

ORDINANCE NO. 2025- 20

AN ORDINANCE AMENDING CHAPTER 1145 OF THE CODIFIED ORDINANCES OF THE CITY OF WILLOWICK, OHIO, TITLED “RETAIL DISTRICT;” SPECIFICALLY, AMENDING SECTION 1145.03, TITLED “USES.”

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

Section 1. Chapter 1145 of the Codified Ordinances of the City of Willowick, Ohio titled “RETAIL DISTRICT,” specifically, Section 1145.03 “USES” is hereby amended to read and provide as follows:

The Retail District shall have the following main uses, accessory uses, and prohibited uses:

(a) Main Uses Permitted.

(1) Retail establishments.

(2) Offices. Professional, administrative, medical, public, semi-public and civil offices and other civil establishments.

(3) Professional business and service establishments. Professional, craftsman, artisan business uses and personal services when recommended by the Planning Commission and approved by City Council.

(4) Dining facilities, full service and drive through restaurants, ice cream parlors, pizza or other specialty food establishments.

(5) Grocery stores.

(6) School facilities.

(7) Health club facilities.

(8) Motor vehicle fueling stations.

(9) Maximum of four entertainment device arcade(s) per three square mile(s).

(10) Mechanical amusement devices and game rooms.

(11) Marijuana dispensaries, subject to all the following:

1. No more than a total of one (1) marijuana dispensaries shall be located in the City, regardless of the use district(s) in which they are located.
2. No marijuana dispensary shall be located within one mile of the boundaries of a parcel of real estate having situated on it another marijuana dispensary within city limits.
3. No marijuana dispensary shall be granted a Zoning Certificate without demonstrated compliance with the separation requirements contained in Sections 3796.30 and/or 3780.07 of the Ohio Revised Code, as applicable.

(b) Accessory Uses Permitted.

(1) Parking areas for the use of customers of the establishments permitted in Section [1145.03\(a\)](#).

(2) Building service facilities:

A. Facilities for the disposal of garbage and rubbish complying with the provisions of the Building Code.

B. Facilities shall be provided within an enclosed service area, separate from any pedestrian or vehicular traffic, for any accessory service needs to any retail establishment.

(c) Prohibited Uses.

(1) Retail establishments not conducive to those uses permitted in Section [1145.03\(a\)](#).

(2) Abortion clinics.

(3) Motels, hotels, or mobile home parks.

(4) Adult oriented material businesses.

(5) Sale of motor vehicles.

Section 2. The existing Section 1145.03 of the City's Codified Ordinances are hereby repealed in that said Section and is suspended by this legislation.

Section 3. All formal actions of this Council concerning the passage of this Ordinance were adopted in an open meeting, and that all deliberations of this Council, or any of its Committees, which resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Chapter 107 of the Codified Ordinances and Section 121.22 of the Ohio Revised Code.

WHEREFORE, this Ordinance shall be in full force and effect immediately upon its passage by Council and approval by the Mayor.

Adopted by Council _____, 2025

Monica Koudela, Council President

Submitted to the Mayor: _____, 2025

Approved by the Mayor: _____, 2025

Michael Vanni, Mayor

ATTEST: _____
Alyssa Moran, Clerk of Council