



Memorandum

To: Emily Fultz, AICP – City Planner, City of Edwardsville
From: Michael Blue, FAICP – Principal, Teska Associates
Date: January 24, 2019
RE: B-1 Zoning District Update

A draft, updated B-1 Central Business Zoning District has been prepared reflective of input from various meetings with the City Council, Zoning Advisory Group, City staff, stakeholders and the community, as well as our review of the current zoning ordinance. Several considerations in getting to this point merit highlighting as the draft continues through the review process:

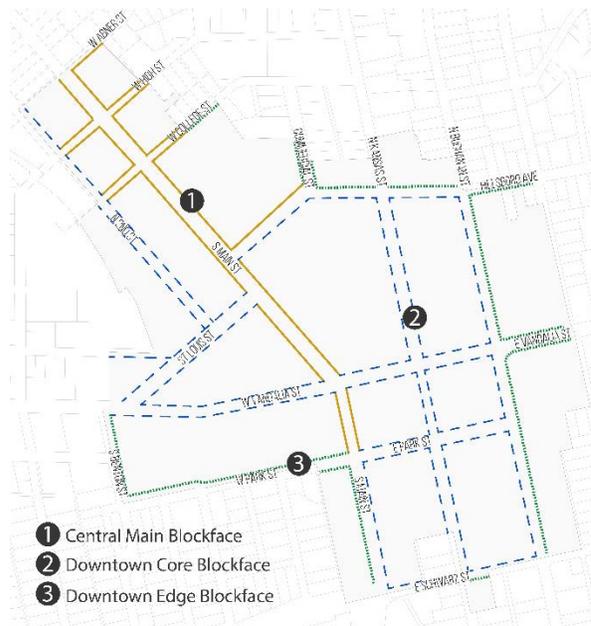
- The zoning standards – as noted in the purpose statement and throughout – seek to balance the historic character of the district with the market potential for redevelopment and the area’s role as a vibrant downtown. That is, pedestrian and historic character are to be respected, and new development supported.
- A five story height limit is established – there currently is no limit. This limit is in keeping with recent structures approved and built downtown. Standards are included to encourage that taller buildings be designed to create a pedestrian connection – again, some of these are based on design elements already downtown. Conversely, a minimum height of two stories is established to maintain the downtown street wall (on Main) and overall active character of downtown.
- To accomplish that goal, “Blockface Designations” have been established. These reflect three different development characteristics within the B-1 and the types of redevelopment that are fitting in each. This technique is applied to building height and setback. The primary objectives are to limit building height near homes at the edges of the district and to vary front yard setbacks to be in keeping with existing character.
- The broad range of permitted and special uses allowed in the district remain, but some descriptions have been clarified.
- Development Standards have been added to accomplish several goals:
 - Support the pedestrian character of the downtown by keeping parking to the rear or side of buildings.
 - Where parking is located along the street, fences, pergolas, trellises, etc. are suggested as ways to soften the view – as is already occurring in some locations downtown.

- Parking lot landscaping is required for the interior and periphery of parking lots – this also adds to a more pedestrian friendly downtown character.
- Building Design and Location standards are provided that reflect the existing design form of buildings in the downtown – this will help new construction be in keeping with the historic and pedestrian characters of the district. The regulations are to be additive to other development standards in the District, as the current commercial and historic guidelines are primarily applicable to building renovations.

As the process continues, we look forward to reviewing and refining the draft district regulations with the community.

1242.03.1 - Central Business District (B-1)

- (a) *Purpose:* Land uses and development in the core of Edwardsville's business and cultural center are managed through the B-1 Central Business District. The district facilitates a mix of retail, service, office, residential and community uses, within a primarily pedestrian oriented character. District regulations support a scale and form of development reflecting its pedestrian and historic characters, while responding to opportunities for modern development stemming from the City's position as a regional hub and role as the vibrant community.
- (b) **Blockface Designations:** Each blockface in the B-1 Central Business District shall be assigned a designation reflecting the characteristics of structures and right of way conditions located there, and the standards to be set for future development. Blockface designations shall be as indicated in the figure below. Where a property fronts on more than one blockface designation, the blockface allowing development with greater height or less setback shall be applied. Each blockface designation shall have defined setback and height requirements as shown in Section 1242.03.01 (c) (4) below. The blockface designations are:



1. *Central Main Street* – this designation acknowledges the Main Street commercial corridor as a focus of the City's business, historic, and community functions. Regulations respect the pedestrian character of the Main Street corridor, and support renovation and redevelopment of structures in keeping with the area's varied roles in the City.

2. *Downtown Core* – this designation seeks to facilitate development in the B-1 district that is central to the area, where larger development is appropriate and can be accomplished in keeping with the downtown's overall character and roles in the community.

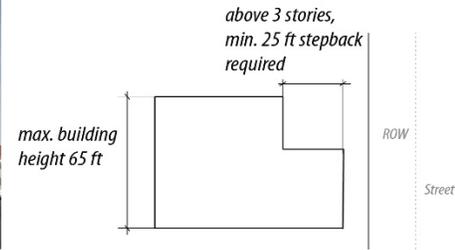
3. *Downtown Edge* – this designation seeks to facilitate development in the B-1 district near single family residential uses, and to mitigate potential adverse impacts on those residential areas.

- (c) **Lot and Building Requirements:** Every building erected in the B-1 Central Business District shall conform to the requirements indicated below:
- (1) Minimum Height: 2 Stories
 - (2) Minimum Lot Area: None.
 - (3) Minimum Lot Width: Twenty-five (25) feet at the established building line.

(4) Blockface Bulk Standards:

i. *Central Main Street.*

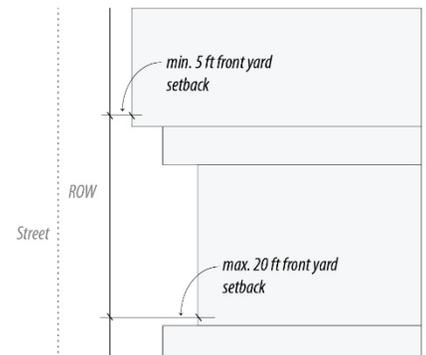
- a. Height: Five (5) stories, not to exceed 65 feet. Any story above the 3rd shall be set back a minimum of 25'.



- b. Setback: 1. Front yard: Structures shall be built to front property line.
2. Side yard: N/A
3. Rear yard: N/A

ii. *Downtown Core*

- a. Height: Five (5) stories, not to exceed 65 feet.
- b. Setback: 1. Front yard: minimum five (5) feet and maximum twenty (20) feet to accommodate visual relief and enhance pedestrian character with areas that may include courtyards, plazas, and seating.
2. Side yard: N/A.
3. Rear yard: minimum of forty-five (45 feet)

iii. *Downtown Edge:*

- a. Height: Three (3) stories, not to exceed 40 feet.
- b. Setback: 1. Front yard: minimum five (5) feet and maximum twenty (20) feet to accommodate visual relief and enhance pedestrian character with areas that may include courtyards, plazas, and seating.
2. Side yard: N/A
3. Rear yard: minimum of fifteen (15 feet).

(6) Minimum Lot Depth: None.

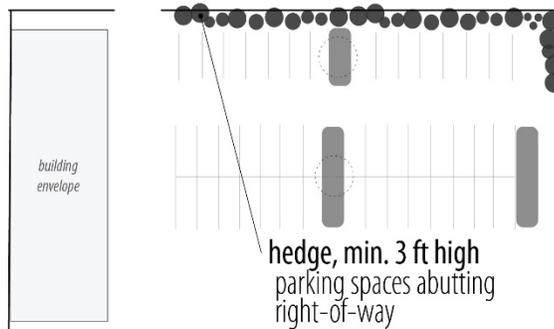
(7) Maximum Floor Area Ratio: None.

(8) Maximum Percentage of Lot Building Coverage: None.

(d) *Permitted uses:* Provided all the use restrictions of this district are observed, the following uses are permitted:

- (1) Banks, savings and loans and other financial institutions (with no drive through)
- (2) Educational Institutions.
- (3) Governmental Building
- (4) Libraries
- (5) Museums.
- (6) Public transit facilities
- (7) Offices
- (8) Retail establishments
- (9) Services – Business or personal
- (10) Theaters (indoors).
- (11) Restaurants/cafes/saloons.

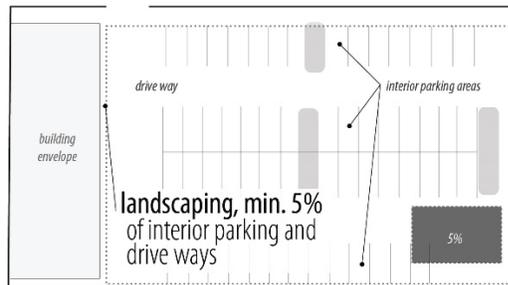
- (e) *Special use*: Provided all the use restrictions of this district are observed, the following uses may be allowed by special use permit:
- (1) Automobile service stations.
 - (2) Day care center - Children
 - (3) Dwelling units, may only be located above the first story.
 - (4) Drive through facility (as a principal use)
 - (5) Group assembly uses such as religious uses, auditoriums, or auditoriums
 - (6) Hotels
 - (7) Parking lot or garage
 - (8) Permitted Uses that include an accessory drive through facility
 - (9) Public utility.
- (f) *Conditions of Use*: All uses and structures in this district shall be subject to the following requirements:
- (1) Dwelling units are not permitted on the ground floor.
 - (2) *Unenclosed activities*: Sidewalk dining may be permitted in front of indoor restaurants subject to sidewalk dining license regulations provided in Chapter 22 of this Code. Merchandise may be displayed or for sale on the sidewalk in front of business establishments subject to sidewalk display/sales permit regulations provided in Chapter 22 of this Code.
 - (3) Properties developed with parking located between the principal building and front property line shall be approved only as a Planned Development.
 - (4) *Parking*: See section 1250.13 of this title, and the additional regulations in the subsections below.
 - (5) *Signs*: See Street Graphics Control Ordinance.
- (g) *Development Standards*: All newly constructed or renovated buildings in the B-1 Central Business District shall be subject to the following development standards. These standards shall be in addition to any otherwise applicable requirements of the development under the Edwardsville City Code, including when part of a zoning entitlement procedures (Special Use, Planned Development, or Zoning Amendment) as may be considered by the Plan Commission and approved by the City Council.
- (1) *Location of Parking*: No parking may be located on a property in the B-1 District between the principal building and front property line, unless otherwise authorized under this code.
 - (2) *Landscaping and Screening of Parking*: See section 1228.01 of this title. In addition to Section 1228.01, the following landscaping and screening requirements shall be met:
 - a. 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.
 - b. The Zoning Administrator may allow for fences or walls to be used in lieu of landscaping if parking areas are limited in size, make landscaping impractical or create adverse impacts on the site or adjacent right of way.



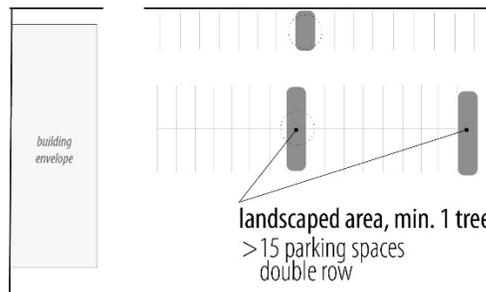
- c. Where a parking lot is located on the side of a building, or between two buildings, and in either condition said buildings have a front yard setback of 0 to 5 feet, use of a design element such a pergola, trellis or decorative fence is encouraged to maintain or represent the street wall characteristic of the block.



- d. Where possible, existing mature trees should remain on site.
- e. Interior landscaping shall be provided and dispersed throughout all parking areas
- i. A minimum of 5 percent of the interior parking and drive areas shall be landscaped.



- ii. As part of the landscaped requirement, a landscaped area with at least one tree shall be located at the end of any double row of parking spaces and shall be equal or greater in size to the adjacent parking spaces.
- iii. Where any row of parking exceeds 15 spaces, a landscaped area with at least one tree, shall be provided to provide visual relief to the field of parking.



(3) *Building Design and Location*

- a. Building Massing: Building designs shall have characteristics illustrating a base, middle and top.
- b. Horizontal Elements:
 - a. *Relationship to Adjacent Buildings*: Horizontal building elements shall, to the extent possible, align with and complement horizontal elements of adjacent buildings.



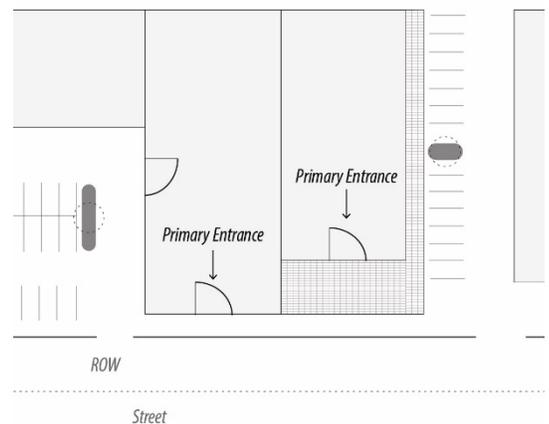
- b. *Cornice*: The use of a building cornice is encouraged to create visual interest in a building and / or reflect design of adjacent structures.



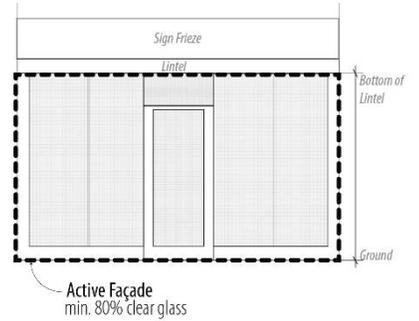
- c. *Building Stories*: Stories of a building interior shall be delineated and discernable from the exterior of the structure by orientation or spacing of windows, use of moldings, window sills, lintels, brick detailing, or stringcourses, or application of other architectural elements. These design elements shall create a pedestrian scale at the ground floor of the building and convey logically proportioned upper floors.
- c. Vertical Elements: The use of architectural elements is required to create visual interest, breaks in horizontal areas, and articulation in the building. This may be provided by design elements such as the orientation or spacing of windows, trim located on the building, columns, or application of other architectural features.

d. Building Orientation:

- i. Buildings shall be oriented with primary façades toward the front property line.
- ii. The primary entrance of a building shall be directly from the public sidewalk or prominently visible and accessible from the public sidewalk via a plaza, walkway, or parking lot.
- iii. A secondary building entrance may be located to the side or rear of a building.



- e. Active Facades: Ground floor facades visible from a public sidewalk shall include a minimum of eighty (80) percent clear glass.
- f. Mechanical Equipment: Mechanical and utility equipment located on building roof tops or on the ground shall be located or screened so as not to be readily visible by pedestrians on adjacent sidewalks.



- (4) *Service functions*: Buildings should be sited so that portions of the building designed for service uses, such as loading docks and dumpster enclosures, are not part of the street façade. All refuse generated by any establishment located within this district shall be stored in tightly-covered containers.
- (5) *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.

In the B-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 B-1 setback requirements, and 2) that adequate screening, meeting the intent of Section 1228.08, can be provided under the requirements of this subsection.