

ORDINANCE NO. 2025-132

AN ORDINANCE TO PROVIDE PROPER CLERICAL REFERENCING BY AMENDING CHAPTERS 1131, 1135, 1141, AND 1145 OF THE CODIFIED ORDINANCES OF THE CITY OF WILLOUGHBY, OHIO, TITLED, "ONE-FAMILY RESIDENTIAL DISTRICTS", "MULTI-FAMILY RESIDENTIAL DISTRICTS", "BUSINESS DISTRICTS", AND "INDUSTRIAL DISTRICTS", RESPECTIVELY.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILLOUGHBY, THE COUNTY OF LAKE, AND THE STATE OF OHIO:

SECTION 1. That Chapter 1131 of the Codified Ordinances of the City of Willoughby entitled "One-Family Residential Districts"; specifically, Section 1131.03, titled, "Schedule of Permitted Uses", is hereby amended to read and provide as follows:

1131.03 SCHEDULE OF PERMITTED USES.

One-Family Residential District				Use Specific Regulations Reference	R-50
	R-100	R-80	R-60		
(a) RESIDENTIAL					
(1) One-family dwellings	P	P	P	P	--
(2) Two-family dwellings				P	--
(b) SUPPORTIVE LIVING/CARE FACILITIES					
(1) Group home, small	PS	PS	PS	PS	<u>1155.04(x) (y)</u>
(2) Senior Citizen Development	C				<u>1155.04(rr) (uu)</u>
(c) OPEN SPACE/RECREATIONAL					
(1) Agricultural uses of all types (farms, truck gardens, nurseries & commercial greenhouses)	C				<u>1155.04(d) (e)</u>
(2) Cemeteries	C				<u>1155.04(n) (o)</u>
(3) Club and commercial pools	C	C	C	C	<u>1155.04(p) (q)</u>
(4) Golf courses	C				<u>1155.04(w) (x)</u>
(5) Private country club	C				<u>1155.04(p) (q)</u>
(6) Public parks, public playgrounds & other publicly owned recreation facilities	PS	PS	PS	PS	<u>1155.04(kk) (ll)</u>
(d) COMMUNITY SERVICES/FACILITIES					
(1) Child day care center in association with a school or place of worship	C	C	C	C	<u>1155.04(e) (p)</u>
(2) Places of worship	C	C	C	C	<u>1155.04(jj) (kk)</u>
(3) Private boarding schools and associated facilities and uses	C				<u>1155.04(jj) (kk)</u>

(4) Public safety facilities	C	C	C	C	--
(5) Public, private and parochial schools and associated facilities and uses	C	C	C	C	1155.04(jj) (kk)
(e) ADAPTIVE REUSE OF EXISTING NONRESIDENTIAL BUILDING	C	C	C	C	1155.04(b)
...					

SECTION 2. That Chapter 1135 of the Codified Ordinances of the City of Willoughby entitled “Multi-Family Residential Districts”; specifically, Section 1135.03, titled, “Schedule of Permitted Uses”, is hereby amended to read and provide as follows:

1135.03 SCHEDULE OF PERMITTED USES.

LAND USE CATEGORY	Multi-Family residential District			Use-Specific Regulations Reference
	R-MF Low Rise	R-MF Mid Rise	R-MF High Rise	
(a) RESIDENTIAL				
(1) One-Family Dwellings	P			
(2) Two-Family Dwellings	P			
(3) Attached One-Family Dwellings	P			
(4) Apartments	P	P	P	
(5) Group Development	P	P	P	
(6) Envelope Lot Group Development	P			
(7) Small-Scale Attached One-Family/Townhouse Development	C			1155.04(ww) (yy)
(8) Senior Citizen Housing	C	C	C	1155.04(ss) (vv)
(b) SUPPORTIVE LIVING/CARE FACILITIES				
(1) Group Homes, Large	C	C	C	1155.04(x) (y)
(2) Group Homes, Small	PS	PS	PS	1155.04(x) (y)
(3) Nursing Home	C	C	C	1155.04(y) (z)
(4) Assisted Living facility	C	C	C	1155.04(f) (g)
(c) OPEN SPACE/RECREATIONAL				
(1) Parks, playgrounds & other publicly owned recreation facilities	PS	PS	PS	1155.04(kk) (ll)
(2) Club and Commercial Pools	C	C	C	1155.04(p) (q)
(d) COMMUNITY SERVICES/FACILITIES				
(1) Child Day Care Center	C	C	C	1155.04(o) (p)
(2) Hospitals	C	C	C	1155.04(y) (z)
(3) Places of Worship; Library	C	C	C	1155.04(jj) (kk)

(4) Public Safety Facilities	C	C	C	
(5) Public, private and parochial schools and accessory structures such as faculty residences, dormitories	C	C	C	1155.04(jj) (kk)
(e) RETAIL ESTABLISHMENTS IN APARTMENT BUILDINGS for residents of same			C	1155.04(oo) (pp)
...				

SECTION 3. That Chapter 1141 of the Codified Ordinances of the City of Willoughby entitled “Business Districts”; specifically, Section 1141.03, titled, “Schedule of Permitted Uses”, is hereby amended to read and provide as follows:

1141.03 SCHEDULE OF PERMITTED USES.

LAND USE CATEGORY	Limited Residential Business L-RB	Office Building O-B	Downtown Business D-B	Retail Business R-B	General Business G-B	Lakeshore Gateway L-G	Use-Specific Regulations Reference
(1) RESIDENTIAL							
(a) One Family Dwelling	P		PS			PS	1141.13
(b) Attached one-family dwellings			PS			C	1141.13
(c) Multi-family	C		PS			C	1141.13 and 1155.04(gg)
(d) Senior Citizen Housing			PS			C	1141.13 and 1155.04(ss) (vv)
(e) Work/Live units						C	1155.04(aaa) (ddd)
(2) OFFICES							
(a) Sales Office with only samples of products		P		P	P	P	
(b) Offices; Administrative, Professional and Business	C	P	P/C	P	P	P	1141.10 and 1155.04(gg)
(c) Medical Clinics/Urgent Care		C			P	C	1155.04(ee) (dd)
(d) Research and Testing Laboratories		C			P		
(3) RETAIL/SERVICES							
(a) Retail in completely enclosed buildings			P	P	P	P	
(b) Retail sales (controlled substances)				C	C	C	1155.04(pp) (qq)
(c) Retail sales (electronic cigarettes and vaping devices)				C	C	C	1155.04(qq) (rr)
(d) Retail sales (adult use cannabis dispensary)				C	C		1155.04(d)
(e) Limited Retail in an office building	C						1155.04(nn) (oo)
(f) Financial institutions			P/C	P	P	P	1141.10

(g) Automated Teller Machines			PS	PS	PS	PS	1155.04(h) (i)
(h) Personal Services in completely enclosed buildings			P	P	P	P	
(i) Restaurants		C	PS	PS	PS	PS	1155.04(mm) (nn)
(j) Outdoor Dining		C	C	C	C	C	1155.04(hh) (ii)
(k) Brew-Pub			C		C	C	1155.04(ee) (ff)
(l) Micro-Brewery, Micro-Distillery, Micro-Winery					C		1155.04(ee) (ff)
(m) Dance Floor/Entertainment in association with a permitted use		C	C		C		1155.04(s) (t)
(n) Motels and Hotels					P		
(o) Business Equipment and Supplies					P		
(p) Funeral Home		C	C	C	C		1155.04(u) (v)
(q) Pet Shops			P	P	P		
(r) Veterinary Offices and Animal Hospitals and Clinics					C		1155.04(yy) (bbb)
(s) Outdoor Storage and Display in association with a permitted use					C		1155.04(ii) (jj)
(t) Drive in/Drive Thru Facility in association with a permitted use			C		C	C	1155.04(tt) (u)
(u) Bed and Breakfast	C		C				
(v) Inn			C				
(4) AUTO ORIENTED							
(a) Gasoline Station					PS	C	1155.04(v) (w)
(b) Car Wash					C	C	1155.04(m) (n)
(c) Automobile Service Station					C	C	1155.04(it) (j)
(d) Car Sales Agency					C		1155.04(it) (m)
(e) Automobile/Truck Rental Agency					C		1155.04(it) (k)
(f) Parking lots for noncommercial vehicles as principal use			C	C	C		
(g) Parking garages as principal use			C	C	C		
(5) ENTERTAINMENT/ RECREATION							
(a) Indoor/Sports/Fitness Facility			C	C	P	C	1155.04(aa) (bb)
(b) Studios for instruction			C(a)	C	P	C	1155.04(uu) (xx)
(c) Commercial Recreation, Indoor			C	C	C	C	1155.04(aa) (bb)
(d) Commercial Recreation, Outdoor					C		1155.04(gg) (hh)
(e) Theater					C		
(f) Assembly Hall, meeting place, party center			C		C	C	1155.04(e) (f)

(6) COMMUNITY SERVICES AND FACILITIES							
(a) Libraries, Museums	C	C	C	P	P	P	
(b) Places of Worship, public and private schools	C	C	C	P	P	C	1155.04(jj) (kk)
(c) Public Safety Facility	C	C	C	C	C	C	
(d) Child Day Care Center		C	C	C	C	C	1155.04(ø) (p)
(e) Adult Day Care Facility		C		C	C	C	1155.04(c)
(f) Hospital					C		1155.04(y) (z)
(g) Assisted Living Facility			C		C	C	1155.04(f) (g)
(h) Nursing homes		C	C	C	C	C	1155.04(y) (z)
(i) Vocational, Trade or Technical School					C		1155.04(zz) (ccc)
(7) SIMILAR USES		C	C	C	C		
(8) ACCESSORY USES							
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SECTION 4. That Chapter 1145 of the Codified Ordinances of the City of Willoughby entitled “Industrial Districts”; specifically, Section 1145.03, titled, “Schedule of Permitted Uses”, is hereby amended to read and provide as follows:

1145.03 SCHEDULE OF PERMITTED USES.

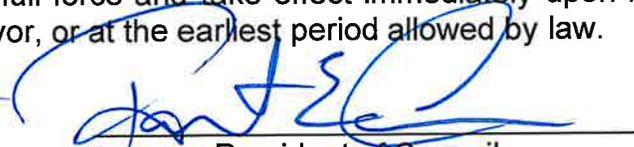
LAND USE CATEGORY	Limited Industrial L-1	General Industrial G-I	Use-Specific Regulations Reference
(a) OFFICES			
(1) Administrative Offices in association with a permitted use	P	P	
(2) Laboratories/Research Facilities	P	P	
(3) Professional and Business Offices	P	P	
(4) Medical Clinics/Urgent Care	C		1155.04(ee) (dd)
(b) RETAIL			
(1) Retail sale of products produced on the premises or associated with the permitted use	PS	PS	1155.04(pp) (ss)
(2) Retail, large-format	C	C	1155.04(gg) (tt)
(c) BUSINESS SERVICES, EQUIPMENT SALES, SUPPLIES			
(1) Sales and service of construction equipment, farm machinery, recreational vehicles and other large equipment	C	P	1155.04(xx) (aaa)
(2) Dry cleaning, carpet cleaning, towel supply, etc.	P	P	
(3) Wholesale, establishment, including greenhouses	P	P	
(4) Vehicle and equipment repair services including motor and auto body repair and appliance repair	C	P	1155.04(xx) (aaa)
(5) Printing and publishing	P	P	

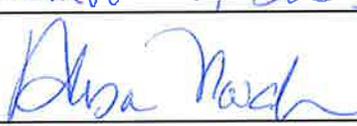
(6) Auction warehouse/showrooms	C	C	1155.04(g) (h)
(7) Automobile/truck rental agency	C		1155.04(j) (k)
(d) STORAGE/DISTRIBUTION			
(1) Warehouse/distribution facility	P	P	
(2) Construction trades/contractors facility	C	P	1155.04(q) (r)
(3) Outdoor activities in association with a principal use:			
A. General storage of materials	C	P	1155.04(ii) (jj)
B. Overnight storage of fleet vehicles used in operation of principal use	A	P	1155.04(ii) (jj)
C. Outdoor storage of vehicles, trucks and equipment for rental and leasing	C	P	1155.04(ii) (jj)
(4) Storage and distribution of hazardous materials:			
A. Explosives and blasting agents		C	
B. Flammable liquids - outside above-ground tanks		C	
C. LPG bulk storage		C	
D. Combustible liquids in above-ground tanks	C	C	
E. Flammable gases in above-ground tanks, flammable liquids below ground	C	C	
(5) Truck terminal	C	P	1155.04(g) (r)
(6) Metal salvage, scrap iron or junk storage		C	1155.04(dd) (ee)
(7) Storage of unlicensed vehicles, impound lots, auto repossessing		C	1155.04(tt) (ww)
(e) MANUFACTURING/PACKAGING/FABRICATION/ASSEMBLY			
(1) Food and drink preparation, production and storage	P	P	
(2) Brewery, winery or distillery production facility	P	P	
(3) Fabrication and Assembly Operations	P	P	
(4) commercial or manufacturing process entirely contained within a completely enclosed building (except for off-street parking and incidental loading) that has a clean and non-intrusive character and limited to cutting, extruding, grinding, pressing, bending, welding, cleaning or polishing	P	P	
(5) Machine shop	P	P	
(6) Light manufacturing uses that meet the definition and comply with the performance standards	P	P	
(7) Heavy manufacturing uses that meet the definition and comply with the performance standards		P	
(8) Manufacture of products from raw materials		C	1155.04(bb) (cc)
(f) OTHER USES			
(1) Public utility substations	C	C	
(2) Public safety facilities	C	C	
(3) Transmission tower and related facilities	C	C	1155.04(ww) (zz)
(4) Commercial recreation , indoor	C		1155.04(aa) (bb)
(5) Commercial recreation, outdoor	C		1155.04(gg) (hh)
(6) Veterinarian office, animal hospital, kennel	C	C	1155.04(yy) (bbb)
(7) Quarry operations		C	1155.04(ll) (mm)
(8) Crematories	C	C	1155.04(r) (s)
(9) Child day care center	C		1155.04(e) (p)
(10) Vocational, trade or technical school	C		1155.04(zz) (ccc)
(11) Adult day care facility	C		1155.04(c)
(g) ACCESSORY USES			
...			

SECTION 5. That the existing Chapters 1131, 1135, 1141, and 1145 of the City's Ordinances are hereby repealed in that said Chapters are superseded by this legislation.

SECTION 6. It is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were conducted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such actions were conducted in meetings open to the public in compliance with all legal requirements including Chapter 107 of the Codified Ordinances of the City of Willoughby.

SECTION 7. That this Ordinance shall be in full force and take effect immediately upon its passage by Council and its approval by the Mayor, or at the earliest period allowed by law.

Passed: November 18, 2025  _____
President of Council

Attest: 
Clerk of Council

Date: November 18, 2025 Approved:  _____
President of Council

Submitted to the ^{Council President} ~~Mayor~~ for his approval on this 18th day of November, 2025.


Clerk of Council