

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

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MEMORANDUM

TO: Mayor Manier and City Council
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: First Reading Ordinance – Off-Street Parking Text Amendment
DATE: May 9, 2017

Off-street parking has generally been allowed in any zoning district to provide an adequate supply of spaces for the intended uses. However, the zoning code does not have language that specifies that the parcel providing parking be zoned the same as the use that it is serving.

Staff proposes having language that requires that the zoning of the off-street parking parcel be the same as the parcel that it serves. Ideally, there would not be separate lots and if there was a parcel providing parking for an immediately adjoining parcel, those lots would be combined. This would ensure that there is compatibility in the zoning of the lots and allow staff to address any stormwater control and landscaping.

This draft code amendment resulted from the spillover parking currently used for Michael's Italian Feast. The lot to the south was purchased in 2007 and the house on it was subsequently demolished. Recently, it has been used for spillover parking in conjunction with an addition to the restaurant completed last year. The Michael's lot is zoned C-2 (General Retail) and the lot to the south is zoned R-1 (Single- and Two-Family Residential). The use of that lot for parking has increased stormwater runoff that is currently not accounted for and staff has been in discussions with the owner about establishing a dedicated means of stormwater control. The Public Works Committee has discussed a solution for the stormwater issues there and a recommendation was to require that the parking lot be zoned the same as the restaurant lot.

The Planning and Zoning Commission held a public hearing on this amendment at its meeting on May 3 and unanimously recommended approval. This is scheduled as a first reading ordinance at the May 15 City Council meeting and a second reading on June 5.

Enclosure

(Synopsis: Approval of this ordinance would allow for off-street parking to be located in any zoning classification. It would also require that the zoning of the off-street parking facility be consistent with the premises that it is serving.)

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF
THE CITY OF WASHINGTON, ILLINOIS BY AMENDING CHAPTER 154.172 ENTITLED "OFF-
STREET PARKING"**

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

Section 1. That § 154.172(B) of Chapter 154 of the Washington Municipal Code of Ordinances entitled "Off-Street Parking" is hereby amended by adding § 154.172(B)(11) in its entirety:

"§ 154.172 OFF-STREET PARKING

(11) Off-street parking is permitted in any zoning classification. However, when practical difficulties prevent their establishment upon the same lot, the zoning of the off-street parking facility shall be consistent with the premises to which they are intended."

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 _____, 2017.

AYES: _____

NAYS: _____

Mayor

ATTEST:

City Clerk