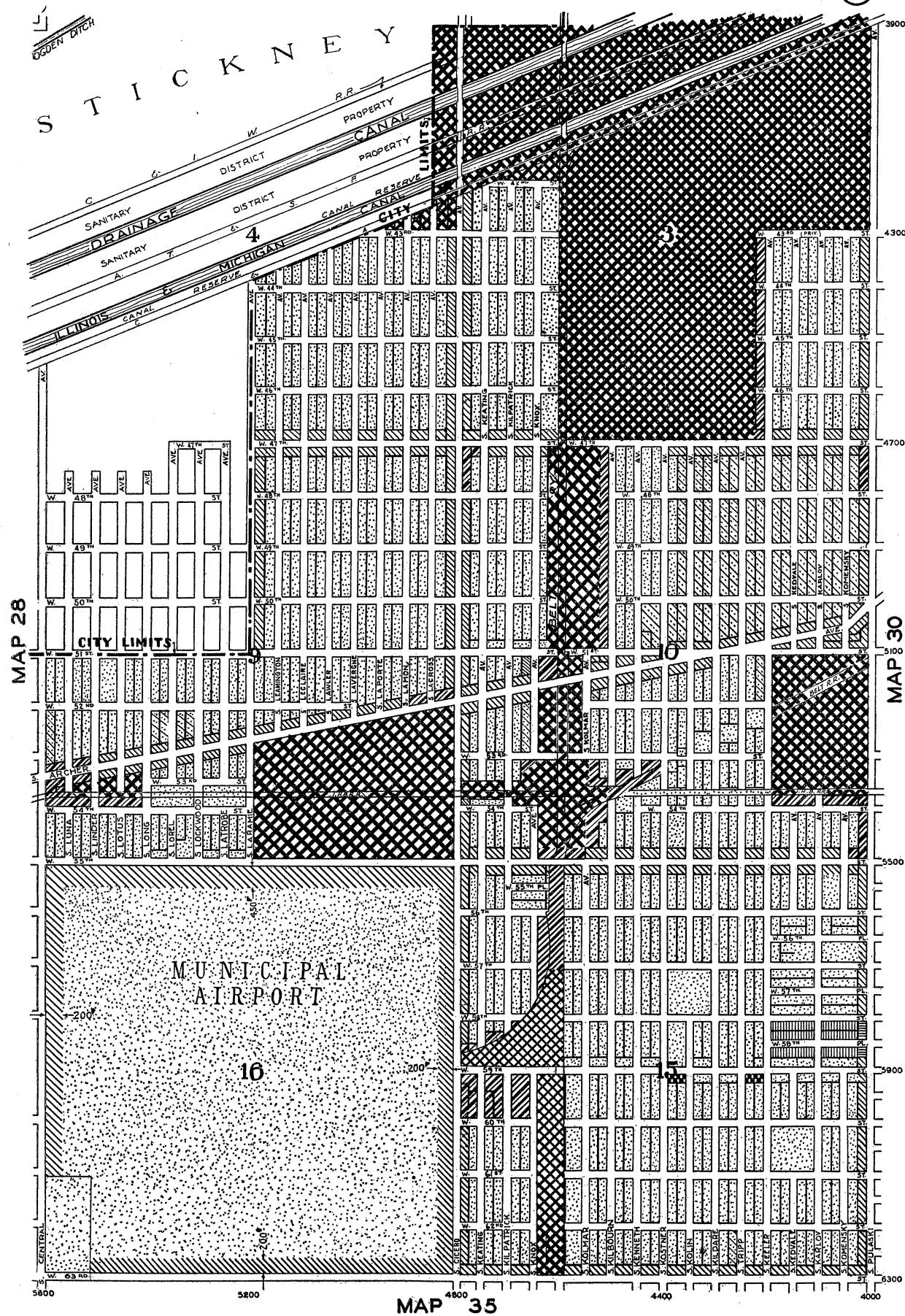


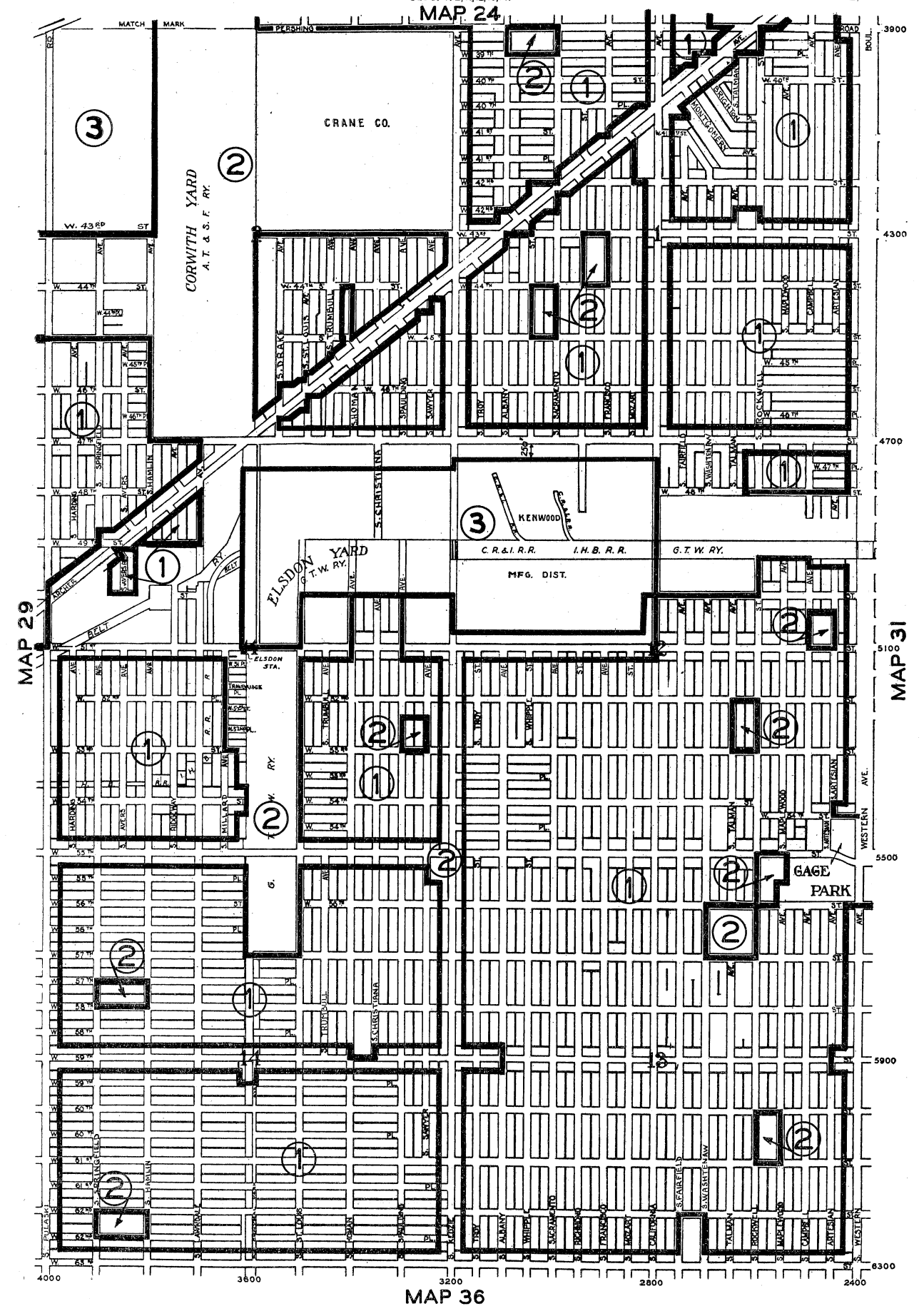
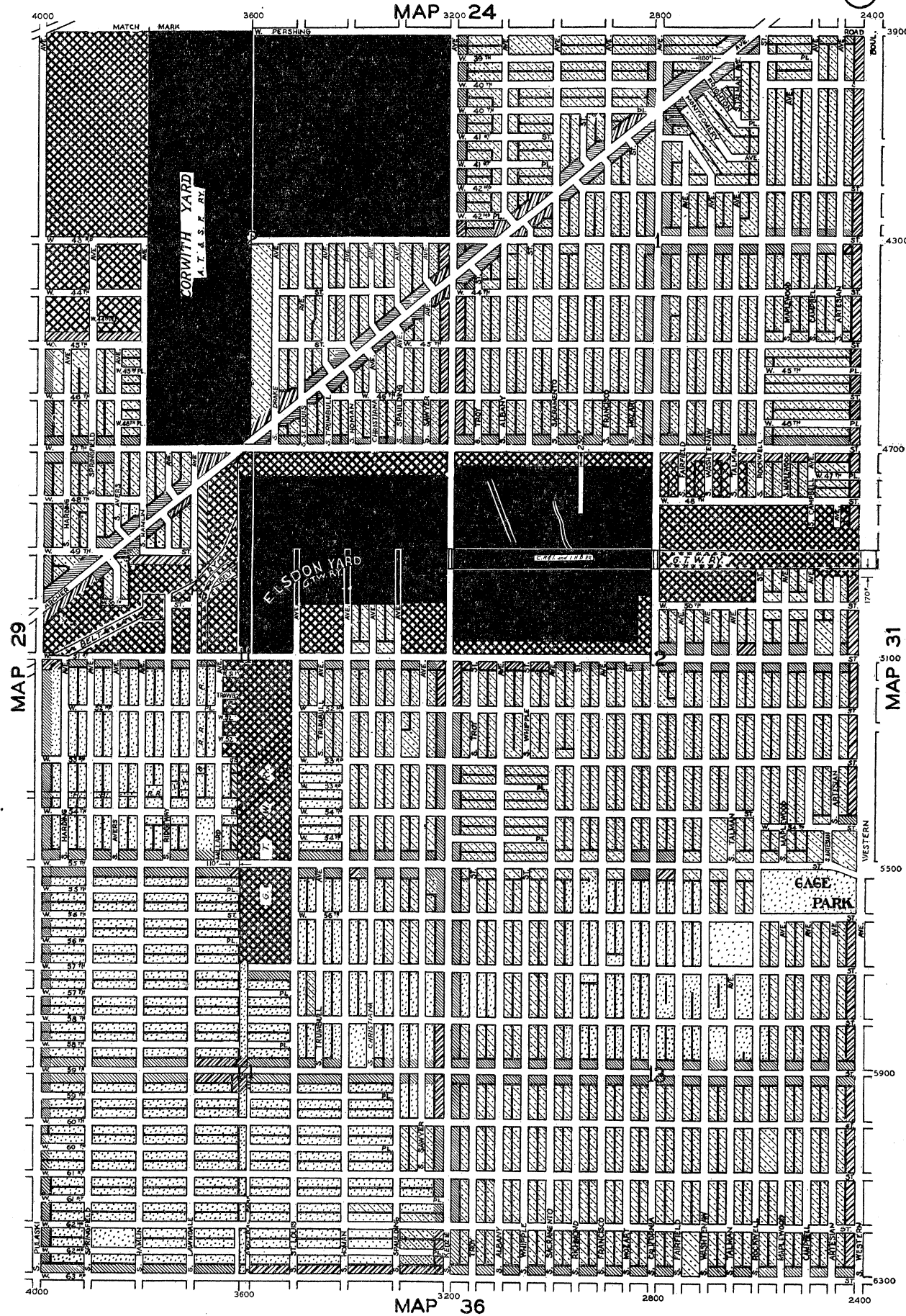


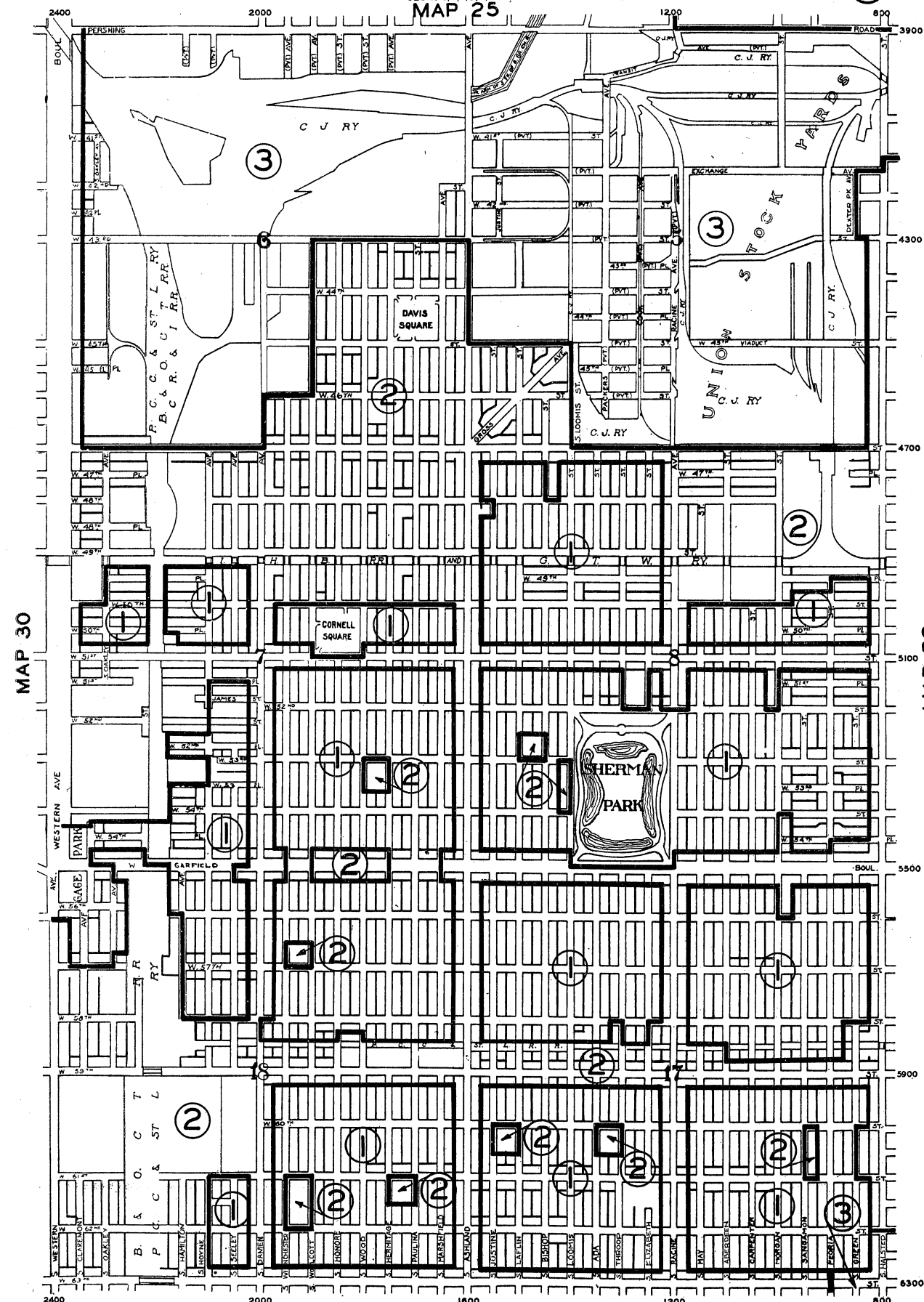
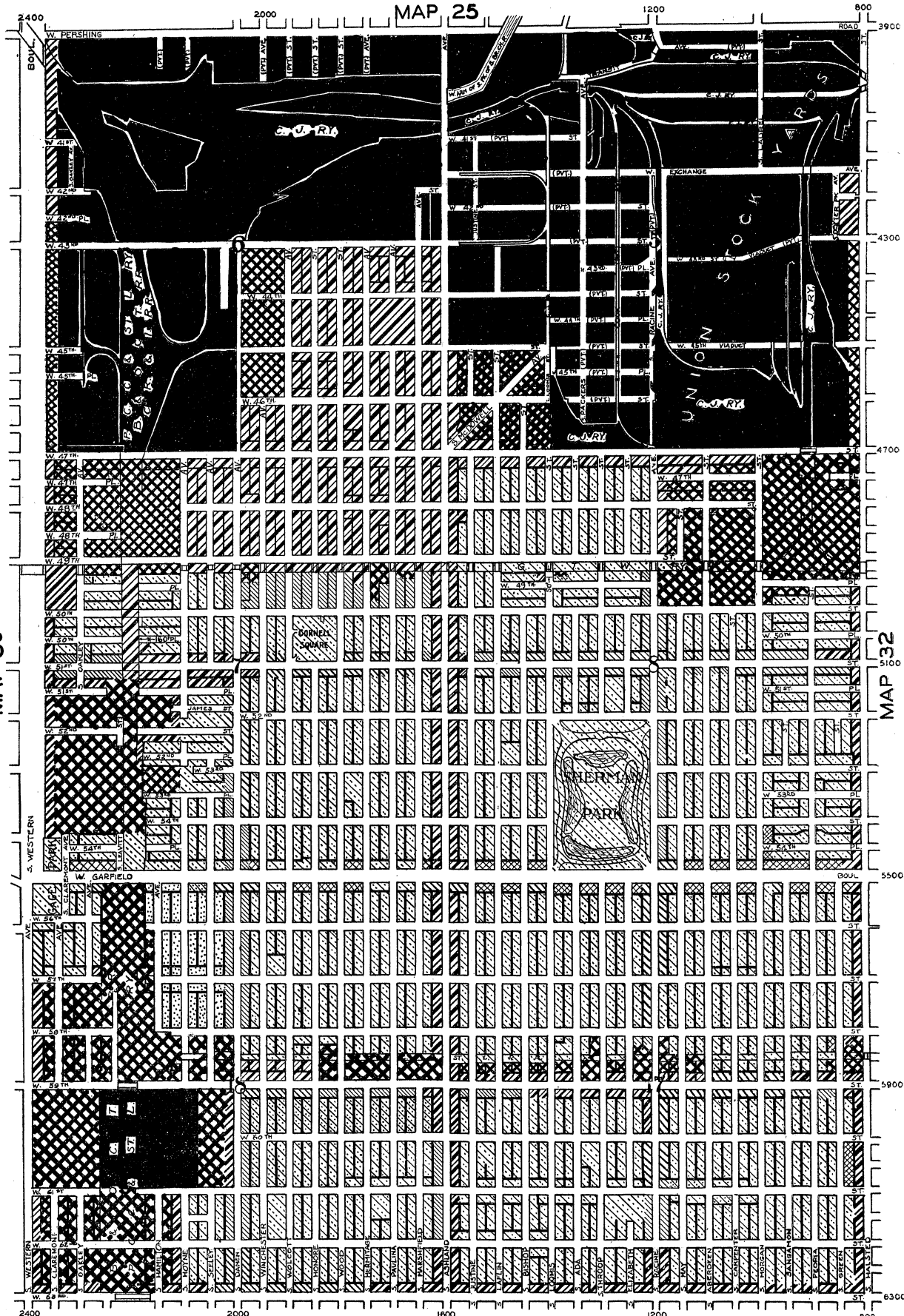


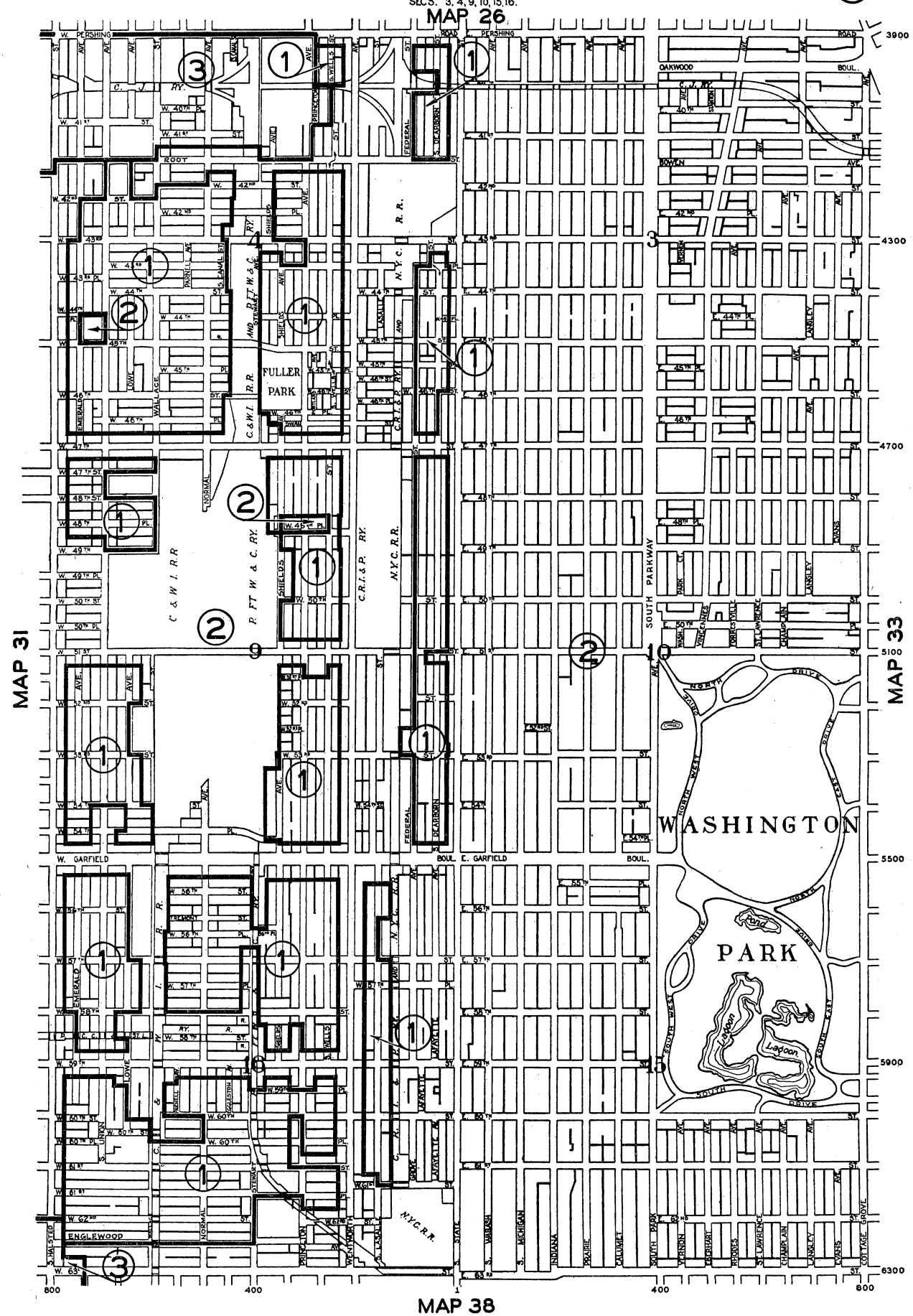
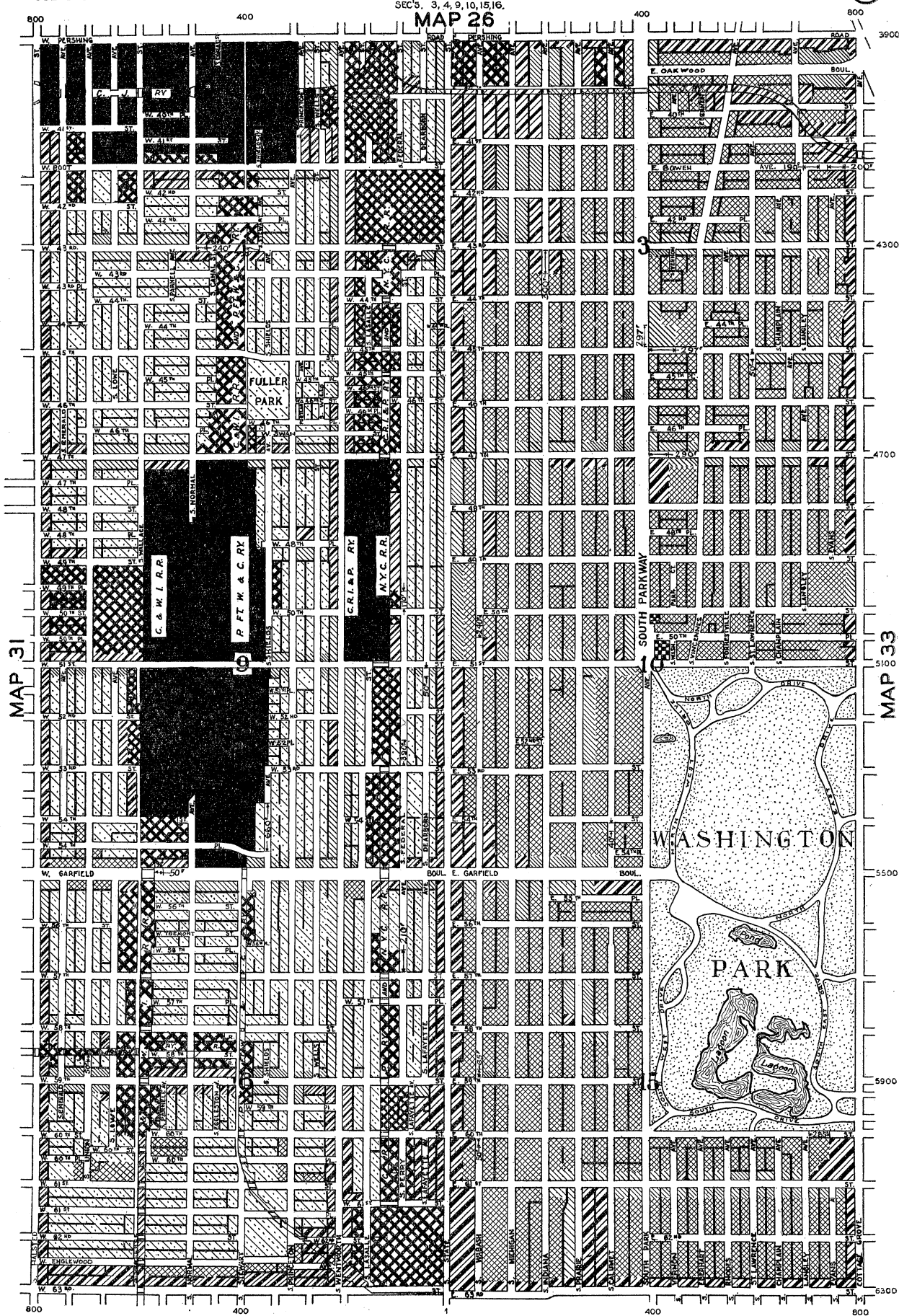


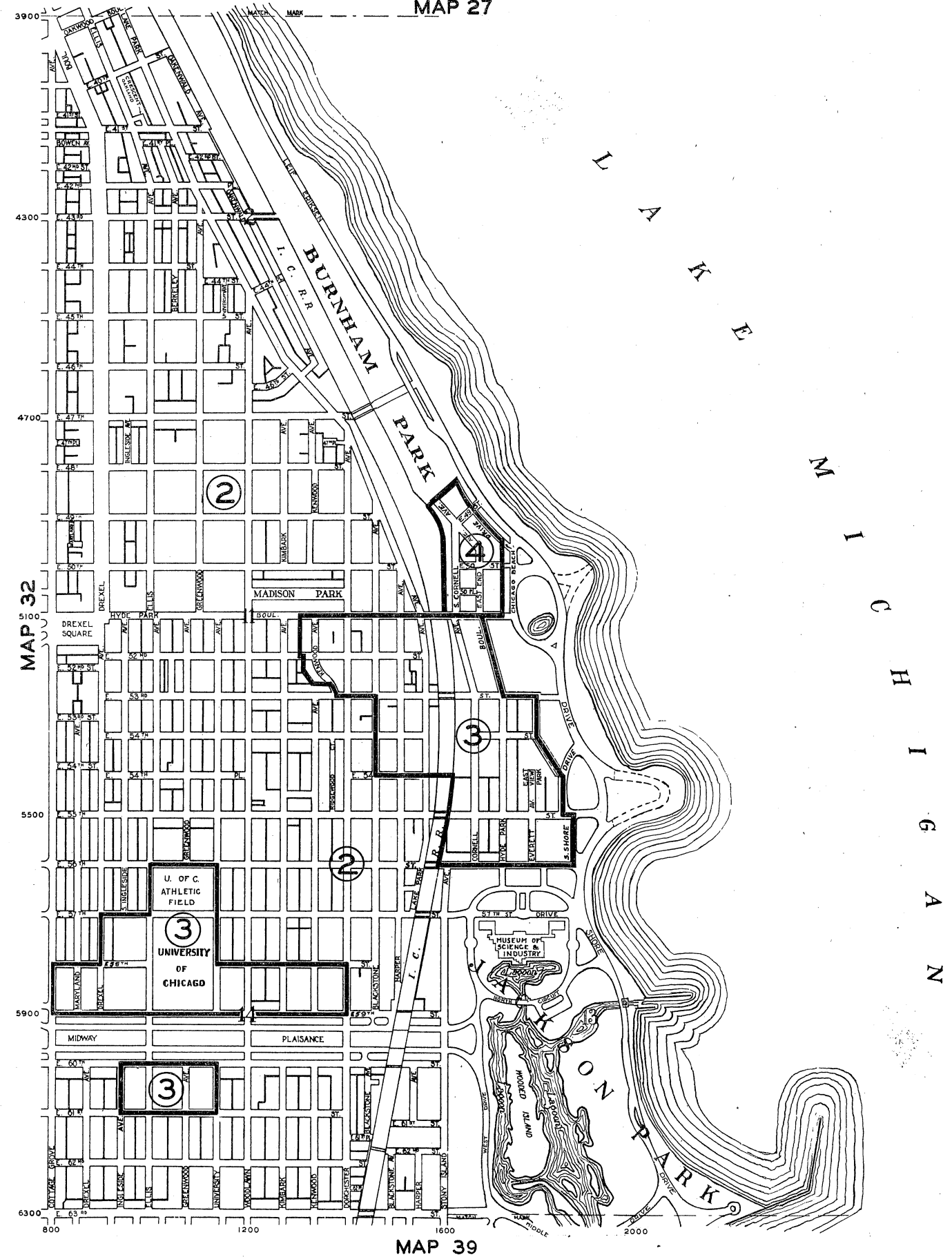
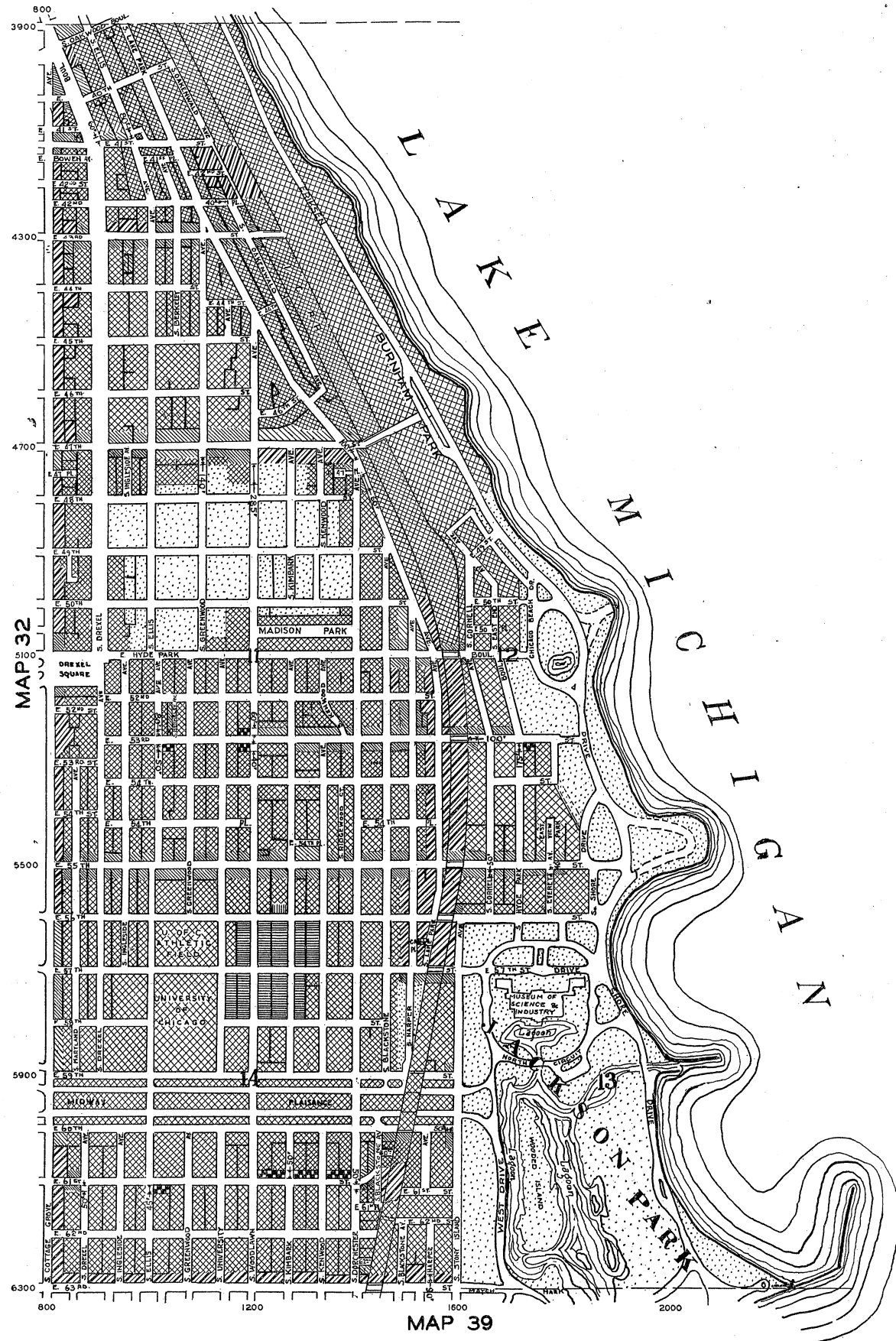










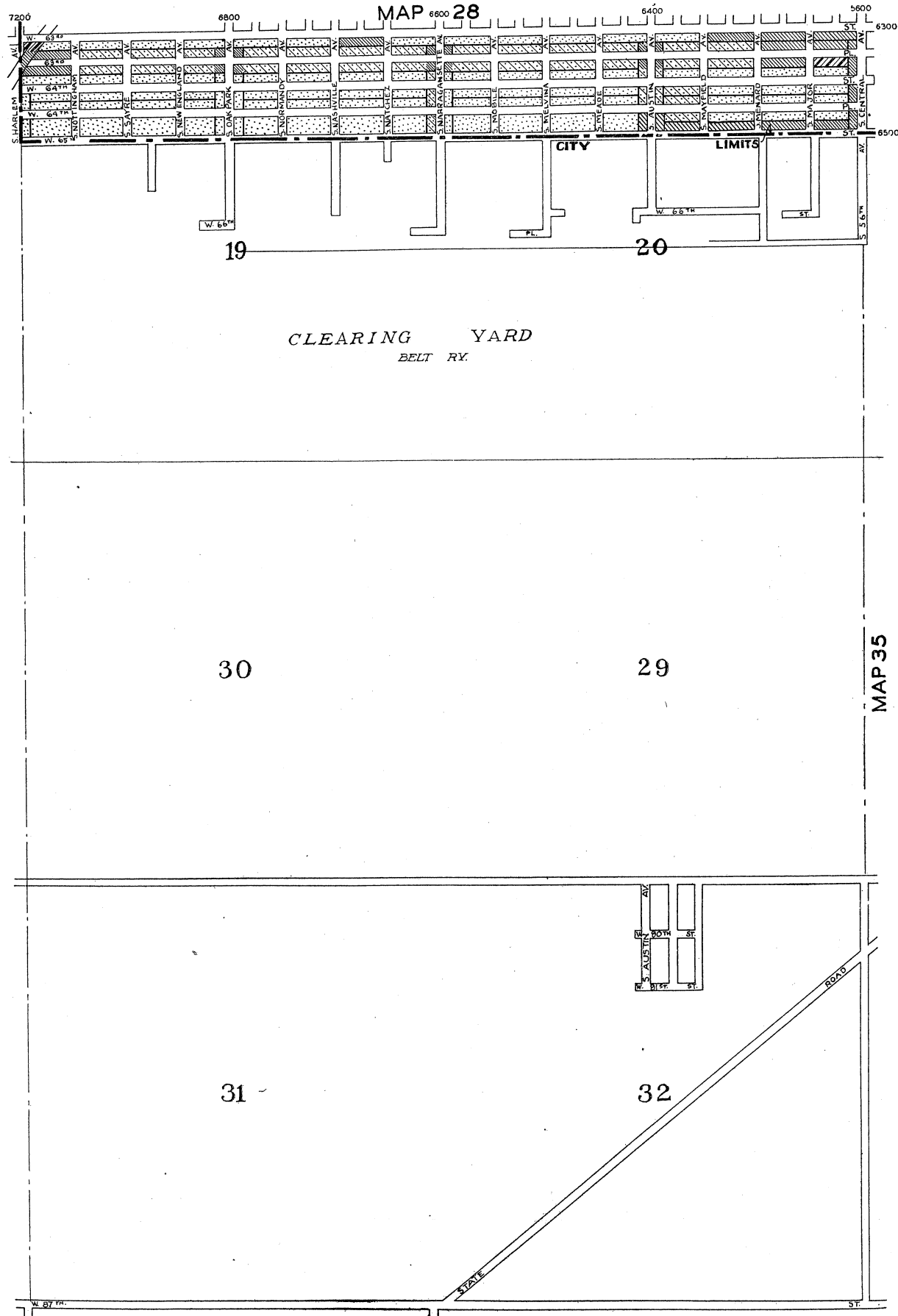


CHICAGO ZONING ORDINANCE
USE DISTRICT MAP

T.38N. R.13E

SEC'S 19, 20, 29, 30, 31, 32.

MAP 34

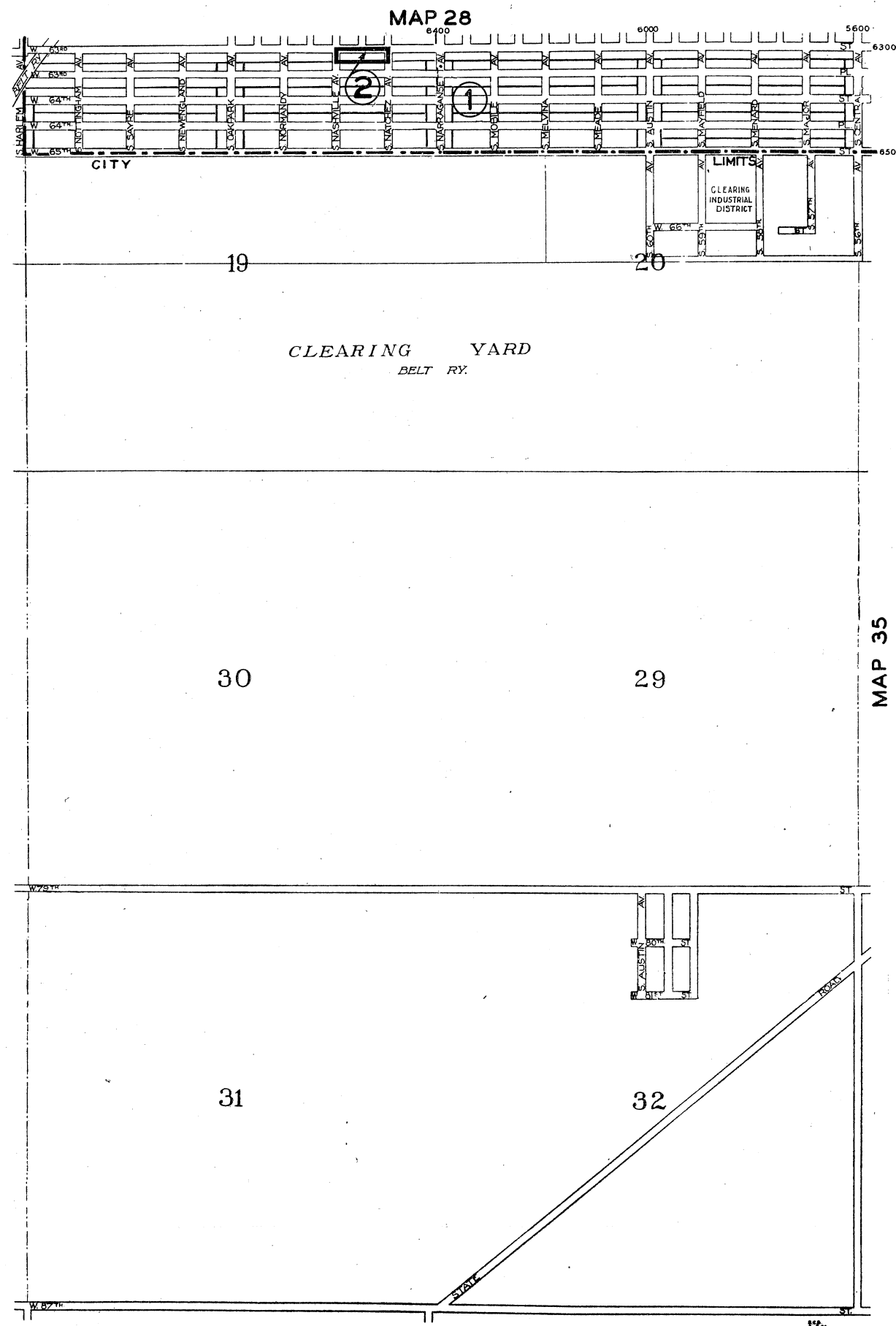


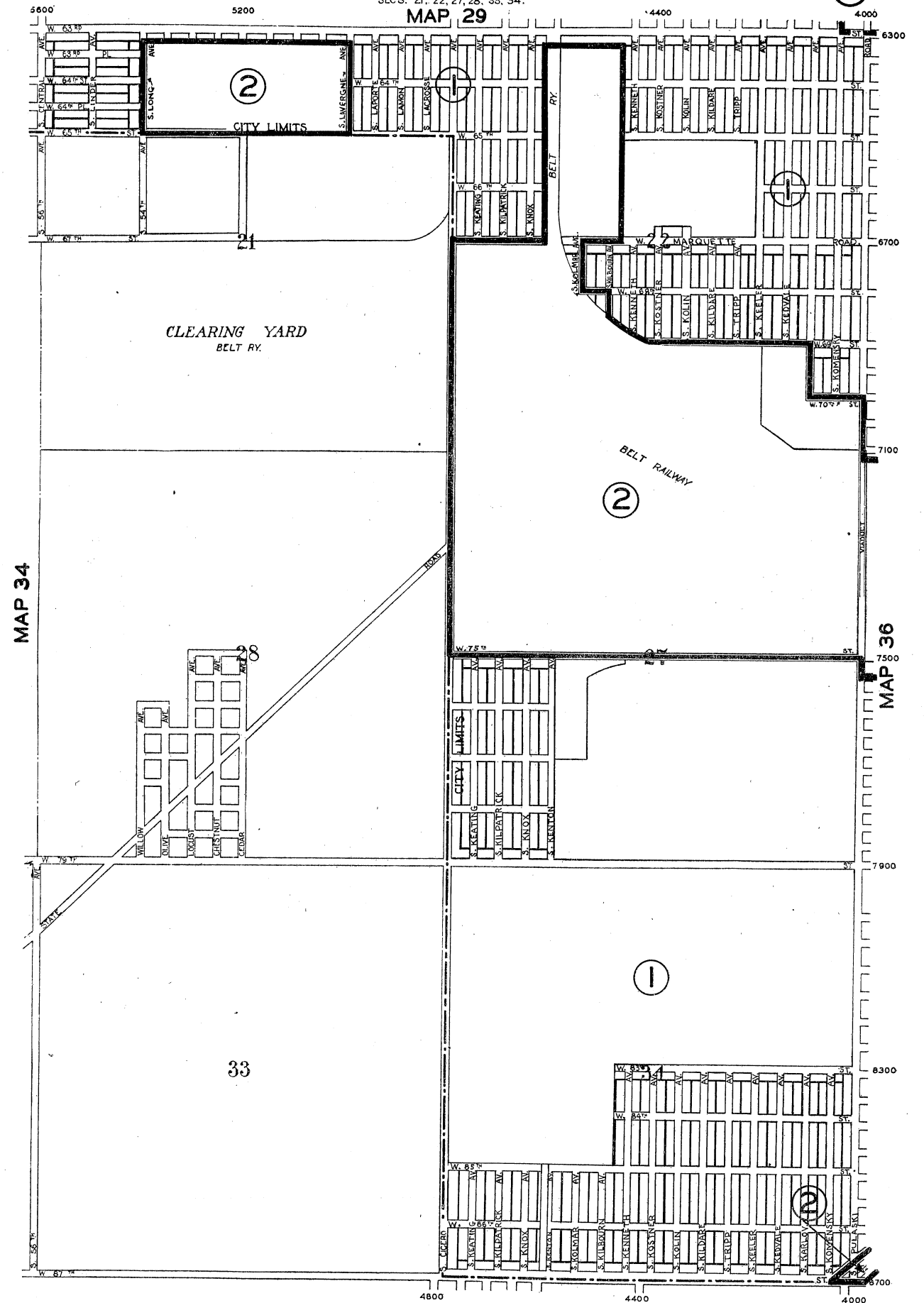
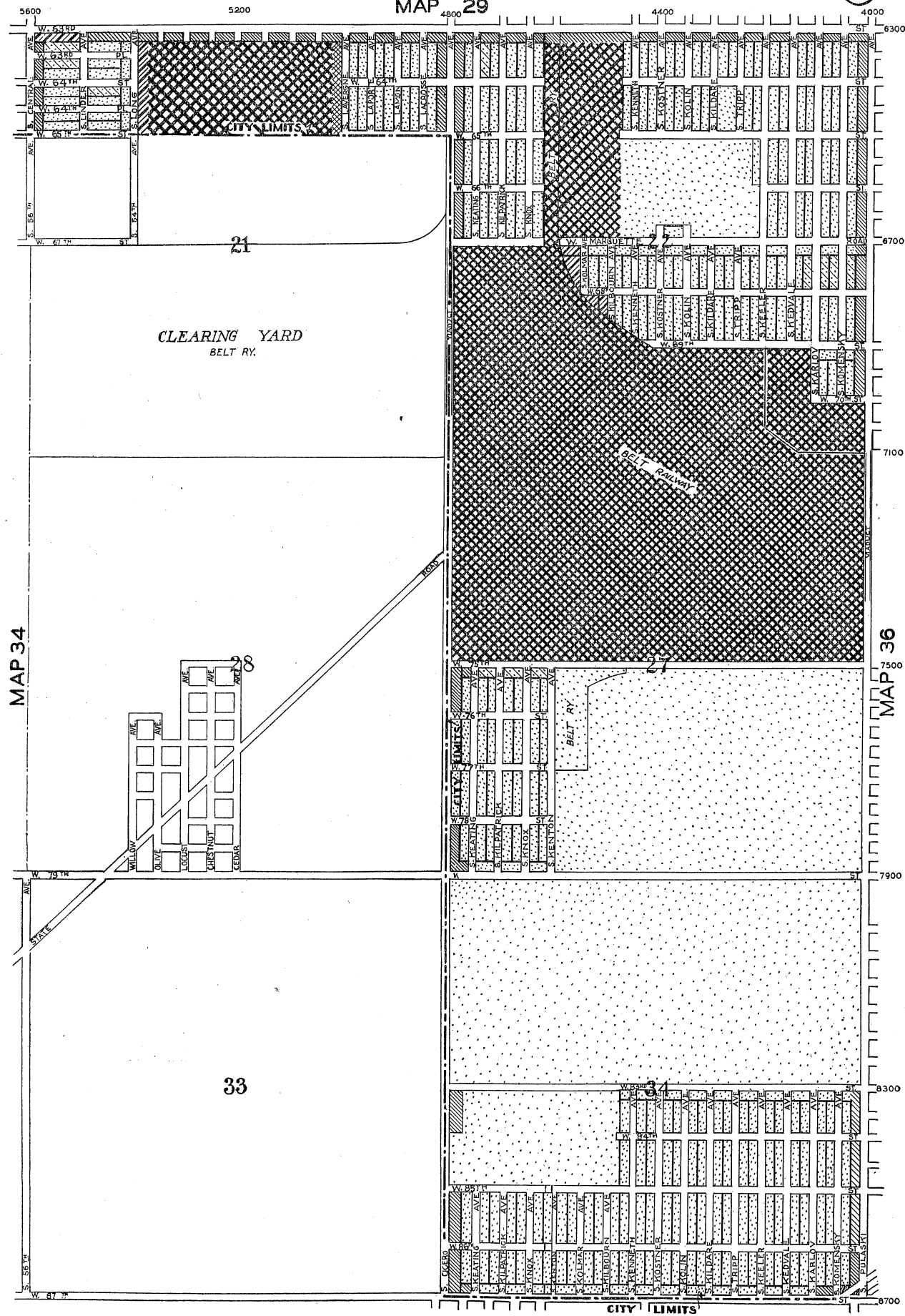
CHICAGO ZONING ORDINANCE
VOLUME DISTRICT MAP

T.38 N., R. 13 E.

SEC'S. 19, 20, 29, 30, 31, 32.

MAP 34





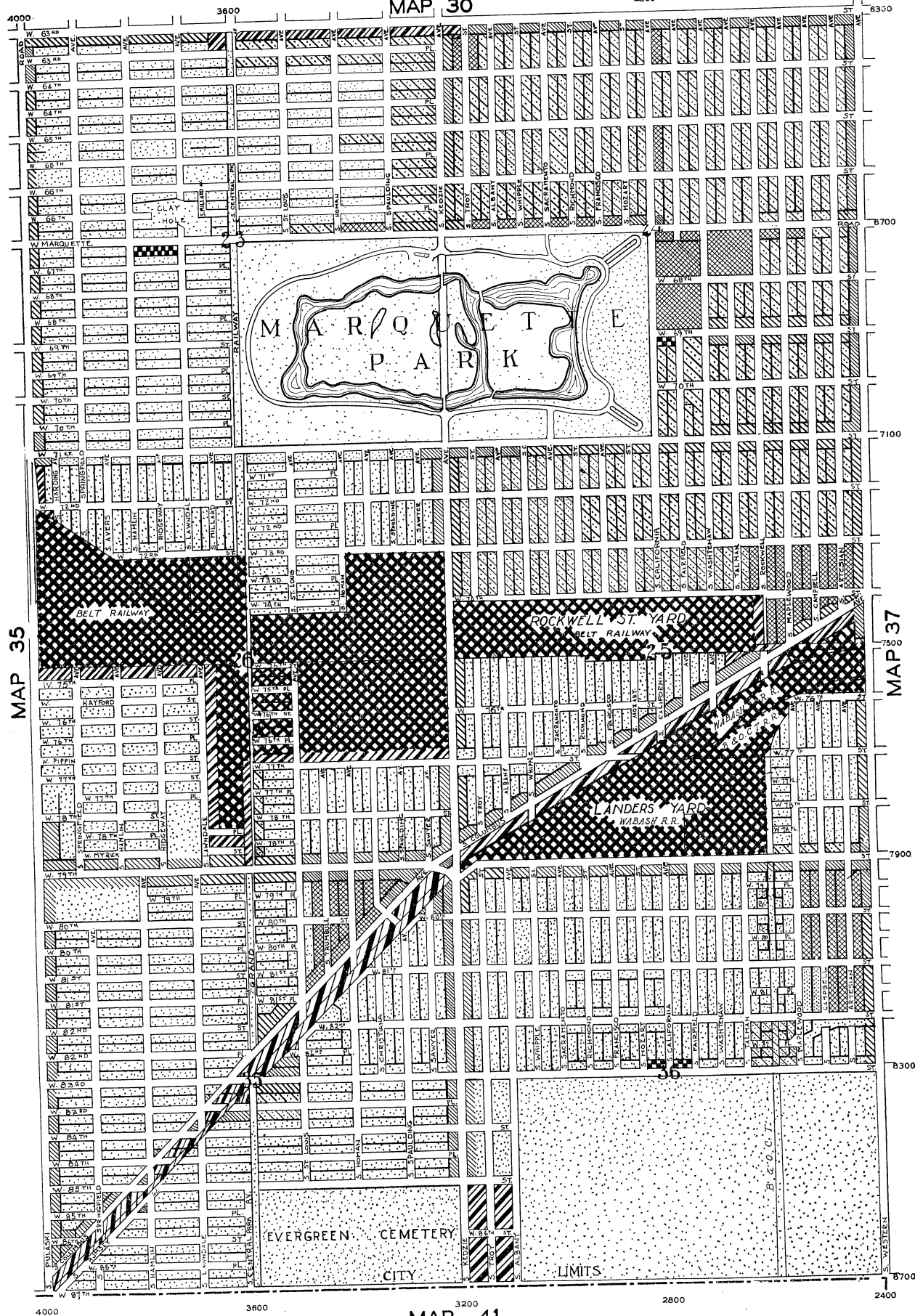
CHICAGO ZONING ORDINANCE
USE DISTRICT MAP

T.38N. R.13E.

MAP 36

SEC'S. 23 24 25 26 35 36

MAP 30



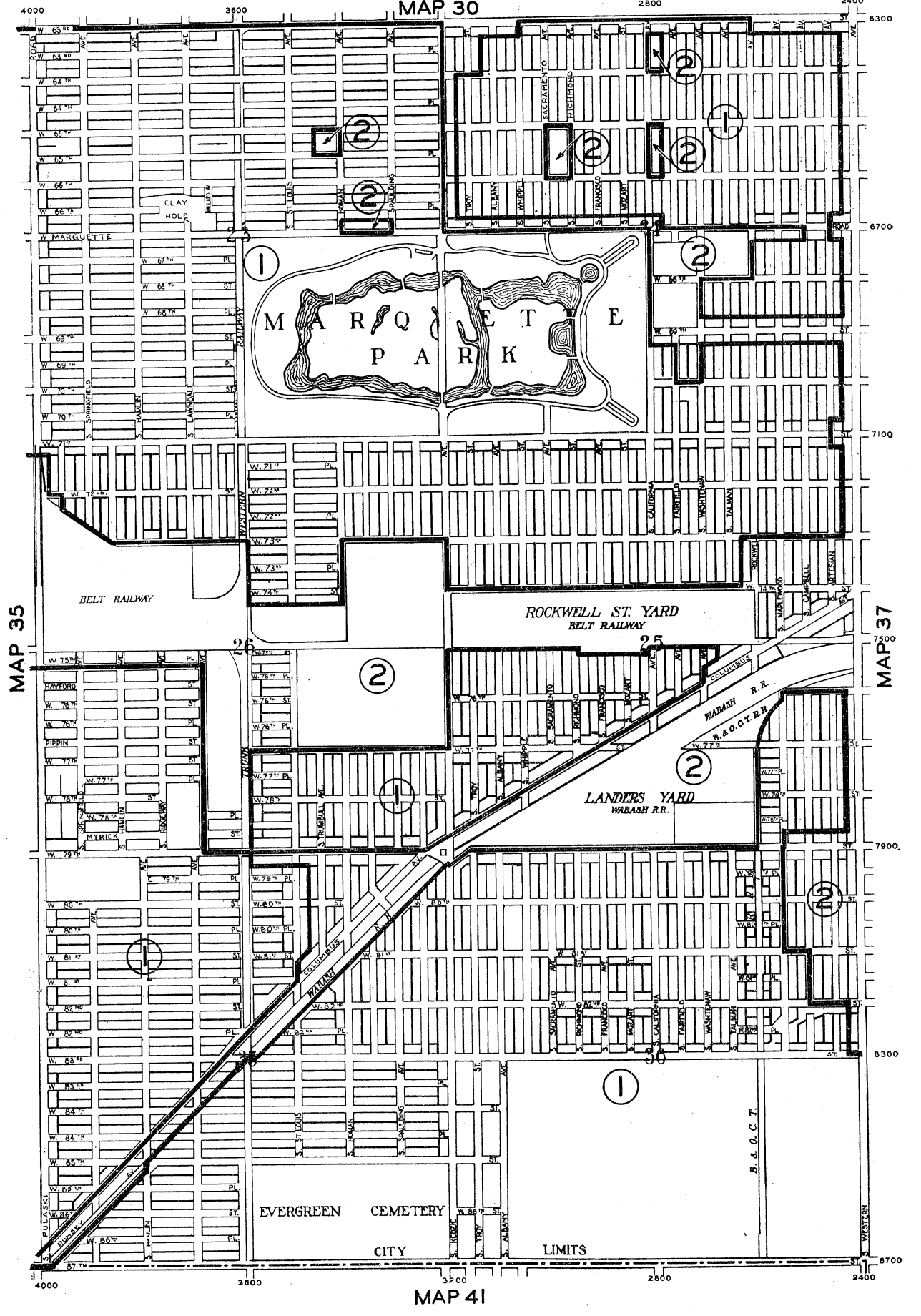
CHICAGO ZONING ORDINANCE
VOLUME DISTRICT MAP

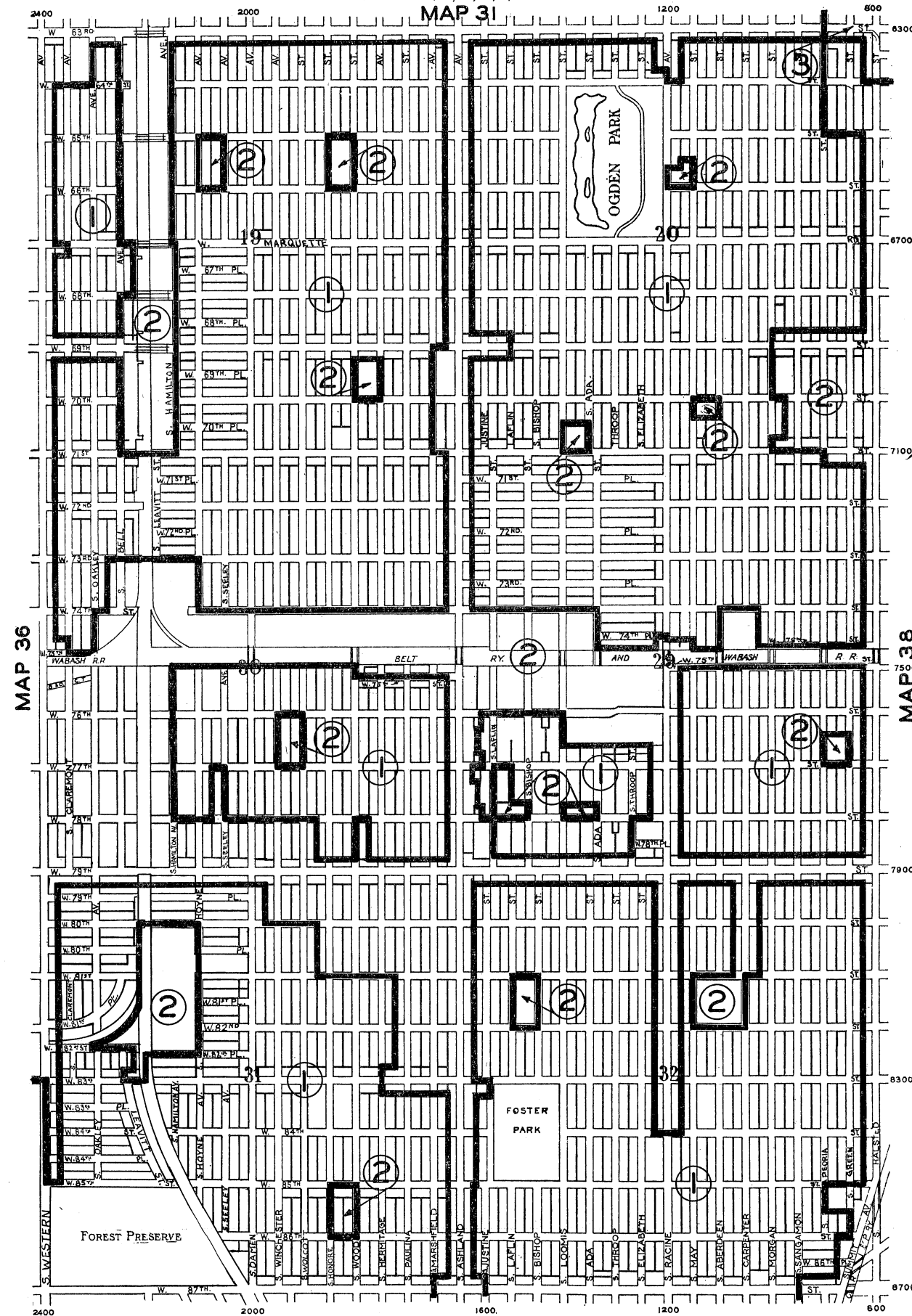
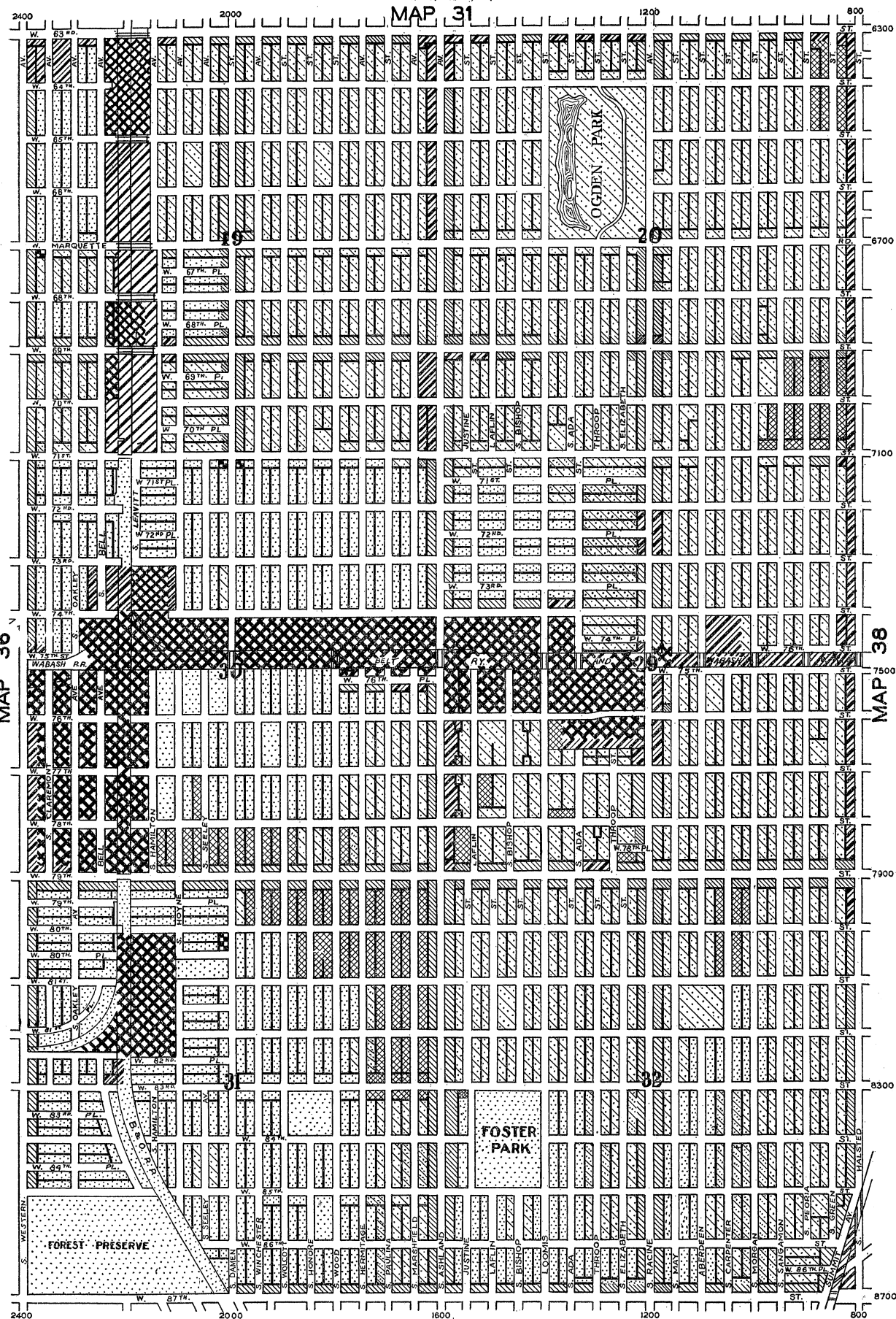
T.38N. R.13E.

MAP 36

SEC'S. 23, 24, 25, 26, 35, 36.

MAP 30



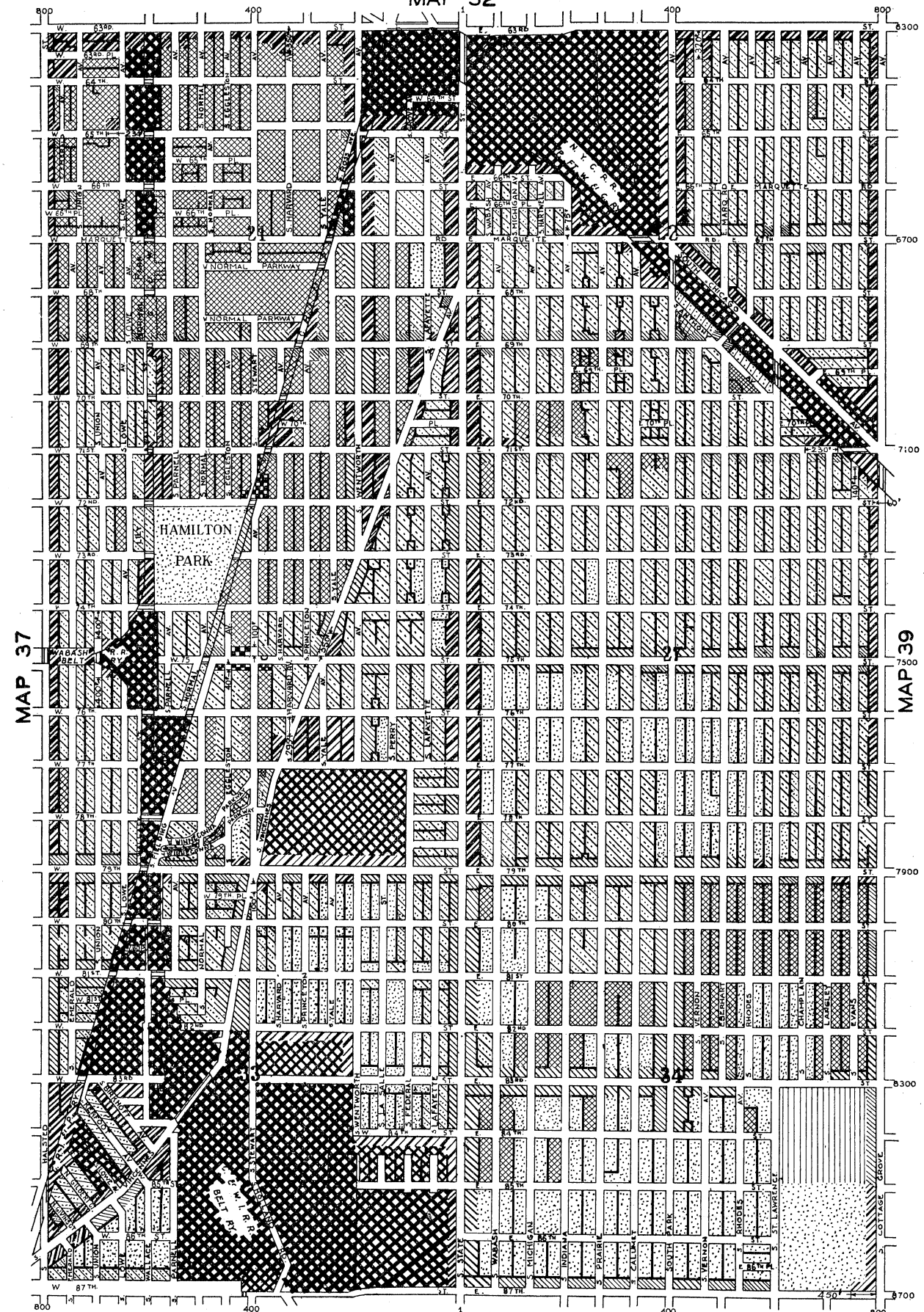


CHICAGO ZONING ORDINANCE
USE DISTRICT MAP

T. 38 N. R. 14 E.
SEC. 21, 22, 27, 28, 33, 34.

MAP 38

MAP 32



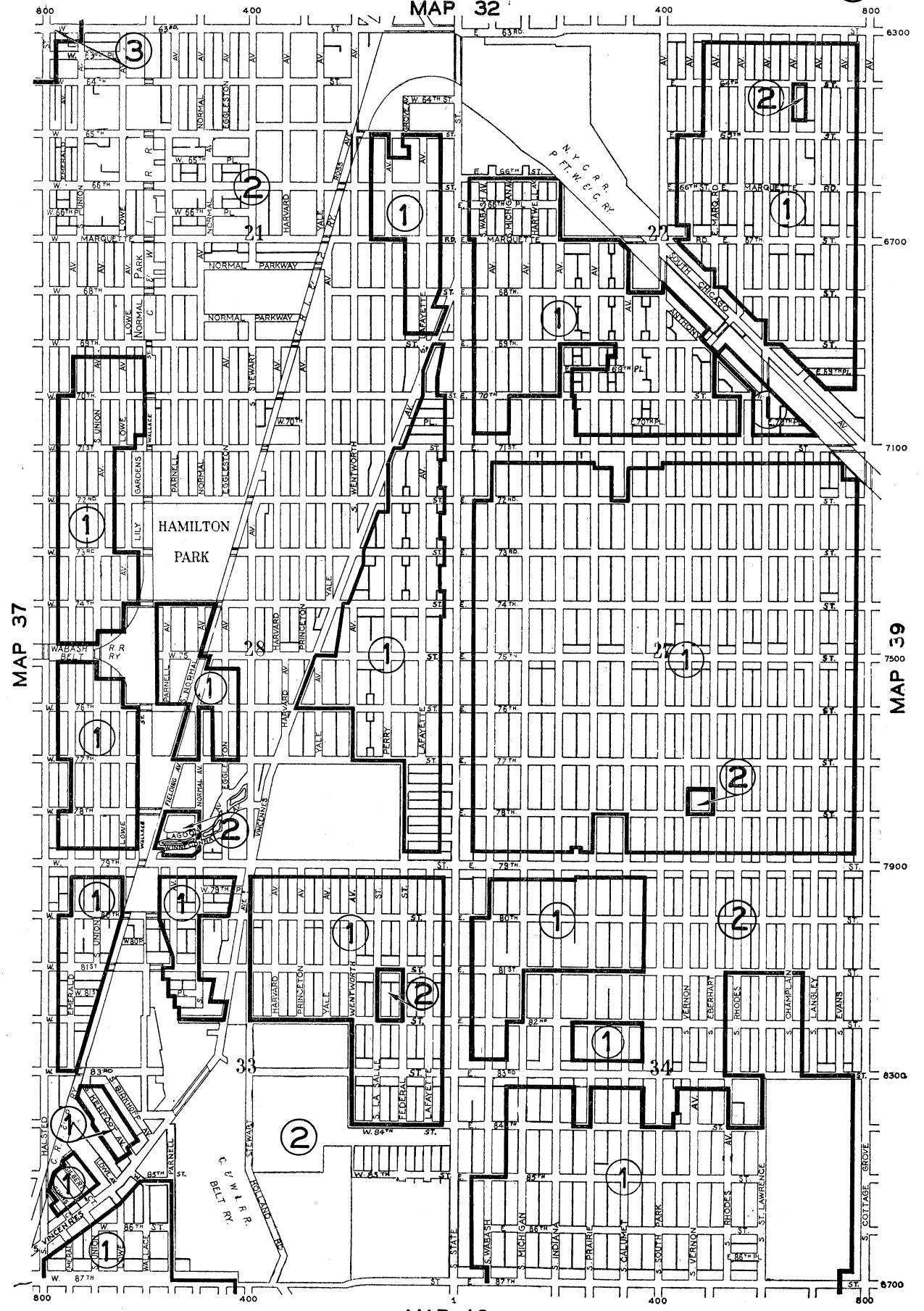
MAP 43

CHICAGO ZONING ORDINANCE
VOLUME DISTRICT MAP

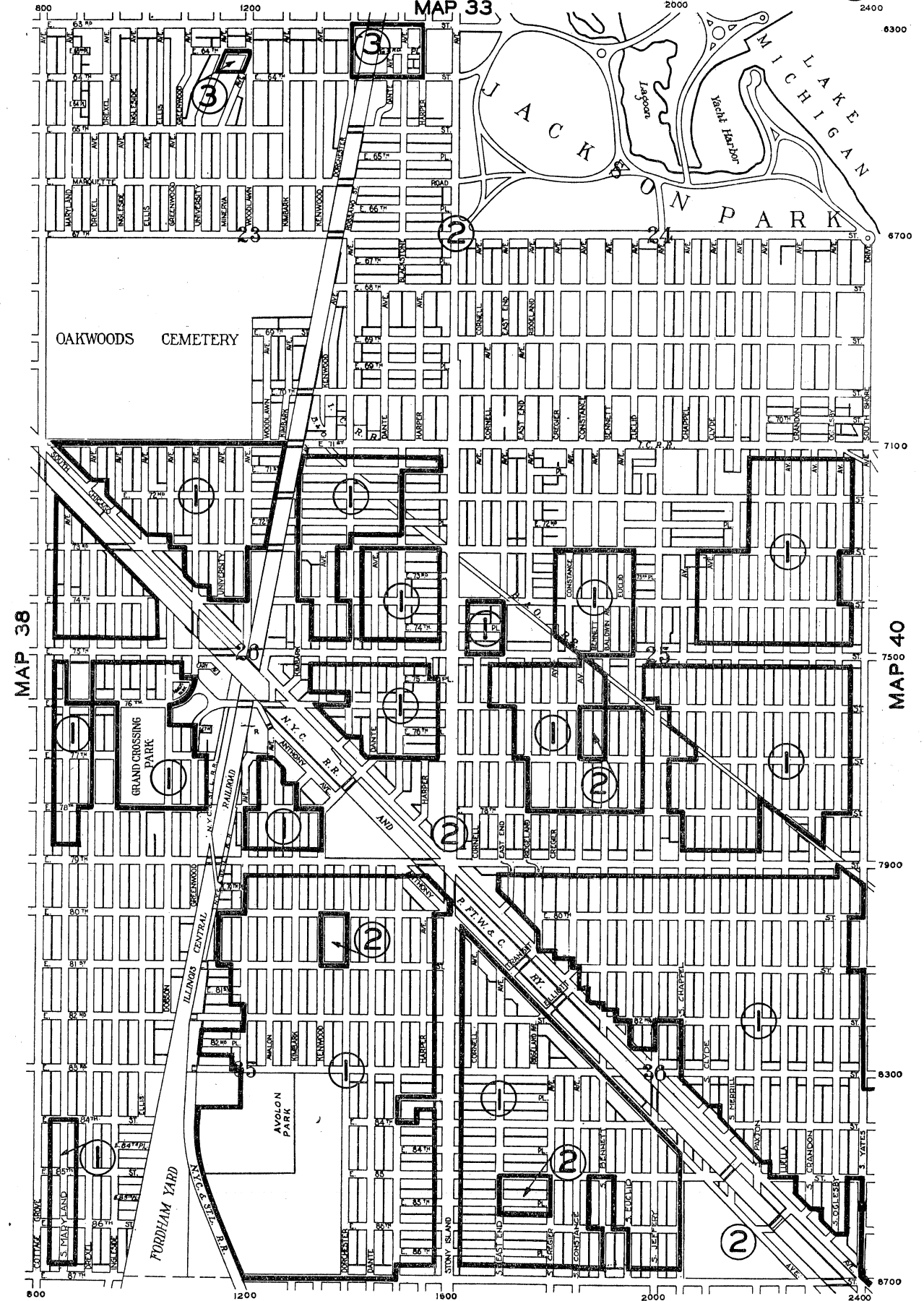
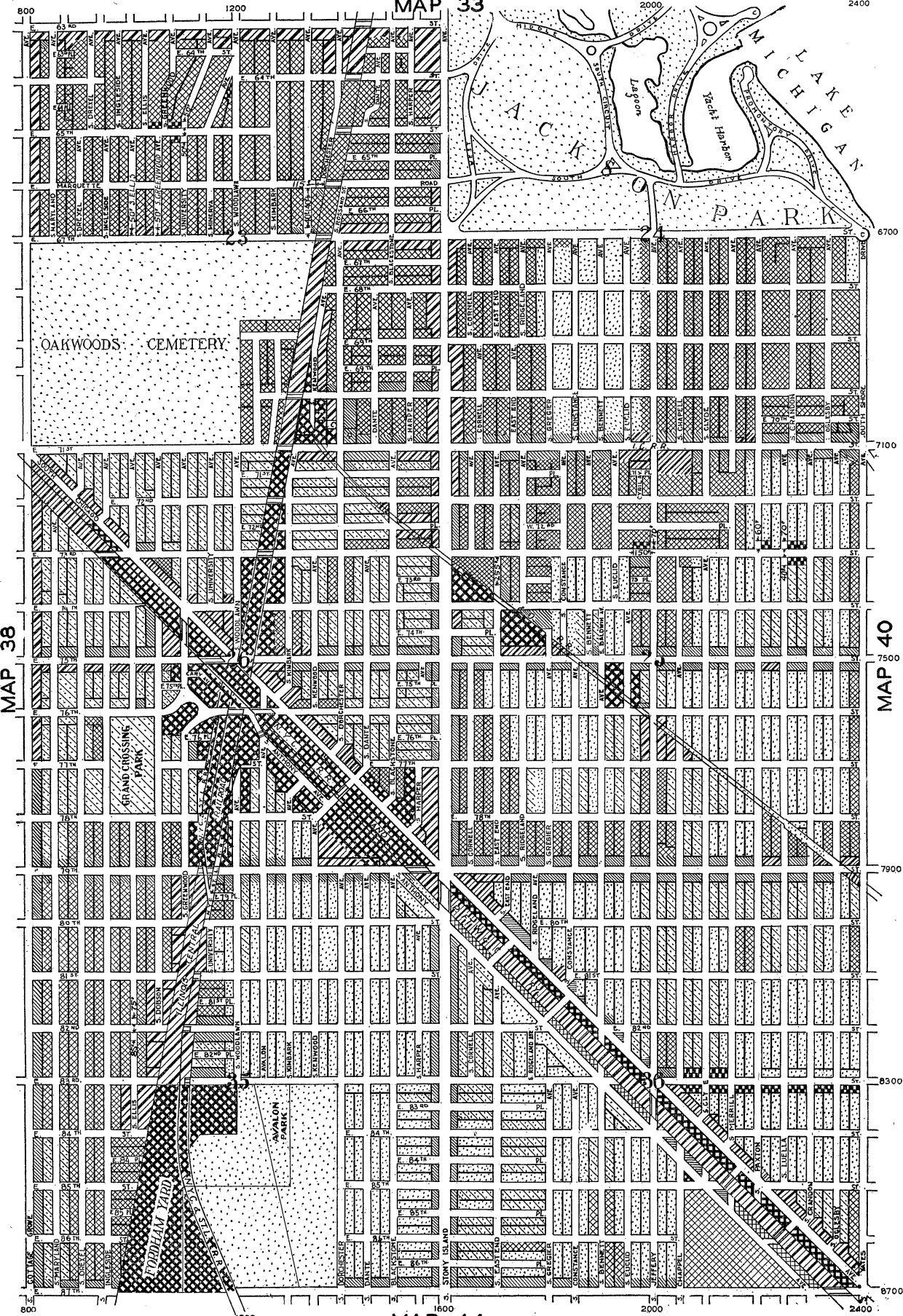
T. 38 N. R. 14 E.
SEC. 21, 22, 27, 28, 33, 34.

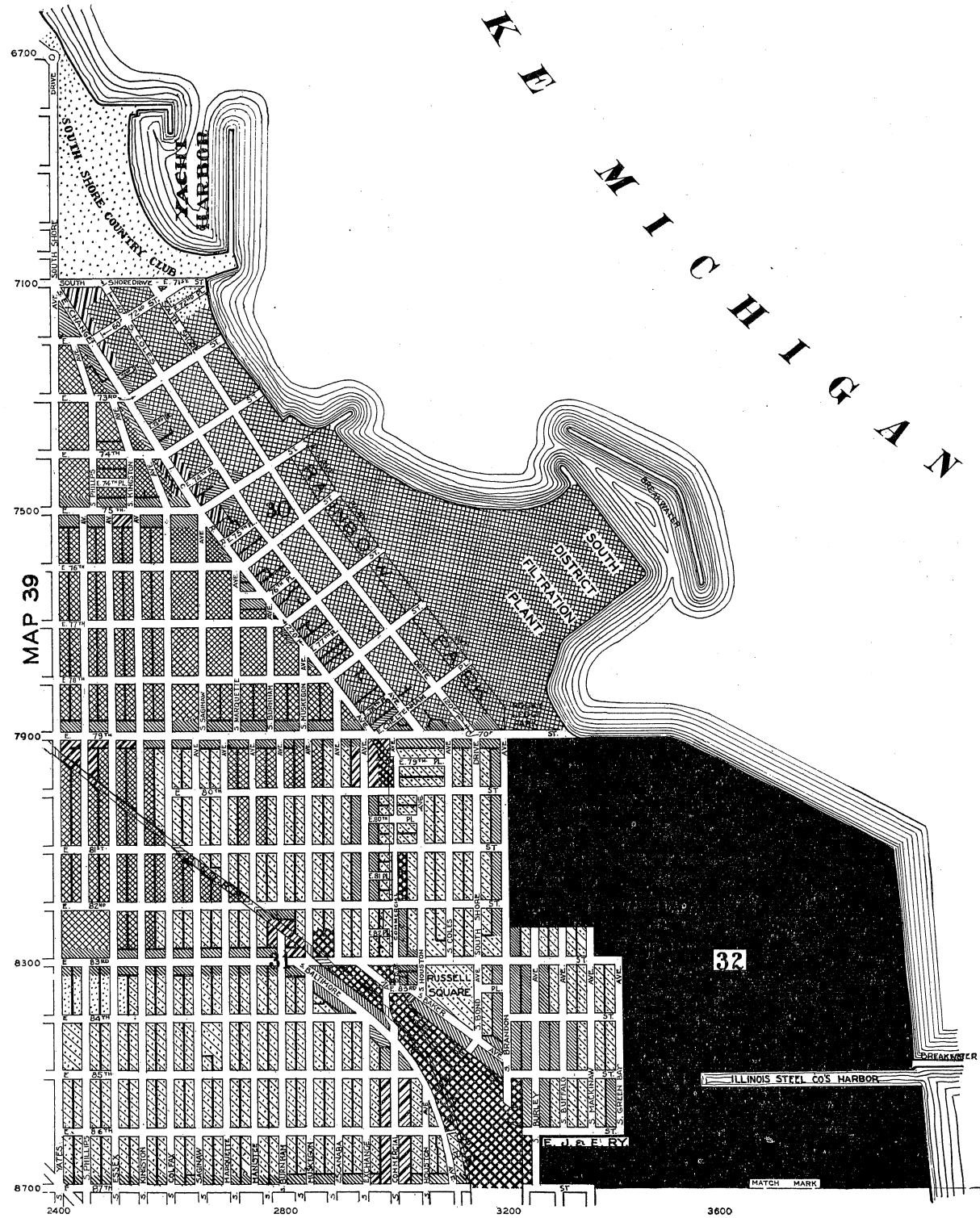
MAP 38

MAP 32

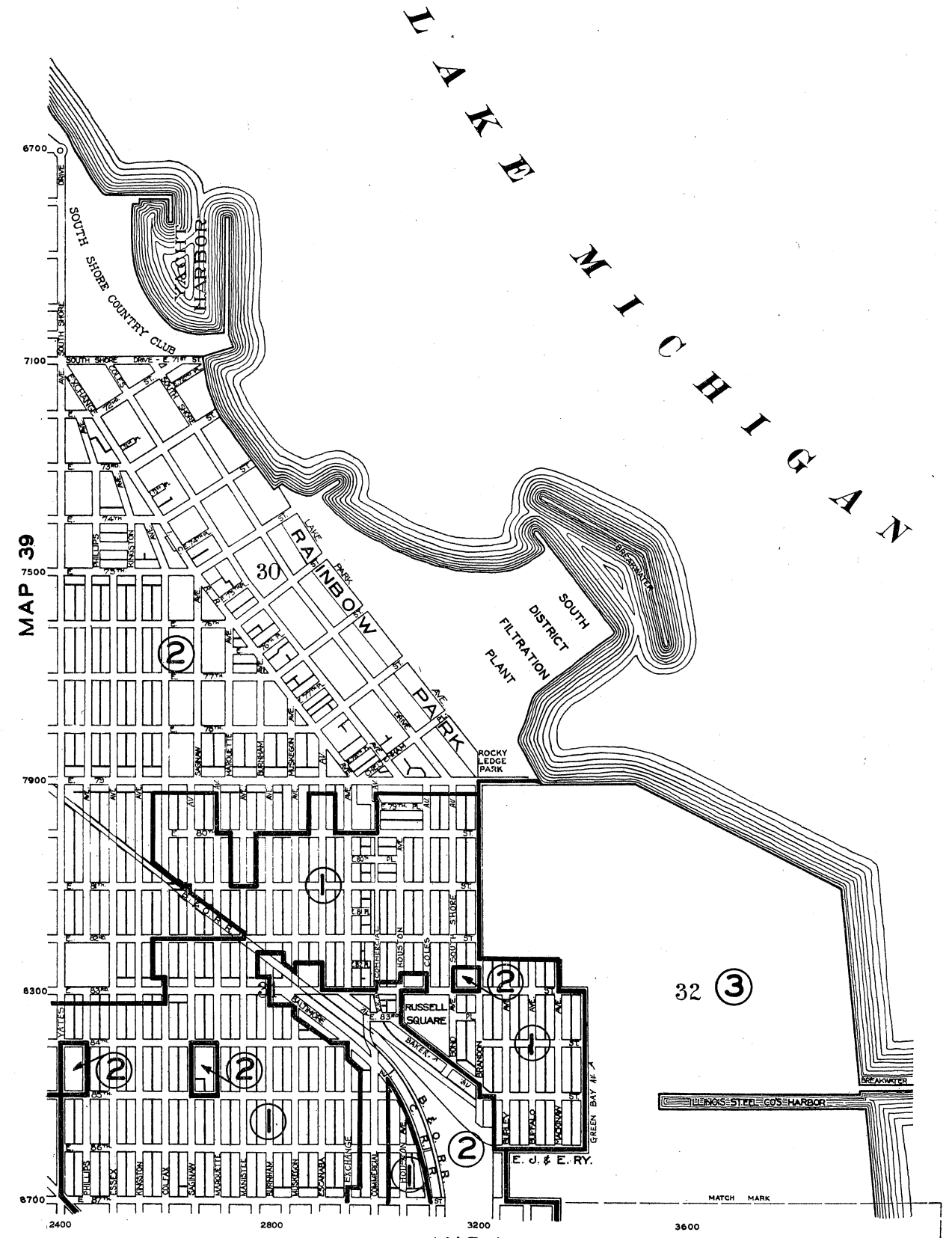


MAP 43

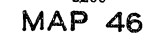
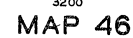




MAP 45



MAP 45



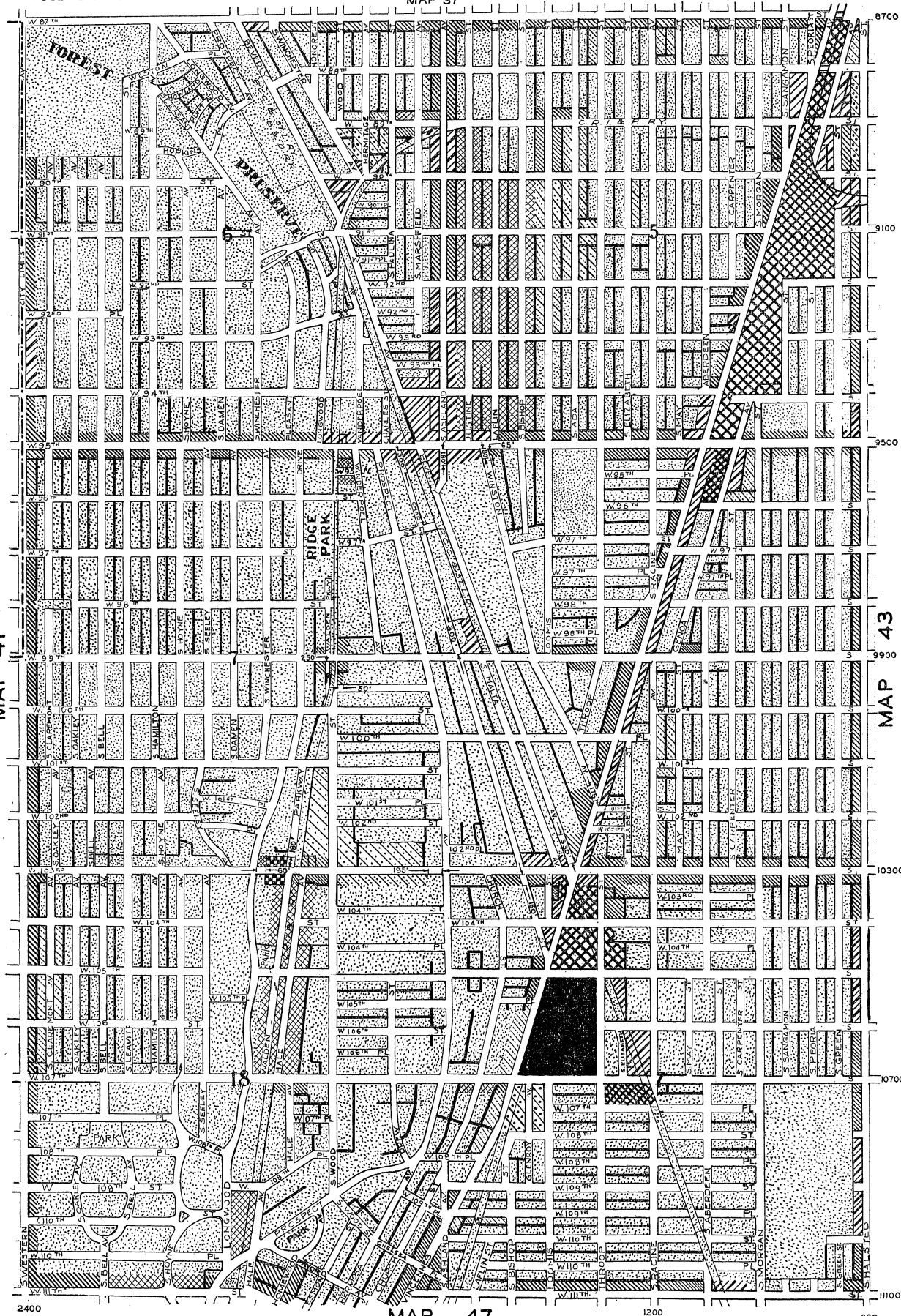
CHICAGO ZONING ORDINANCE
USE DISTRICT MAP

T. 37 N. R. 14 E

SECS 5, 6, 7, 8, 17, 18

MAP 37

MAP 42



MAP 47

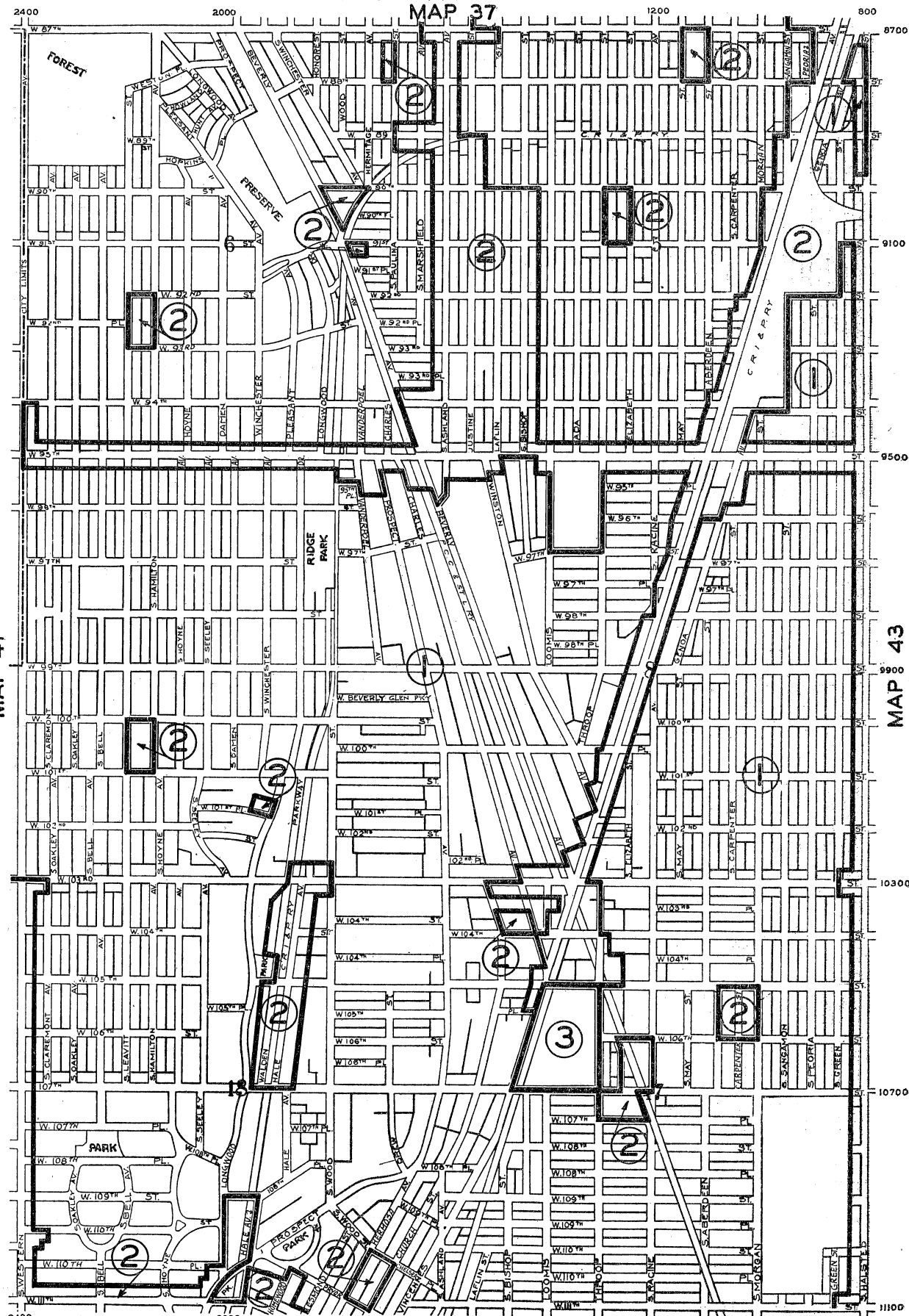
CHICAGO ZONING ORDINANCE
VOLUME DISTRICT MAP

T. 37 N. R. 14 E

SECS 5, 6, 7, 8, 17, 18

MAP 37

MAP 42



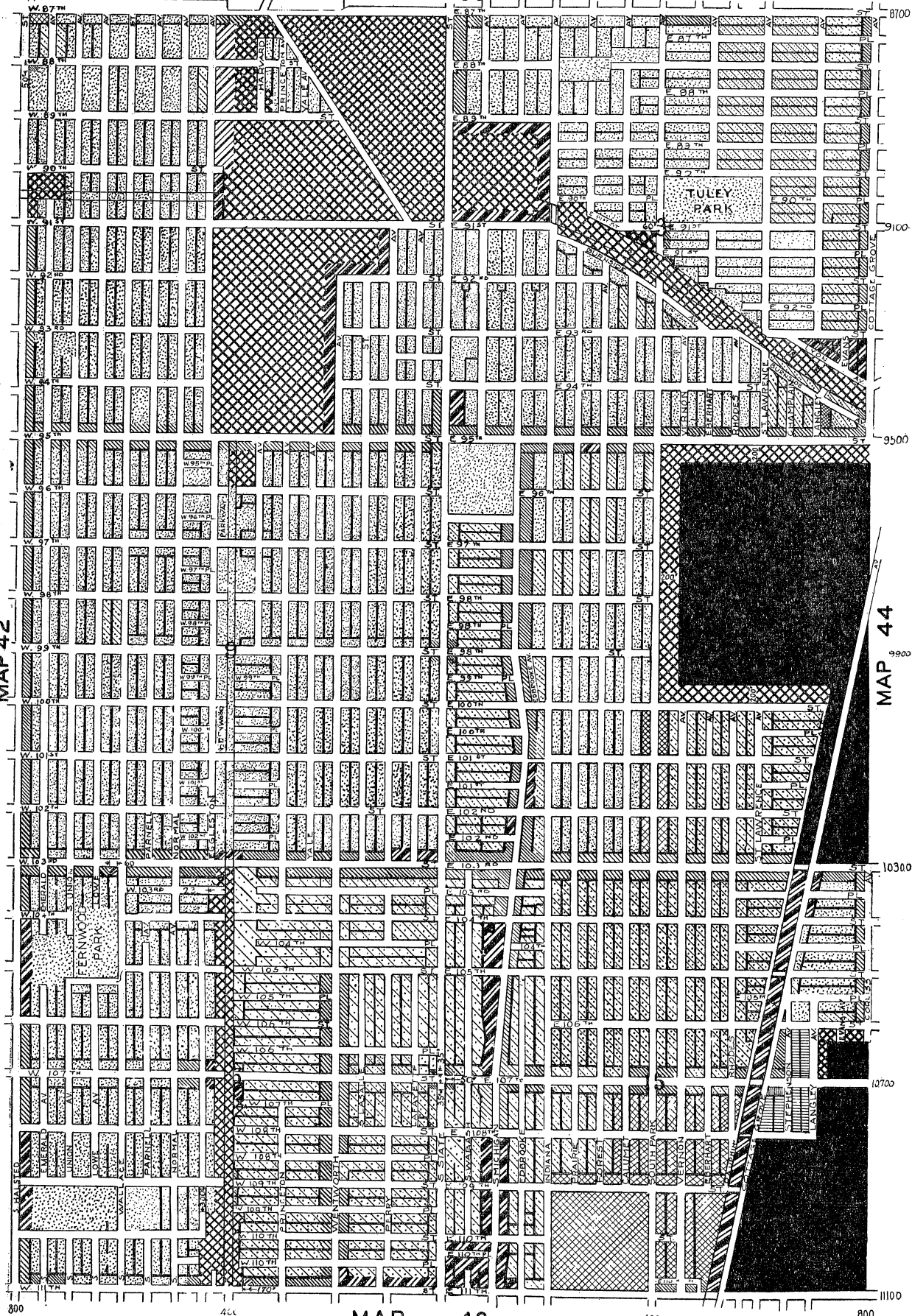
MAP 41

MAP 43

MAP 43

MAP 38

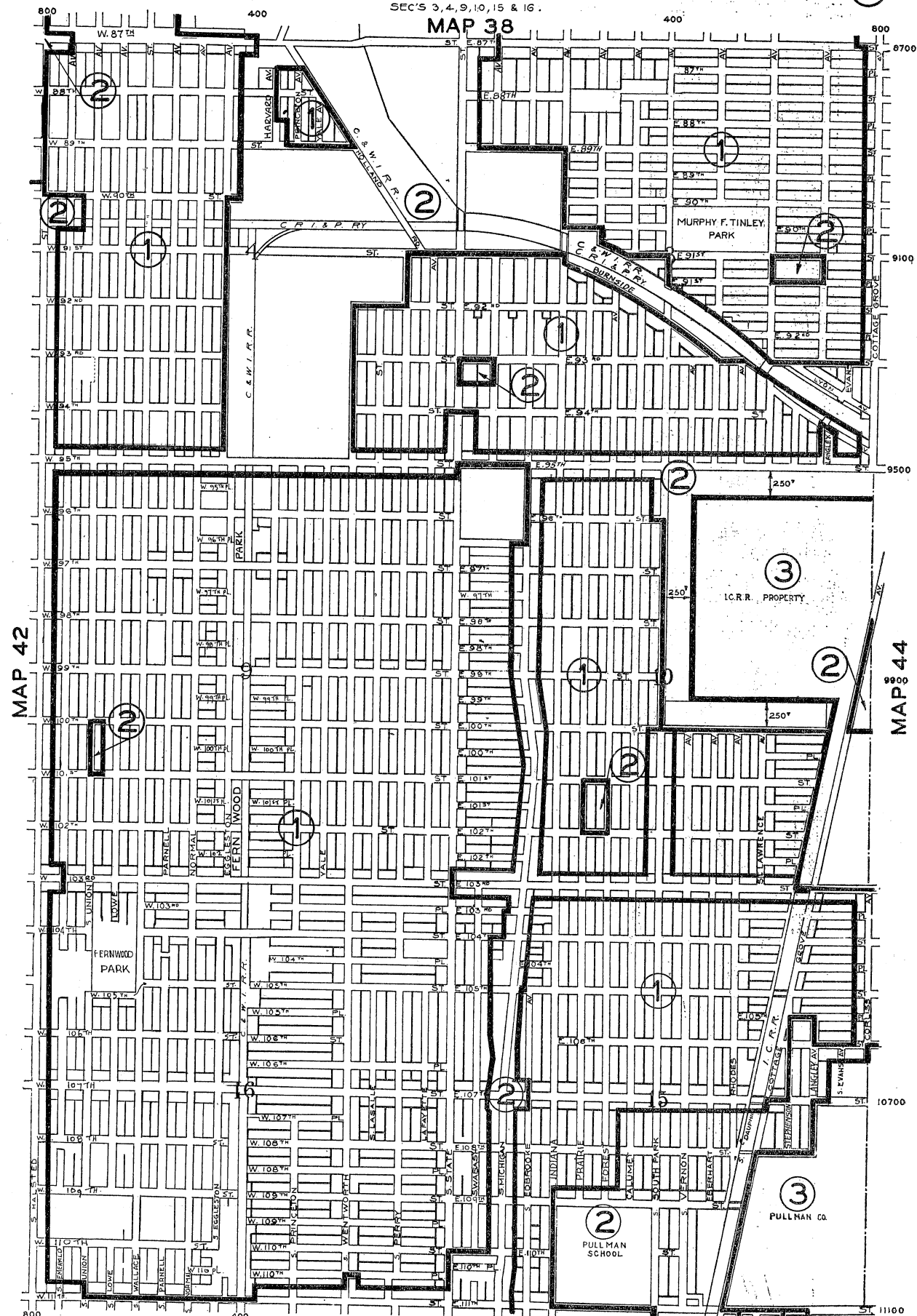
MAP 38



MAP 43

MAP 38

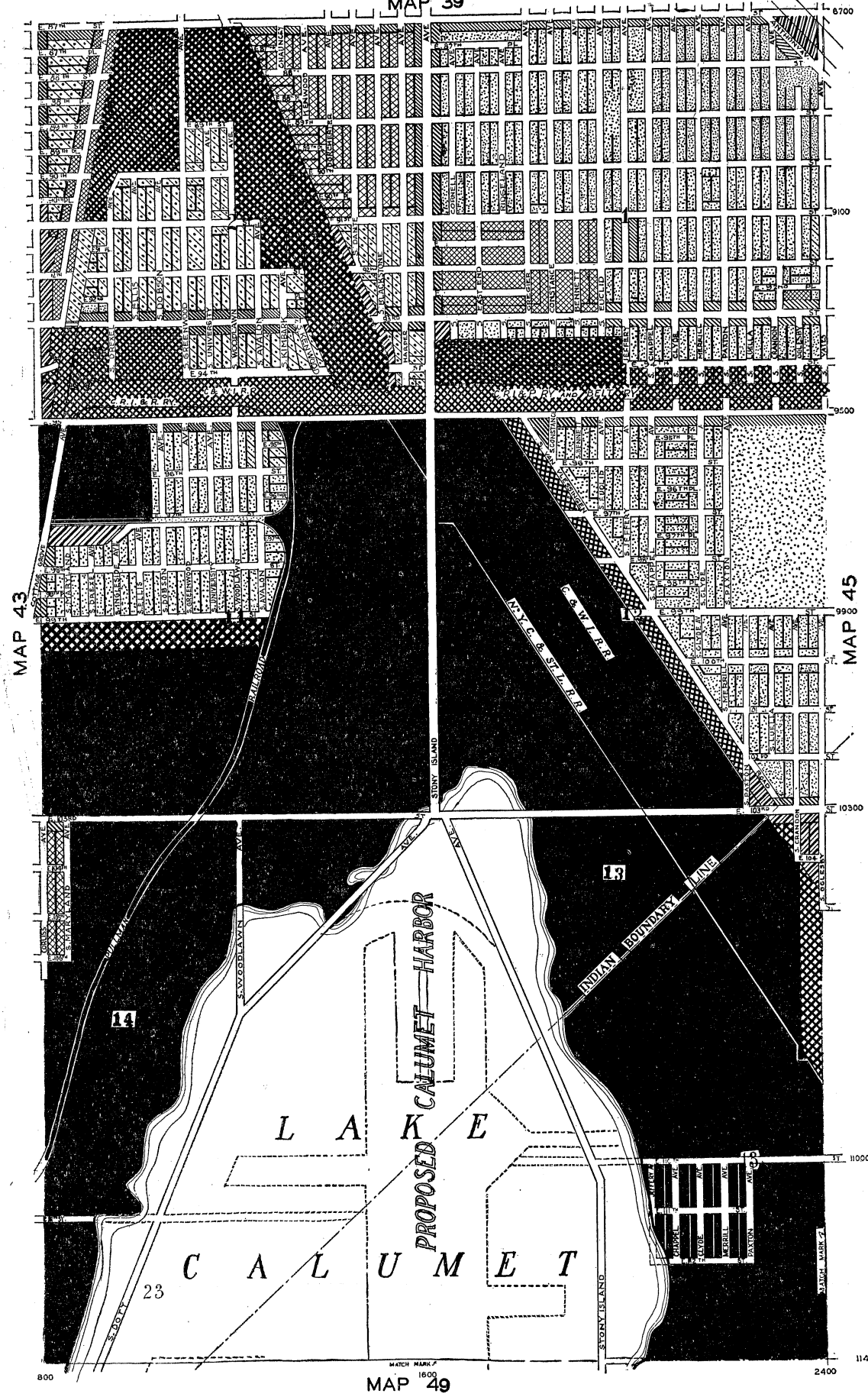
MAP 38



CHICAGO ZONING ORDINANCE
USE DISTRICT MAP
T. 37N. R. 14E.
SEC'S. 1, 2, 11, 12, 13, 14 N.E. S.I.B.L. W. OF YATES AVE. (PRODUCED); 23 N.I.B.L. N. OF 114TH ST.

MAP 44

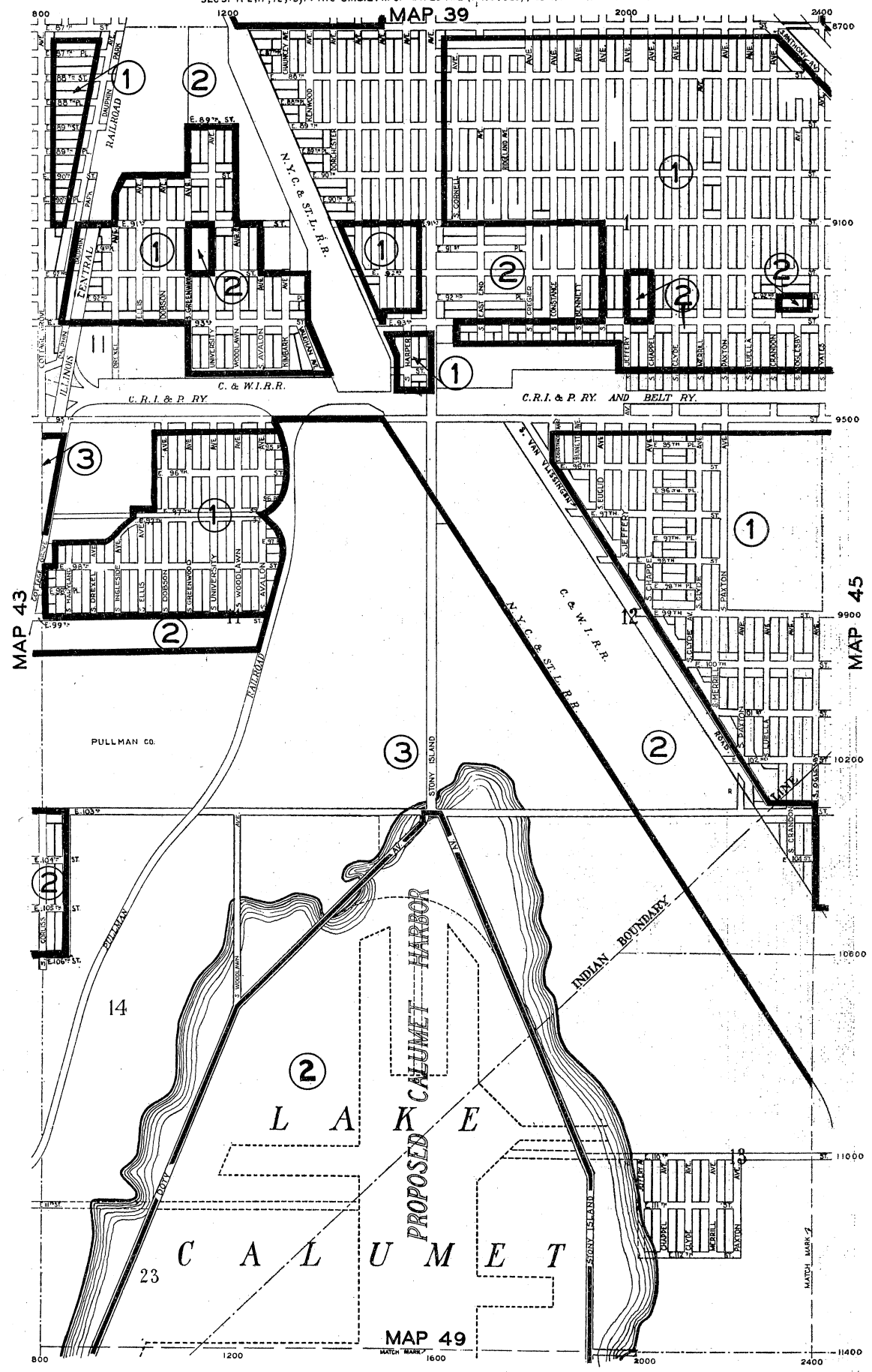
MAP 39

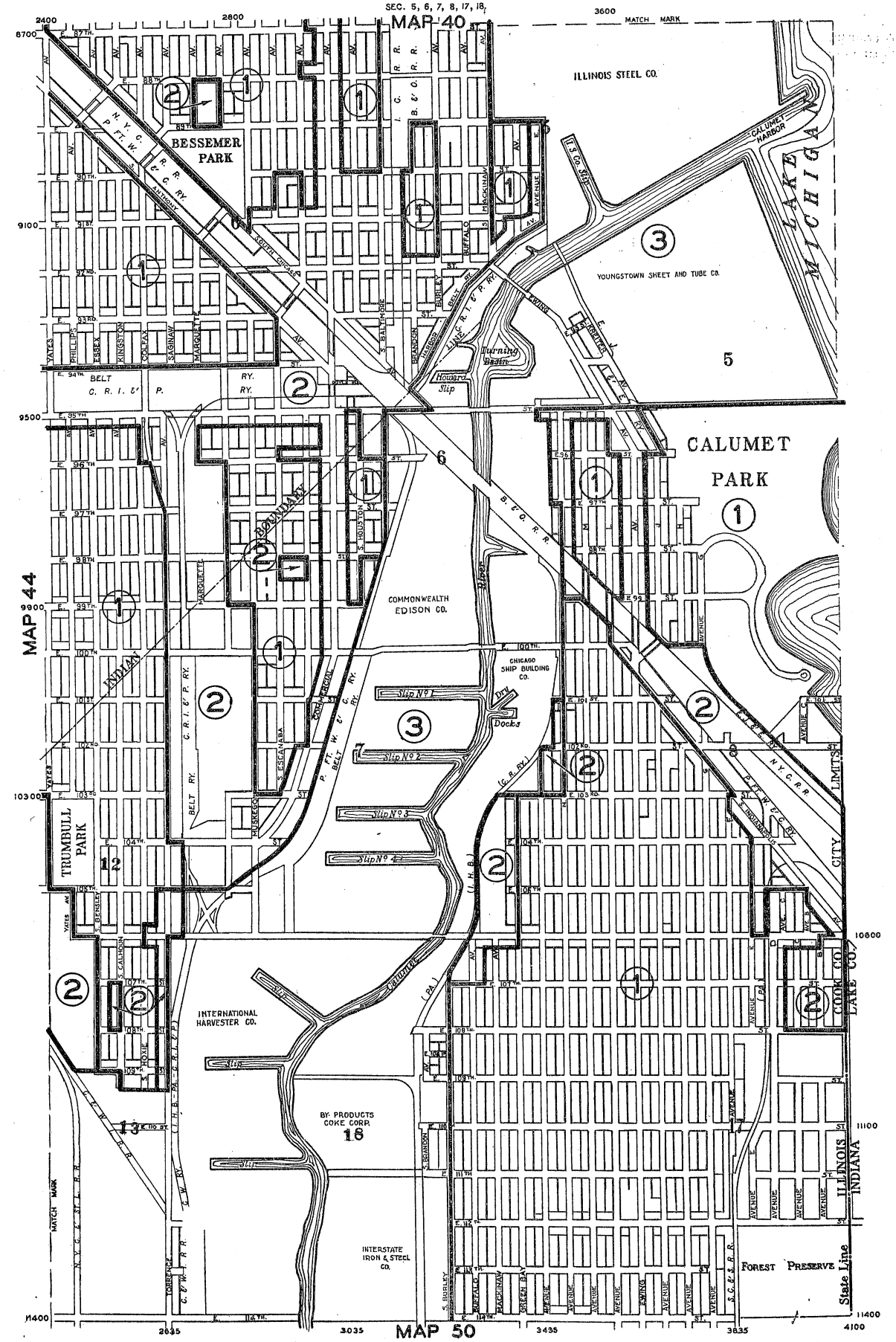
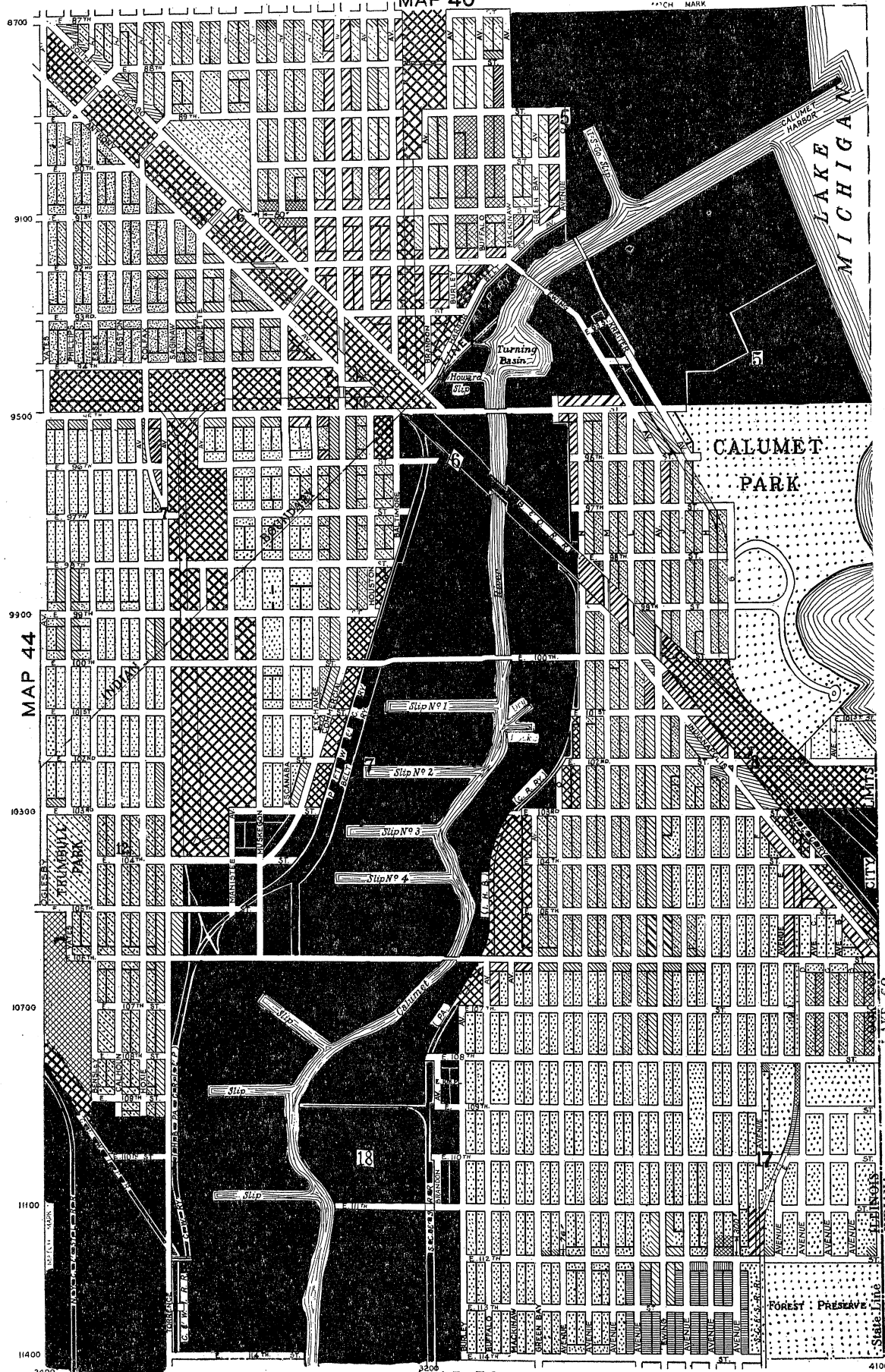


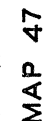
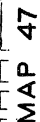
CHICAGO ZONING ORDINANCE
VOLUME DISTRICT MAP
T. 37N. R. 14E.
SEC'S. 1, 2, 11, 12, 13, 14 N.E. S.I.B.L. W. OF YATES AVE. (PRODUCED); 23 N.I.B.L. N. OF 114TH ST.

MAP 44

MAP 39



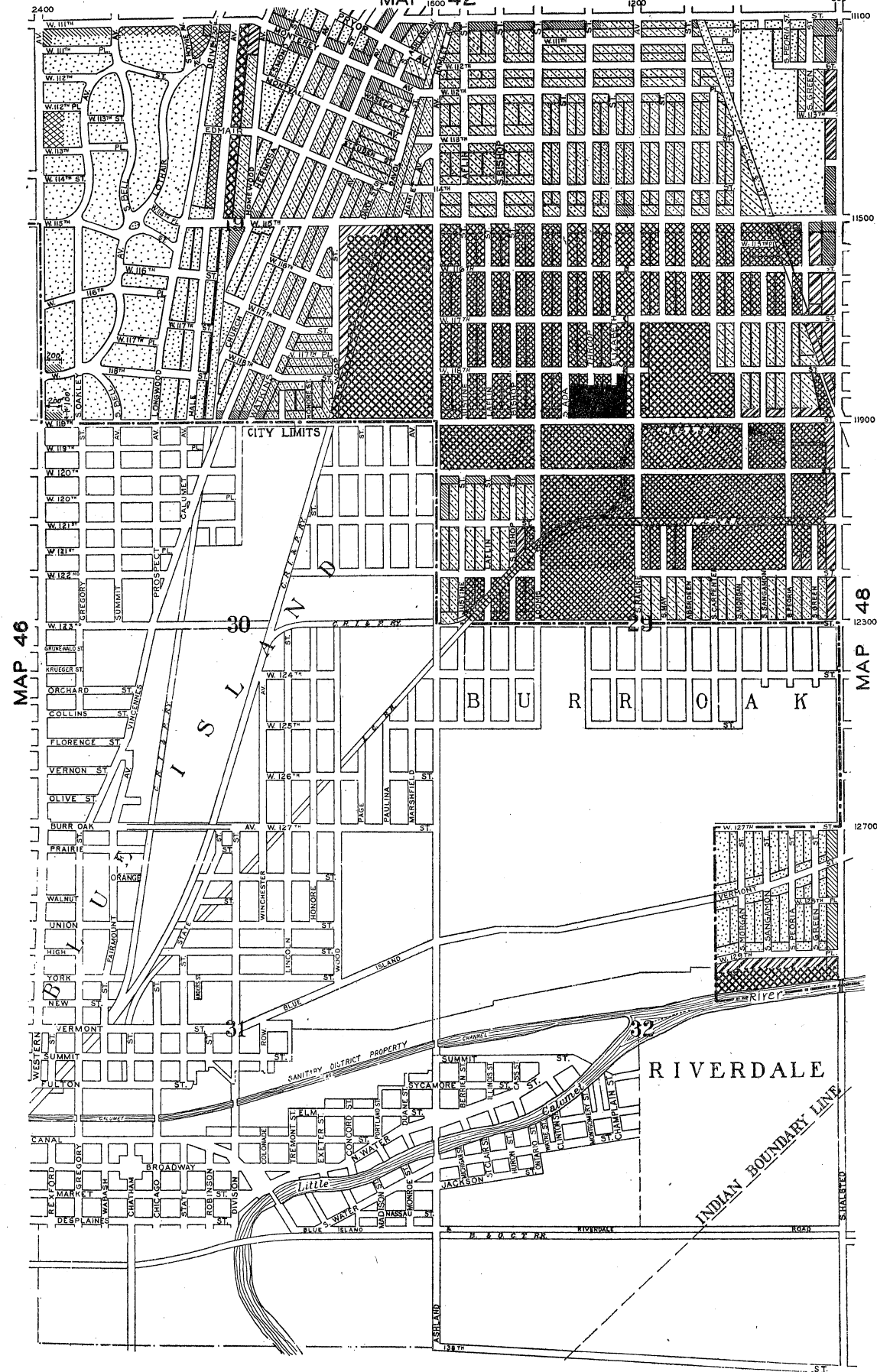




CHICAGO ZONING ORDINANCE
USE DISTRICT MAP

T.37 N. R.14 E.
SECS. 19, 20, 29, 30, 31, 32, N.S.I.B.L.W. OF HALSTED ST.
MAP 42

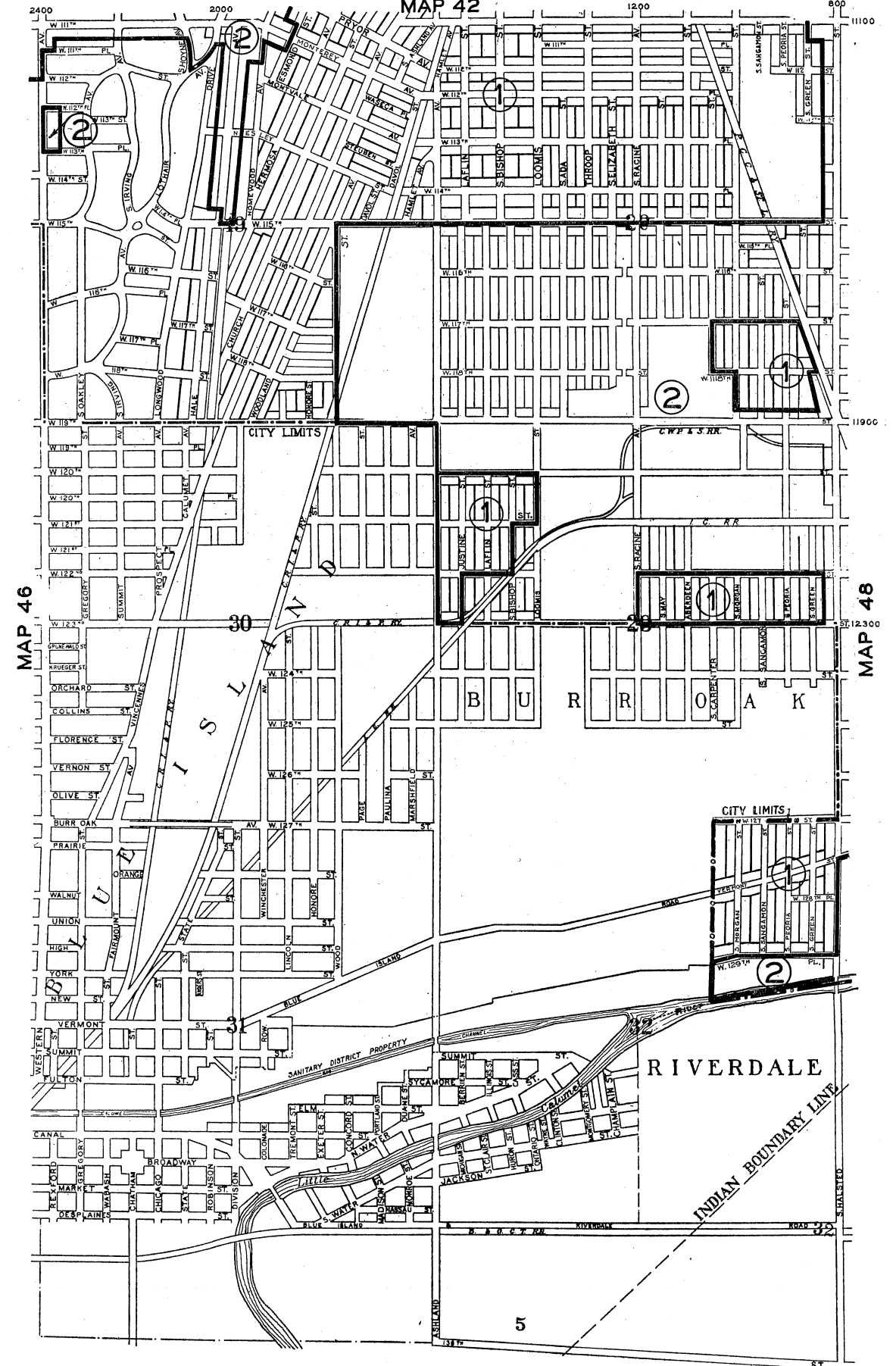
MAP 47

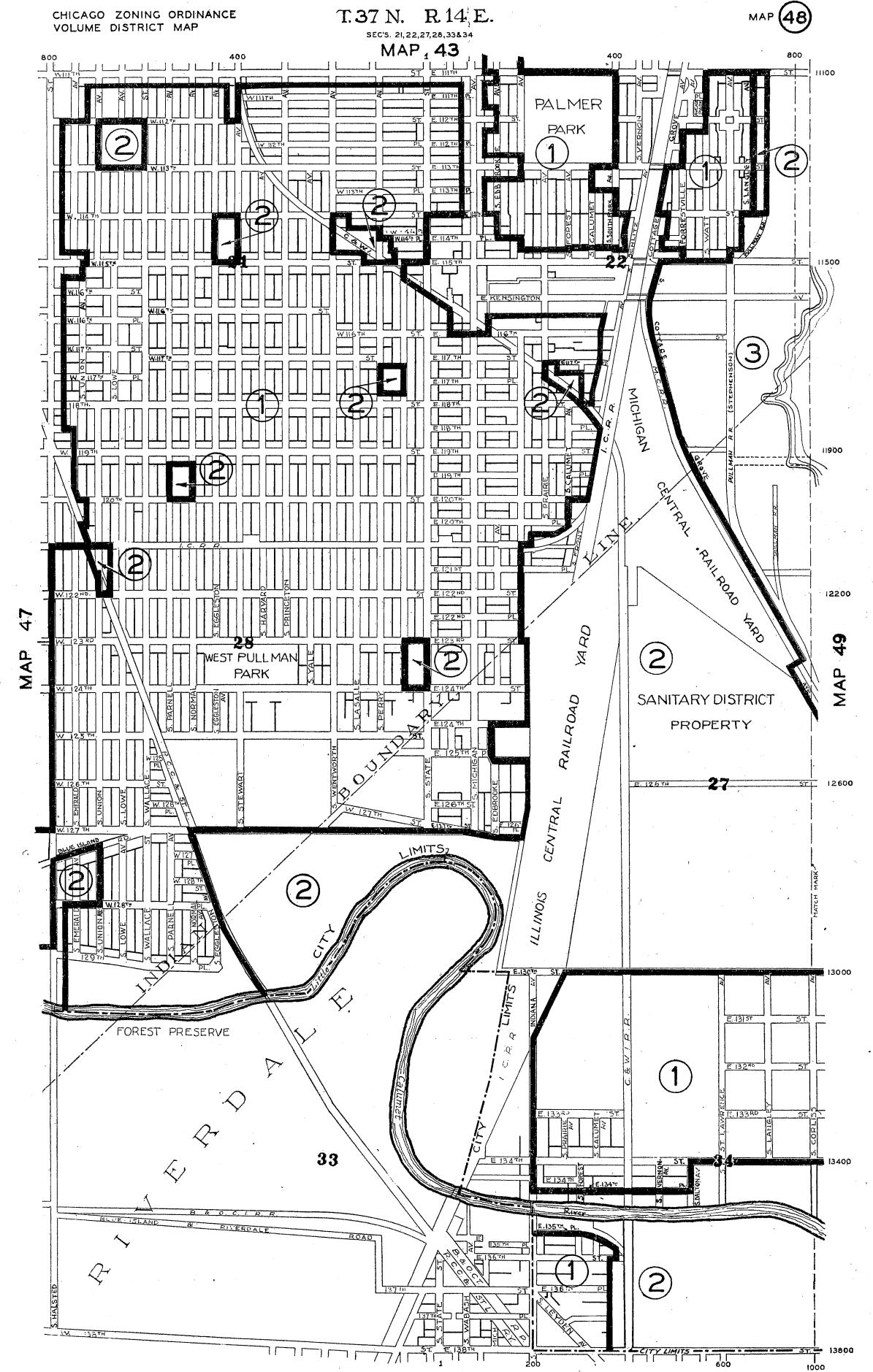
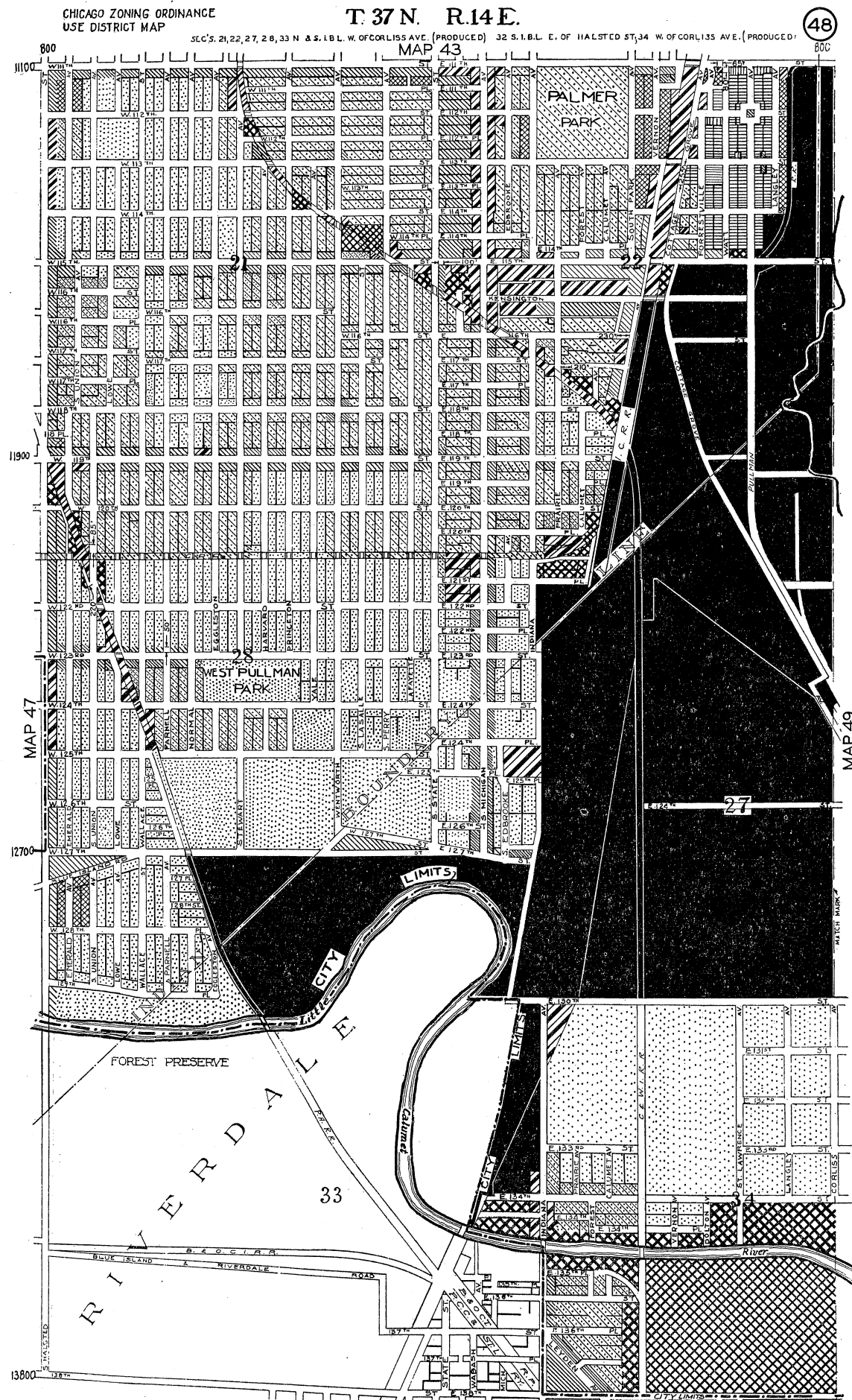


CHICAGO ZONING ORDINANCE
VOLUME DISTRICT MAP.

T.37 N. R.14 E.
SEC'S 18, 20, 29, 30, & 32.
MAP 42

MAP 47



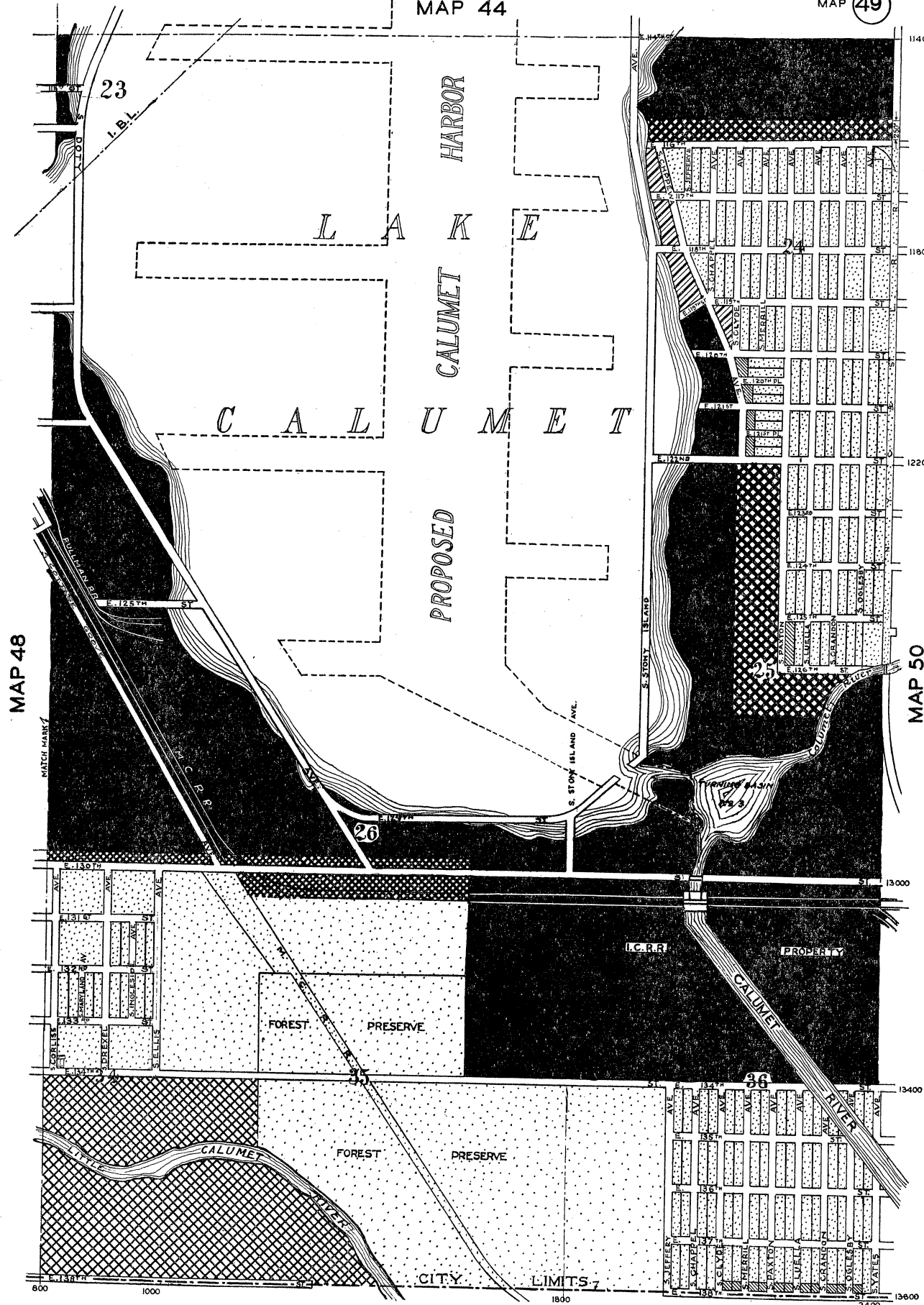


CHICAGO ZONING ORDINANCE
USE DISTRICT MAP
SECS. 26, 35, 23 N. & S. 1/4 S. OF 114TH ST. (PROD.) 22, 27 S. 1/4 E. OF CORLISS AV. (PROD.) 24, 25, 36 W. OF YATES AV. (PROD.) 34 E. OF CORLISS AV. (PROD.)

T 37N. R. 14E

MAP 44

MAP 49



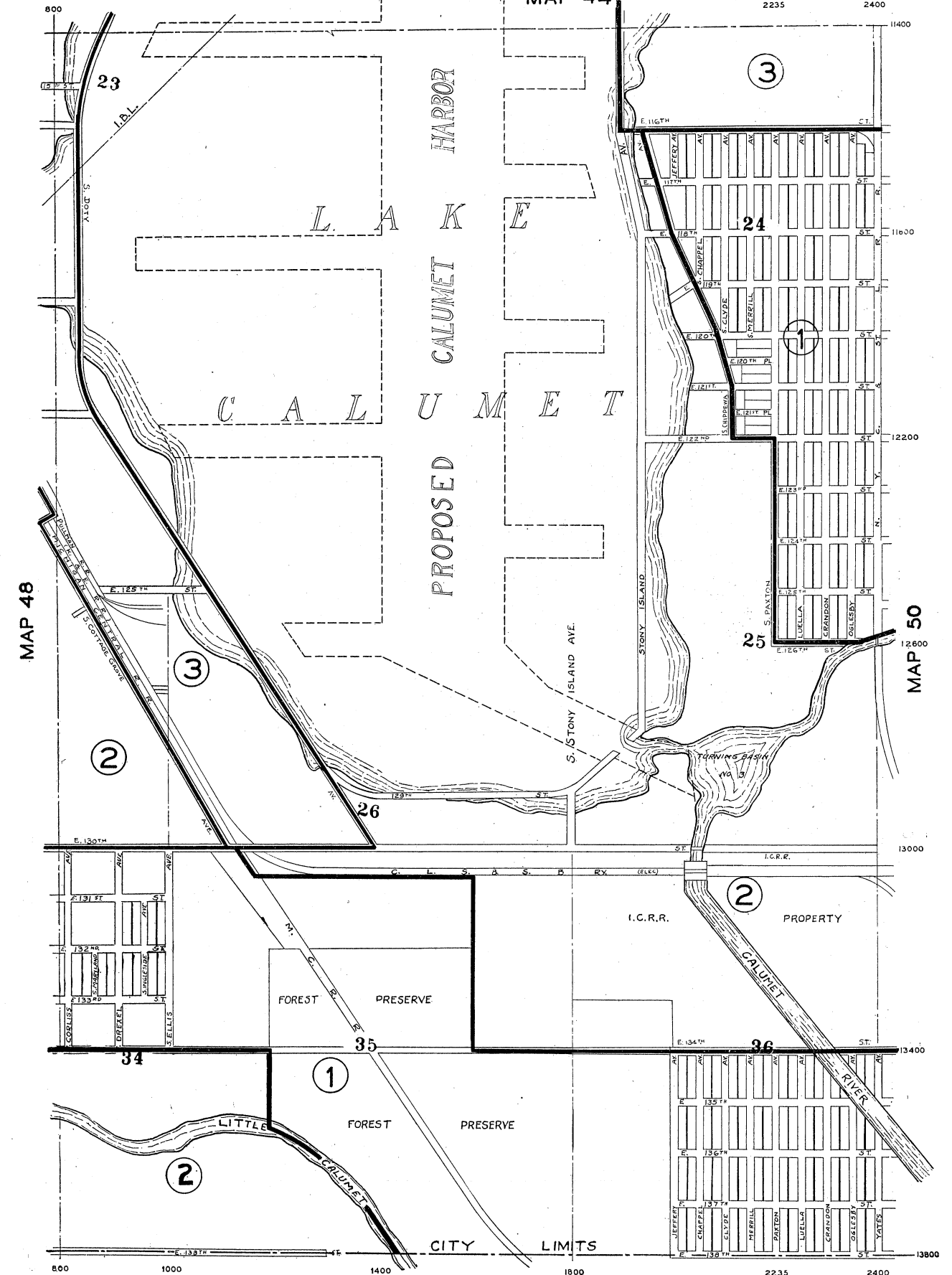
CHICAGO ZONING ORDINANCE
VOLUME DISTRICT MAP

T. 37N. R. 14E

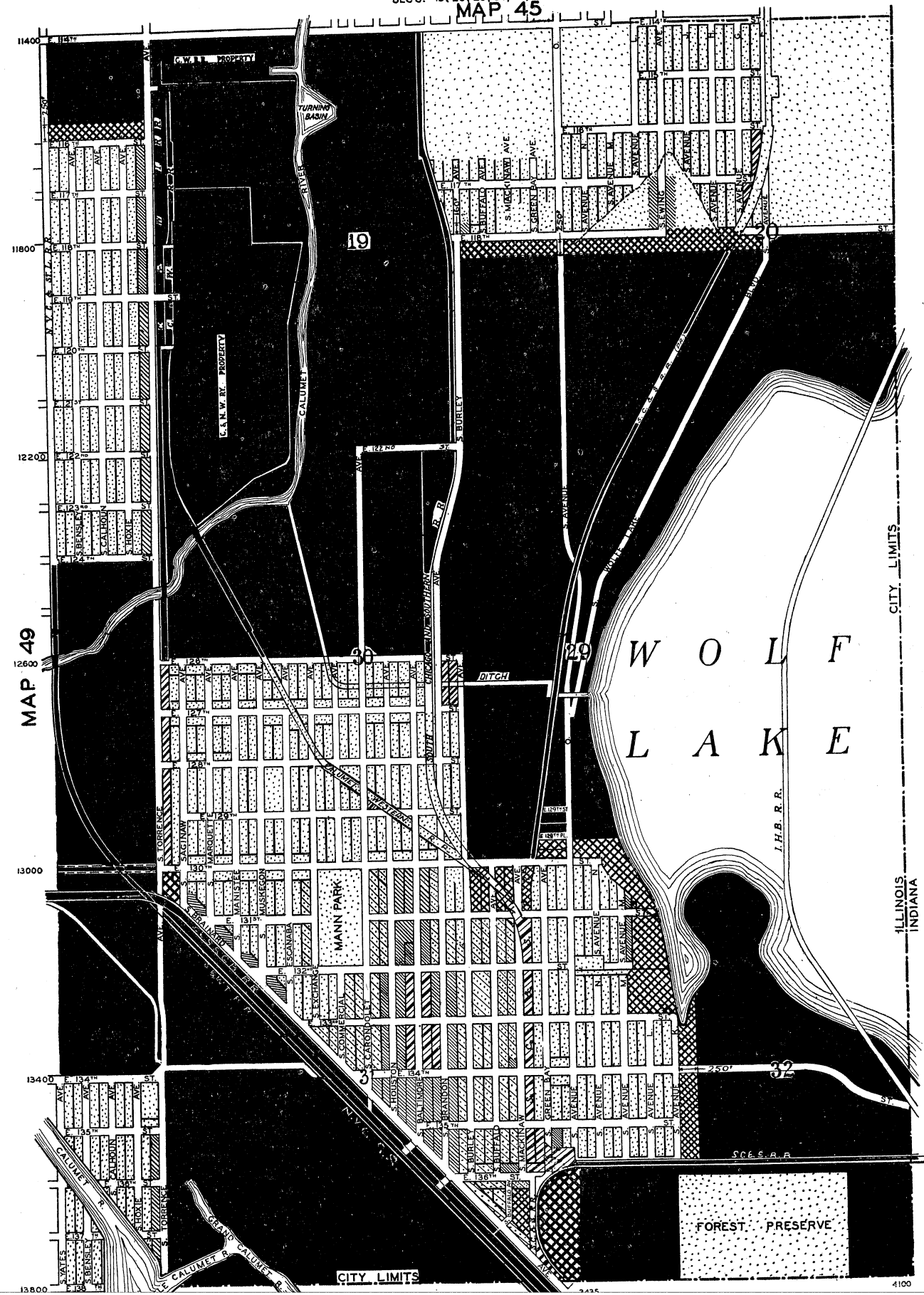
MAP 49

SECS. 26, 35, 23 N. & S. 1/4 S. OF 114TH ST. (PROD.) 22, 27 S. 1/4 E. OF CORLISS AV. (PROD.) 24, 25, 36 W. OF YATES AV. (PROD.) 34 E. OF CORLISS AV. (PROD.)

MAP 44



MAP 50



MAP 50

