AMENDED 7/14/26

ORDINANCE NO. 2026-79

AN ORDINANCE AMENDING CHAPTER 1131 OF THE CODIFIED ORDINANCES OF THE CITY OF WILLOUGHBY, OHIO, TITLED, "ONE-FAMILY RESIDENTIAL DISTRICTS".

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
	R-100	R-80	R-60	R-50	Regulations Reference
(a) RESIDENTIAL					
(1) One-family dwellings	P	P	P		--
~~(2) Two-family dwellings~~				~~P~~	--
. . .					

SECTION 2 . That Chapter 1131 of the Codified Ordinances of the City of Willoughby entitled "One-Family Residential Districts"; specifically, Section 1131.05, titled, "Lot Area and Width Regulations", is hereby amended to read and provide as follows:

1131.05 LOT AREA AND WIDTH REGULATIONS.

Buildings and land shall be used in accordance with the following lot regulations:

(a) Lot Area. The area of a lot that may be used for the purposes of a dwelling . . .

. . .

(f) One Dwelling Per Lot. Not more than one dwelling shall be permitted on a lot ~~except as permitted for Two Family Dwellings and Senior Citizen Developments~~.

Schedule 1131.05
Lot Area and Width Regulations

				R-50	
	R-100	**R-80**	**R-60**	**1-Fam**	~~**2-Fam**~~
(a) Minimum Lot Area (square feet)	15,000	12,000	8,400	6,000	~~9,000~~
(b) Minimum Lot Width (feet)	100	80	60	50	~~75~~
(c) Corner Lot Minimum Width (feet)	120	100	80	70	~~95~~
(d) Minimum Lot Depth (feet)					
(1) For lots fronting on major streets or abutting a nonresidential district [(a)]	170	170	160	140	~~140~~
(2) For all other lots	130	125	120	90	~~100~~
NOTES TO SCHEDULE 1131.05: [(a)] Only required for certain lots as specified in Section 1131.05(e).					

SECTION 3. That Chapter 1131 of the Codified Ordinances of the City of Willoughby entitled "One-Family Residential Districts"; specifically, Section 1131.06, titled, "Yard Regulations", is hereby amended to read and provide as follows:

1131.06 YARD REGULATIONS.

Buildings shall be designed, erected, altered or moved only in a manner that maintains . . .

. . .

1131.06
Minimum Required Yards B (in feet)

				R-50	
	R-100	**R-80**	**R-60**	~~**1-Fam**~~	~~**2-Fam**~~
(a) Minimum Front Yard Depth					
(1)Lots fronting on Euclid, Lake Shore, S.R. 84, Lost Nation, S.R. 91	60	60	60	60	~~60~~
(2)All other lots	50	50	40	40	~~40~~
(b) Side Yard Requirements					
(1) Minimum Side Yard	8	7	5	5	~~5~~
(2) Total of Both Side Yards	20	17	12	10	~~12~~
(c) Minimum Rear Yard	40[(a)]	40[(a)]	40[(a)]	40[(a)]	~~40[(a)]~~
(d) Corner Side Yard	33	33	27	27	~~27~~
NOTES TO SCHEDULE 1131.06: [(a)] Or 30% of lot depth, whichever is the lesser.					

SECTION 4. That Chapter 1131 of the Codified Ordinances of the City of Willoughby entitled "One-Family Residential Districts"; specifically, Section 1131.07, titled, "Dwelling Unit Area Requirements", is hereby amended to read and provide as follows:

1131.07 DWELLING UNIT AREA REQUIREMENTS.

In order to promote healthful living conditions and to stabilize the value and character . . .

. . .

Schedule 1131.07
Minimum Floor Area of a Dwelling Unit
(square feet per unit)

				R-50	
Type of Dwelling	**R-100**	**R-80**	**R-60**	**~~1-Fam~~**	**~~2-Fam~~**
One-story dwelling	1,500	1,200	1,000	1,000	~~1,000~~
Dwelling with more than one story	1,700	1,400	1,250	1,250	~~1,250~~

~~**SECTION 5.** That Chapter 1131 of the Codified Ordinances of the City of Willoughby entitled "One-Family Residential Districts"; specifically, Section 1131.10, titled, "Accessory Buildings and Uses", is hereby amended to read and provide as follows:~~

~~**1131.10 ACCESSORY BUILDINGS AND USES.**~~

~~Accessory uses, buildings and structures permitted in One-Family Residential Districts shall conform to the location, coverage and maintenance standards contained in this section . . .~~

~~(a) Minimum Yard Requirements for Accessory Uses. An accessory building . . .~~

~~. . .~~

~~(d) Number and Area of Accessory Buildings.~~

~~(1) Each one-family and two-family dwelling shall be permitted to have in the rear yard a maximum of two detached accessory buildings, provided that for any dwelling there shall be not more than one garage either detached from or attached to the dwelling.~~

~~(2) The total area of the two accessory buildings shall be not exceed 800 square feet if one of the buildings is a detached garage for a one-family dwelling, or 1,000 square feet if one of the buildings is a detached garage for a two-family dwelling.~~

~~. . .~~

SECTION 6. That the existing Chapter 1131 of the City's Ordinances is hereby repealed in that said Chapter is superseded by this legislation.

SECTION 7. 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 8. 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: July 14, 2026

President of Council

Attest:

Clerk of Council

Date: 07.15.26 Approved:

Mayor

Submitted to the Mayor for his approval on this 15th day of July, 2026.

Clerk of Council