

1.0 GENERAL PROVISIONS

1.1 PURPOSE

- A. The Madison County I-55 Corridor Transportation and Growth Management Plan adopted by Madison County, the City of Edwardsville, and the Village of Glen Carbon in 2006 provides an overall framework for development, redevelopment, and preservation of a portion of Madison County. In particular, the Madison County I-55 Corridor Transportation and Growth Management Plan as adopted incorporated twelve (12) basic principles representing a commitment to quality of life, sustainability, and smart growth, these being:
1. Citizen and Community Involvement: Promote and welcome involvement of residents, neighbors, civic leaders, politicians, bureaucrats, developers, and local institutions throughout the process of designing change for neighborhoods.
 2. City-wide and Regional Connections: Establish connections to regional patterns of transportation and land use, to open space and natural systems.
 3. Transit System Connections: Establish connections to local and regional public transit system.
 4. Appropriate building densities and land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.
 5. Economically Viable: Establish linkages with economic development in order to attract public and private investments that contribute to a sustainable and economically viable community. Promote the development of an economic base of the community not solely reliant on retail or housing, but a complimentary mix of uses.
 6. Neighborhood Form: Promote compact, pedestrian-friendly, and mixed use neighborhoods with many activities of daily life available within walking distance.
 7. Design for the Human Scale: Design for the human scale and perceptions, creating a sense of neighborhood and community street design that responds to local traditions.
 8. Mixed-Use: Promote the creation of mixed use neighborhoods that support the functions of daily life: employment, recreation, retail, and civic and educational institutions.
 9. Street Network: Provide an interconnected network of streets and public open space. The primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use.
 10. Public Open Space: Design internal and peripheral parks and open spaces and whenever possible provide connections with local and regional parks and open space network. Provide opportunities for recreation and appropriate settings for civic buildings.
 11. Architectural Character: Design the image and character of new developments that respond to the best traditions of residential and mixed use architecture in the area.
 12. Safety and Civic Engagement: Establish relationship of buildings and streets that enable neighbors to create a safe and stable neighborhood and encourage interaction and community identity. Provide a clear definition of public and private realm through block and street design that responds to local traditions.
- B. This I-55 Development Code was developed to implement and accomplish these twelve (12) principles through use of Development Districts and Overlay Zones. Development Districts represent a spectrum of development characteristics by classifying and regulating the types and intensities of development and land uses within the Madison County I-55 Corridor Transportation and Growth Management Plan and are indicated through colors on the Regulatory Plan in Article 2.0. This I-55 Development Code is adopted to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of the community.

1.2 SHORT TITLE

- A. This Development Code shall be known and cited as the “I-55 Development Code.”

1.3 APPLICABILITY

- A. The I-55 Development Code shall apply to the area shown on the District Map in Article 2.
- B. Any proposed development or subdivision within the area shown on the District Map shall adhere to the I-55 Development Code, with the following exceptions:
 - 1. Additions or renovations of existing residential buildings.
 - 2. Any new accessory building associated with an existing primary residential building.
 - 3. New lots created via the exemption provisions of the Illinois Plat Act 765 ILCS 205.
 - 4. Any proposed special use, variance, or home occupation currently governed by the Madison County Zoning Ordinance that involve a proposal for new development or subdivision.
 - 5. Any lot of record created prior to the adoption of this code may be used in accordance with the Madison County Zoning Ordinance.

1.4 CURRENT ZONING AND LAND USE

- A. All properties within the District Map area shall retain their current zoning and land use that are in conformance with the Madison County Zoning Ordinance, including but not limited to agriculture and single family residential, may continue to be used in this manner by the current owner or successive owners until the owner(s) proposes to develop the property, at which time it shall adhere to the I-55 Development Code.

1.5 NONCONFORMING USES AND STRUCTURES

- A. All existing uses and structures will not be made nonconforming by adoption of this code.
- B. Any existing nonconformities will be governed by the applicable jurisdiction.

1.6 APPLICATIONS AND REVIEW PROCEDURES

- A. All new development or subdivision proposals shall follow the application and review procedures of the applicable jurisdiction.

1.7 OTHER APPLICABLE ORDINANCES

- A. All new development or subdivision proposals shall adhere to all sections of the I-55 Development Code. Items not specifically addressed in the I-55 Development Code shall adhere to the regulation of the applicable jurisdiction, including but not limited to the following:
 - 1. Parking, Sign, Landscaping, and Lighting Ordinances
 - 2. Subdivision and Land Development Ordinances
 - 3. Stormwater, Drainage, and Sediment & Erosion Control
 - 4. Flood Prevention Ordinances
 - 5. Street Construction Standards (all Street Design Standards in Article 6 apply)
 - 6. Building Construction Codes and Occupancy Requirements
 - 7. All Definitions for Zoning, Subdivision, and Land Development

1.8 SEVERABILITY

- A. If any provision of this ordinance is held invalid, such invalidity shall not affect other provisions which can be given effect without the invalid provision, and to this end the provisions of this ordinance are declared to be severable.

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