

Planning, Research, and Communications

Honor Award

Richland Master Plan

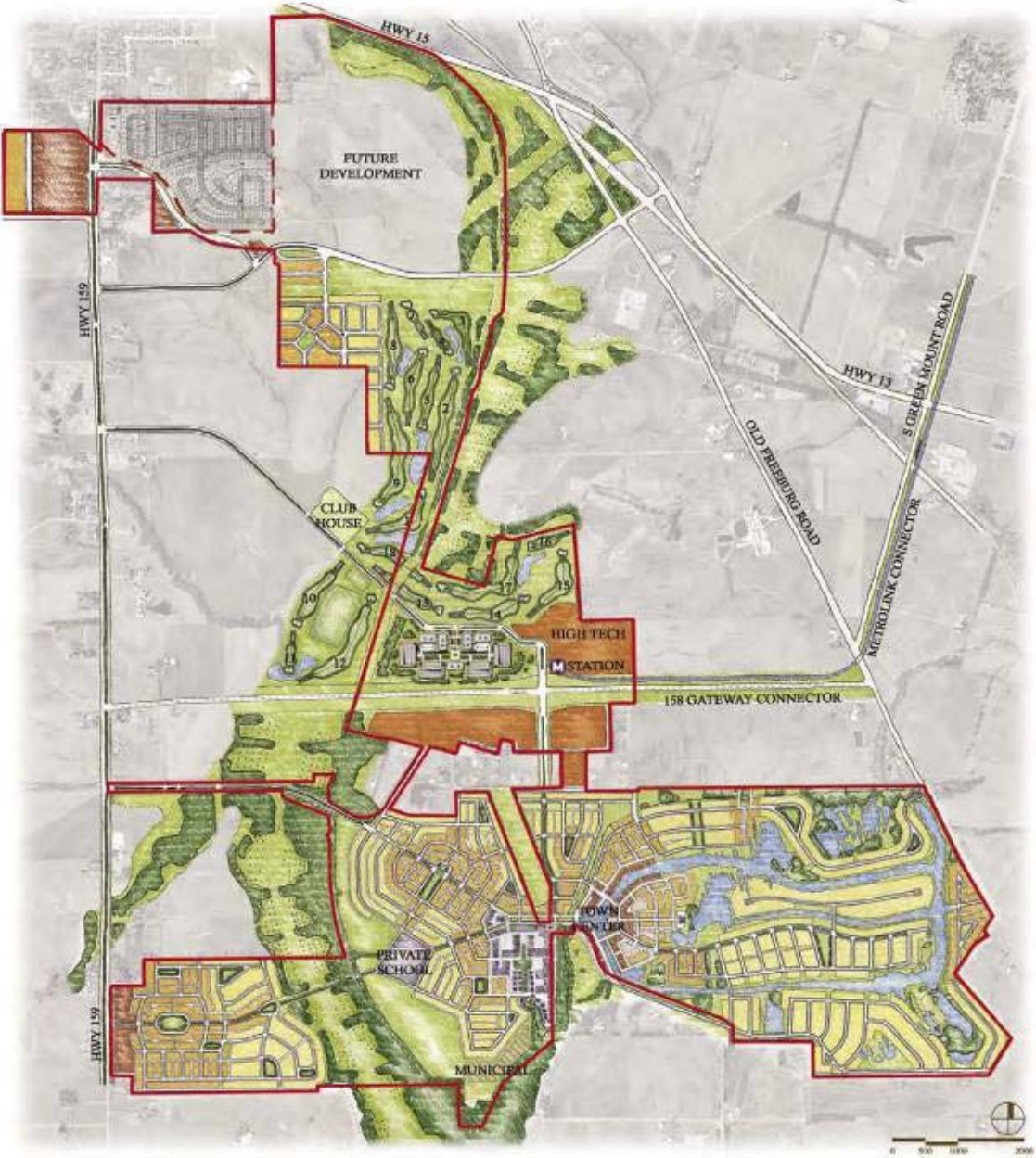
Belleville, Illinois

The HOK Planning Group

st. louis chapter - american society of landscape architects



Richland Master Plan



asla
awards program
2005

Richland Master Plan

RICHLAND

BELLEVILLE, ILLINOIS



EXISTING CONDITIONS



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RICHLAND BELLEVILLE, ILLINOIS



PHASE I, II, AND III PLAN



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CONCEPTUAL SKETCHES











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RICHLAND

BELLEVILLE, ILLINOIS

<p>L1 Neighborhood Center District</p>  <p>LOT OCCUPANCY</p> <ul style="list-style-type: none"> Single-Family Detached Single-Family Attached Multi-Family Residential Community Center Office Retail Restaurant Bar Hotel Mixed-Use <p>PERMITTED INDUSTRIAL USES</p> <ul style="list-style-type: none"> Professional Office Research and Development Light Industrial Warehouse Storage Manufacturing Auto Service Auto Parts Auto Repair Auto Wash Auto Detail Auto Sales Auto Leasing Auto Financing Auto Insurance Auto Rental Auto Wash Auto Detail Auto Sales Auto Leasing Auto Financing Auto Insurance Auto Rental <p>RESIDENTIAL BUILDING STRATA</p> <ul style="list-style-type: none"> Single-Family Detached Single-Family Attached Multi-Family Residential <p>REQUIREMENTS BY DISTRICT</p> <ul style="list-style-type: none"> Min. Lot Area Min. Lot Width Min. Lot Depth Min. Front Setback Min. Side Setback Min. Rear Setback Min. Front Yard Coverage Min. Side Yard Coverage Min. Rear Yard Coverage Min. Front Yard Setback Min. Side Yard Setback Min. Rear Yard Setback Min. Front Yard Coverage Min. Side Yard Coverage Min. Rear Yard Coverage Min. Front Yard Setback Min. Side Yard Setback Min. Rear Yard Setback <p>BUILDING HEIGHT</p> <ul style="list-style-type: none"> Single-Family Detached: 35' max Single-Family Attached: 35' max Multi-Family Residential: 45' max <p>BUILDING FUNCTION</p> <ul style="list-style-type: none"> Single-Family Detached Single-Family Attached Multi-Family Residential Community Center Office Retail Restaurant Bar Hotel Mixed-Use 			<p>L2 Urban District</p>  <p>LOT OCCUPANCY</p> <ul style="list-style-type: none"> Single-Family Detached Single-Family Attached Multi-Family Residential Office Retail Restaurant Bar Hotel Mixed-Use <p>PERMITTED INDUSTRIAL USES</p> <ul style="list-style-type: none"> Professional Office Research and Development Light Industrial Warehouse Storage Manufacturing Auto Service Auto Parts Auto Repair Auto Wash Auto Detail Auto Sales Auto Leasing Auto Financing Auto Insurance Auto Rental <p>RESIDENTIAL BUILDING STRATA</p> <ul style="list-style-type: none"> Single-Family Detached Single-Family Attached Multi-Family Residential <p>REQUIREMENTS BY DISTRICT</p> <ul style="list-style-type: none"> Min. Lot Area Min. Lot Width Min. Lot Depth Min. Front Setback Min. Side Setback Min. Rear Setback Min. Front Yard Coverage Min. Side Yard Coverage Min. Rear Yard Coverage Min. Front Yard Setback Min. Side Yard Setback Min. Rear Yard Setback Min. Front Yard Coverage Min. Side Yard Coverage Min. Rear Yard Coverage Min. Front Yard Setback Min. Side Yard Setback Min. Rear Yard Setback <p>BUILDING HEIGHT</p> <ul style="list-style-type: none"> Single-Family Detached: 35' max Single-Family Attached: 35' max Multi-Family Residential: 45' max <p>BUILDING FUNCTION</p> <ul style="list-style-type: none"> Single-Family Detached Single-Family Attached Multi-Family Residential Community Center Office Retail Restaurant Bar Hotel Mixed-Use 	
<p>L3 Urban Edge District</p>  <p>LOT OCCUPANCY</p> <ul style="list-style-type: none"> Single-Family Detached Single-Family Attached Multi-Family Residential Office Retail Restaurant Bar Hotel Mixed-Use <p>PERMITTED INDUSTRIAL USES</p> <ul style="list-style-type: none"> Professional Office Research and Development Light Industrial Warehouse Storage Manufacturing Auto Service Auto Parts Auto Repair Auto Wash Auto Detail Auto Sales Auto Leasing Auto Financing Auto Insurance Auto Rental <p>RESIDENTIAL BUILDING STRATA</p> <ul style="list-style-type: none"> Single-Family Detached Single-Family Attached Multi-Family Residential <p>REQUIREMENTS BY DISTRICT</p> <ul style="list-style-type: none"> Min. Lot Area Min. Lot Width Min. Lot Depth Min. Front Setback Min. Side Setback Min. Rear Setback Min. Front Yard Coverage Min. Side Yard Coverage Min. Rear Yard Coverage Min. Front Yard Setback Min. Side Yard Setback Min. Rear Yard Setback Min. Front Yard Coverage Min. Side Yard Coverage Min. Rear Yard Coverage Min. Front Yard Setback Min. Side Yard Setback Min. Rear Yard Setback <p>BUILDING HEIGHT</p> <ul style="list-style-type: none"> Single-Family Detached: 35' max Single-Family Attached: 35' max Multi-Family Residential: 45' max <p>BUILDING FUNCTION</p> <ul style="list-style-type: none"> Single-Family Detached Single-Family Attached Multi-Family Residential Community Center Office Retail Restaurant Bar Hotel Mixed-Use 			<p>L4 Suburban District</p>  <p>LOT OCCUPANCY</p> <ul style="list-style-type: none"> Single-Family Detached Single-Family Attached Multi-Family Residential Office Retail Restaurant Bar Hotel Mixed-Use <p>PERMITTED INDUSTRIAL USES</p> <ul style="list-style-type: none"> Professional Office Research and Development Light Industrial Warehouse Storage Manufacturing Auto Service Auto Parts Auto Repair Auto Wash Auto Detail Auto Sales Auto Leasing Auto Financing Auto Insurance Auto Rental <p>RESIDENTIAL BUILDING STRATA</p> <ul style="list-style-type: none"> Single-Family Detached Single-Family Attached Multi-Family Residential <p>REQUIREMENTS BY DISTRICT</p> <ul style="list-style-type: none"> Min. Lot Area Min. Lot Width Min. Lot Depth Min. Front Setback Min. Side Setback Min. Rear Setback Min. Front Yard Coverage Min. Side Yard Coverage Min. Rear Yard Coverage Min. Front Yard Setback Min. Side Yard Setback Min. Rear Yard Setback Min. Front Yard Coverage Min. Side Yard Coverage Min. Rear Yard Coverage Min. Front Yard Setback Min. Side Yard Setback Min. Rear Yard Setback <p>BUILDING HEIGHT</p> <ul style="list-style-type: none"> Single-Family Detached: 35' max Single-Family Attached: 35' max Multi-Family Residential: 45' max <p>BUILDING FUNCTION</p> <ul style="list-style-type: none"> Single-Family Detached Single-Family Attached Multi-Family Residential Community Center Office Retail Restaurant Bar Hotel Mixed-Use 	

DISTRICT STANDARDS

