

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

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MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Public Hearing – Building Height: Zoning Code Text Amendment
DATE: October 20, 2022

Summary: While two zoning districts in the City's zoning code contain language that establishes how the height of a building is determined, there is not an overarching definition of such. The Definitions section of the zoning code is the common location to seek such information. The attached draft code amendment would insert a definition for "Building Height."

Background: Staff has traditionally determined the height of a building to be the measurement from the ground level to the peak of the roof. Language currently exists in the C-2 (General Retail) and C-3 (Service Retail) zoning classifications that specifies how building height is determined. The draft amendment uses that language verbatim and is consistent with most municipal zoning codes.

Chapter 154.173 of the zoning code, which is referenced in the draft amendment, allows for various secondary building elements to exceed the maximum height established within each zoning district. This is stated as follows:

"No building shall be erected, reconstructed, relocated, or structurally altered so as to have a greater height than permissible under the limitations set forth herein for the district within which such building is located, except that antennae, satellite dishes, parapet walls, chimneys, cooling towers, elevator bulkheads, fire towers, grain elevators, silos, spires, steeples, stacks, stage towers or scenery lifts, water towers, and necessary mechanical appurtenances shall be permitted to exceed the maximum height provisions when erected in accordance with all other rules and regulations of the City."

Staff recommends approval of the attached draft code amendment. This is scheduled for a public hearing at the November 2 Planning and Zoning Commission meeting. It would tentatively be scheduled for a first reading ordinance at the November 7 City Council meeting followed by a second reading ordinance and vote on November 21.

Attachment

ORDINANCE NO. _____

(Synopsis: Adoption of this ordinance would insert a definition into the Zoning Code for "Building Height").

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF
THE CITY OF WASHINGTON, ILLINOIS BY AMENDING CHAPTER 154.004 ENTITLED
"DEFINITIONS"**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON,
TAZEWELL COUNTY, ILLINOIS, as follows:**

Section 1. That § 154.004 of Chapter 154 of the Washington Municipal Code of Ordinances titled "Definitions" is hereby amended by inserting language as follows in between definitions for "Building, Front Line Of" and "Building, Principal":

"§ 154.004 DEFINITIONS

***BUILDING HEIGHT.** The actual height of a building measured from the sidewalk level, or equivalent established grade, to the highest part of the building, specifically excluding therefrom those exceptions contained in § 154.173."*

Section 2. That this ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

Section 3. That all ordinances or parts thereof in conflict herewith are hereby expressly repealed.

PASSED AND APPROVED this _____ day of _____, 2022.

AYES: _____

NAYS: _____

Mayor

ATTEST:

City Clerk