



City of
Edwardsville
Third Oldest City in Illinois

Department of Public Works
Eric D. Williams, P.E., Director of Public Works

M E M O R A N D U M

DATE: January 24, 2019

TO: Mayor Patton and the Edwardsville City Council

FROM: Emily Fultz, AICP
City Planner

SUBJECT: Downtown Mixed Use (MU-1) Zoning District

What is currently known as the Mixed Use Business District has been rewritten and renamed Downtown Mixed Use District (MU-1). This new district was written to guide development in the transitional areas of the City, just outside of the downtown core, which is currently zoned B-1 Central Business District.

A few key characteristics to keep in mind as you review the MU-1 draft include:

- Density. For the mixed-use, pedestrian character of this district to be effective, a certain level of residential density is necessary to promote small businesses and walkability. As such, the maximum density is 3,111 square feet per dwelling unit (14 dwelling units per acre), compared to 4,000 square feet per dwelling unit (10.89 dwelling units per acre) in the R-2 District.
- Small lots. Many existing lots in areas that may be considered for application of the MU-1 District are between 5,000 square feet and 10,000 square feet. The MU-1 District guidelines aim to allow use of these lots as they are, while also allowing assembly and redevelopment of lots at a scale that is appropriate to the neighborhood.
- Parking. While this district relies on walkability and bikeability to support neighborhood character, it also recognizes that we rely on automobiles for day-to-day transportation. Building on small lots and desired density, the new MU-1 language has been written to allow for slightly smaller drive aisles than typically required in a B-2 Commercial District. It should also be noted that parking location is limited to side and rear yards and is prohibited between the front of the building and the front lot line. Any parking that is adjacent to a street (e.g. in the side yard) shall be appropriately screened.

Revisions to the Central Business District (B-1) and Downtown Mixed Use District (MU-1) have also necessitated a number of updates to the definitions provided in the Zoning Code (Sec. 1252.02). Given the scope and time involved in the overall zoning code update project, the definitions chapter will be updated on a rolling basis, as each new code section is adopted and as new or revised definitions are necessary. The definitions section is also included for your review. Please note that not only have new definitions been added, but many have been updated for clarity or to keep up with current trends in development.

Thank you for taking the time to review this new language in detail. Please contact me at your convenience if you would like to discuss.

Sec. 1242.03.3 - Downtown Mixed Use District (MU-1)

1. Purpose Statement

A. The Downtown Mixed Use District (MU-1) represents a transition area where residential and commercial uses are integrated. Density is recognized as key to supporting the businesses in both this district and nearby Central Business District (B-1). While walkability and bikeability are a key component of this transition area, the use of automobiles is also acknowledged. Although the MU-1 District aims to maintain and enhance the character of existing neighborhoods, the standards set forth in this section will also facilitate redevelopment at a scale and intensity consistent with surrounding areas.

2. Lot and Building Requirements. All lots located within the MU-1 District shall conform to the requirements below, dependent on their use.

A. Lots used only for residential only uses

- i. Minimum Lot Area – 5,000 square feet
- ii. Maximum Lot Area – 1 acre; developments over 1 acre may be permitted as Planned Unit Development
- iii. Front Setback
 1. Minimum – none
 2. Maximum – 15 feet
- iv. Side Setbacks - side setbacks may vary, provided the principal structure width is a minimum of 60% of the lot width and a maximum of 80% of the lot width.
- v. Rear Setback – 30 feet
- vi. Maximum Lot Coverage – 36%
- vii. Building Height – 36 feet
- viii. Density – 14 units per acre or 3,111 square feet of lot area required per unit

B. Lots used for only business / commercial uses

- i. Minimum Lot Area – none
- ii. Maximum Lot Area – 1 acre; developments over 1 acre may be permitted as a Planned Unit Development.
- iii. Front Setback
 1. Minimum – none
 2. Maximum – 15 feet
- iv. Side Setbacks - side setbacks may vary, provided the principal structure width is a minimum of 60% of the lot width and a maximum of 80% of the lot width.
- v. Rear Setback – 45 feet
- vi. Maximum Lot Coverage – 50%
- vii. Building Height – 36 feet

C. Lots used for mixed-use

- i. Minimum Lot Area – 7,500 square feet
- ii. Maximum Lot Area – 1 acre; developments over 1 acre may be permitted as a Planned Unit Development
- iii. Front Setback
 1. Minimum – none
 2. Maximum – 15 feet

- iv. Side Setback – side setbacks may vary, provided the principal structure width is a minimum of 60% of the lot width and a maximum of 80% of the lot width.
- v. Rear Setback – 45 feet
- vi. Maximum Lot Coverage – 50%
- vii. Building Height - 36 feet
- viii. Density – 14 units per acre or 3,111 square feet of lot area required per dwelling unit

3. Permitted Uses

- A. Detached Single-family dwellings
- B. Townhomes
- C. Dwelling units located above the first floor
- D. Retail establishments
- E. Art studios and artisan production under 3,000 square feet in area and which occur indoors only
- F. Art Galleries
- G. Restaurants without a drive-through
- H. Services – Business or Personal
- I. Health clubs, gyms, and spas
- J. Medical offices 4,000 square feet or smaller

4. Special Uses

- A. Dwelling units located on the first floor of a multi-story building
- B. Multiple-family dwellings
- C. Hotels
- D. Adult and Child Daycare
- E. Art studios over 3,000 square feet in area or any part of which takes place outdoors
- F. Nursing Homes, Skilled Care Facilities, Assisted Living, and Independent Living Facilities
- G. Pet Grooming and pet shops
- H. Educational institutions, trade and business schools (limited to 15,000 square feet)
- I. Group assembly uses such as religious uses or auditoriums
- J. Tavern, Saloon, or Lounge
- K. Automotive Service Stations
- L. Medical offices 4,000 square feet or larger

5. Conditions of Use

- A. Bicycle / Pedestrian Accommodation – for lots where ten (10) or more parking spaces are provided, bicycle parking shall be provided at a rate of 0.2 bicycle parking spaces per automobile parking space, up to maximum of ten (10) required bicycle parking spaces.
- B. Drive-through facilities – No drive through facilities shall be permitted in the MU-1 District.
- C. Active Façade – Newly constructed buildings which are commercial only or mixed use, shall also provide a minimum of 65% clear glass on any street-facing first-floor façade. Existing structures shall not decrease the amount of clear glass that exists on the building.
- D. Unenclosed Activities – sidewalk dining shall be permitted subject to restrictions set forth in Chapter 22 of the Codified Ordinances of the City of Edwardsville.
- E. Screening: Along the side and rear lot lines of any lot abutting any residential district, screening (a wall, solid fence, or closely planted shrubbery) at least six feet high and of

sufficient density to completely block the view from the adjacent residential property shall be installed.

- i. In the MU-1 District, this screening provision may be applied in lieu of some or all of the Transitional Buffer Yard Requirement and Landscaping standards (Section 1228.08) should the Zoning Administrator find that strict application of Section 1228.08 is (1) impractical due to space limitation, given the MU-1 setback requirements, and (2) that adequate screening, meeting the intent of Section 1228.08, can be provided under the requirements of this subsection
 - ii. Lots used solely for single-family residential dwellings shall be exempt from this requirement.
- F. Principal buildings per lot – In the MU-1 District, only one principal building shall be permitted per lot, unless otherwise approved as a Planned Unit Development
- G. Parking Standards.
- i. Parking Location.
 - 1. No parking may be located on a property in the MU-1 District between the front property line and the principal building, unless otherwise authorized by this code.
 - 2. For lots where parking exists in the front yard, this parking may remain, provided no additional parking is added in the front yard. Any additional parking shall be in the rear yard or side yard, as required in Subsection (5)(G).
 - ii. Landscaping and Screening of Parking.
 - 1. Any parking spaces abutting a right-of-way shall be screened and located behind a hedge of not less than three feet in height, designed and installed to minimize views of vehicles from the public way.
 - 2. The Zoning Administrator may allow for fences or walls to be used in lieu of landscaping if parking areas are limited in size, making landscaping impractical or creating adverse impacts on the site or adjacent right-of-way.
 - iii. Access to Parking.
 - 1. Access to parking shall be provided via a drive aisle that is a maximum of twenty feet (20') wide and a maximum of twenty six feet (24') wide for bi-directional traffic. For one-way traffic, a drive aisle that is a minimum of 12 feet (12') wide shall be required.
 - iv. Number of spaces required.
 - 1. All properties in the MU-1 District shall meet the requirements set forth in the Sec. 1250.13 (r), "Number of Spaces Required."