

Text updates consequential to B-1, MU-1, and Definitions

1240.01 – Purpose.

Existing

(b)(3) Business:

- B-1 Central business
- B-2 Commercial/business
- ~~B-3 Mixed Use~~

Proposed

(b)(3) Business:

- B-1 Central business
- B-2 Commercial/business
- MU-1 Downtown Mixed Use

1242.03 – Business.

Existing

(a)(1) Business land usage: The intent is to establish distinctly separate business districts within the city. These categorical classifications shall be:

- B-1 Central business district
- B-2 Commercial/business district
- ~~B-3 Mixed use business district~~

Proposed

(a)(1) Business land usage: The intent is to establish distinctly separate business districts within the city. These categorical classifications shall be:

- B-1 Central business district
- B-2 Commercial/business district
- MU-1 Downtown Mixed Use district

1242.04 – Instances when a PUD is required.

Existing

A PUD development plan is required for projects meeting any one of these criteria:

- (a) A mixed use development comprised of commercial uses in a residential zoning district;
- (b) A mixed use development comprised of residential use in a commercial district (except as allowed in the ~~B-3 Mixed use commercial zoning district~~);

Proposed

A PUD development plan is required for projects meeting any one of these criteria:

- (a) A mixed use development comprised of commercial uses in a residential zoning district;
- (b) A mixed use development comprised of residential use in a commercial district (except as allowed in the B-1 Central Business district and MU-1 Downtown Mixed Use district);

(g) Any new building taller than three (3) stories located in the B-1B district, when it is adjacent to property zoned R-1 or is located across a right-of-way from property zoned R-1.

1246.01 – Establishment.

Existing

- (a)(3) Business
 - B-1 Central business
 - B-2 Commercial/business
 - ~~B-3 Mixed use~~
- (b)(7) ~~Mixed use, one and one-half acre~~

Proposed

- (a)(3) Business
 - B-1 Central business
 - B-2 Commercial/business
 - MU-1 Downtown Mixed Use
- (b)(7) Downtown Mixed use, one acre

1246.07 – Comparative table

Existing

Edwardsville and County Zoning

<i>Edwardsville Districts</i>	<i>Madison County Zoning Districts</i>
R-1 Single-family	R-1 to R-4 Single-family
R-EL Single-family	R-1 to R-4 Single-family
R-2 Multiple-family	R-5, R-6, R-7 (Multiple classifications)
B-1 Central business	B-1, B-2 Business district
B-3 Mixed use Commercial business	No comparative
M-1 Light Manufacturing	M-1, M-2, M-3 Manufacturing
IP Institutional/public	No comparison
FP Floodplain overlay	FP Floodplain overlay

Proposed

Edwardsville and County Zoning

<i>Edwardsville Districts</i>	<i>Madison County Zoning Districts</i>
R-1 Single-family	R-1 to R-4 Single-family
R-EL Single-family	R-1 to R-4 Single-family
R-2 Multiple-family	R-5, R-6, R-7 (Multiple classifications)
B-1 Central business	B-1, B-2 Business district
<u>MU-1 Downtown Mixed use</u>	No comparative
M-1 Light Manufacturing	M-1, M-2, M-3 Manufacturing
IP Institutional/public	No comparison
FP Floodplain overlay	FP Floodplain overlay

1248.02.2 – Fences, walls, and hedges

Existing

- (b) Residential districts:
- (c) Commercial districts:

Proposed

- (b) Residential districts and MU-1 properties used for strictly residential uses:
- (c) Commercial districts and MU-1 properties used for mixed-use or commercial uses:

1250.13 – Parking. Subsection (j) – Residential Districts

Existing

- (j) Residential districts:

Proposed

- (j) Residential districts and properties zoned MU-1 which are used for strictly residential uses:

1250.13 – Parking. (k) – Business, Manufacturing, and Industrial Districts

Existing

- (k) ~~Business, manufacturing, and institutional districts:~~

Proposed

- (k) Business, manufacturing, and institutional districts, as well as MU-1 properties used for commercial or mixed-uses: