

ORDINANCE NO. 2023-10

AN ORDINANCE AMENDING CHAPTER 1145 OF THE CODIFIED ORDINANCES OF THE CITY OF WILLOWICK, OHIO, TITLED “RETAIL DISTRICT”; SPECIFICALLY, SECTION 1145.11, TITLED “DEVELOPMENT STANDARDS; EXCEPTIONS,” AND DECLARING AN EMERGENCY.

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 1145.11, Titled “Development Standards; Exceptions,” is hereby amended to read and provide as follows:

1145.11 DEVELOPMENT STANDARDS; EXCEPTIONS.

The following development and design standards shall apply to all new construction or rehabilitation of buildings or premises in the Retail District within the City and shall be shown in the Preliminary Plan and final project plans:

A. Fundamental Goals for Design and Development

- a. The preservation and promotion of pedestrian access to Lake Erie and public spaces around the lakefront or incorporating it into designs is highly recommended.
- b. The creation of connections will make it easy for people to navigate and connect to adjoining municipalities.
- c. Commercial design projects will emphasize the following concepts:
 - i. Think Pedestrian First**
 1. Willowick’s commercial districts shall be designed and developed to provide for a safe and inviting pedestrian experience.
 2. Buildings should be designed to promote walkability or rehabilitated to recapture the qualities of existing buildings and their original pedestrian orientation.
 3. Business entrances shall engage the street and provide a clear entry sequence.
 4. Sidewalk areas should be wide enough to accommodate pedestrian activity while also allowing space for amenities such as landscaping, benches, transit waiting areas and refuse containers.
 5. Design Elements shall include:
 - a. Windows at street level;
 - b. Landscape planters;
 - c. Signage to scale (blade and pendant);
 - d. Emphasis of window displays;
 - e. Entry promotes 4-season activity;
 - f. Limited head-in parking;
 - g. Limited curb-cuts and vehicle access;

- h. Lighting building facades
- i. Building is to scale with adjacent buildings or properties;
- j. Consistent setbacks to sidewalks with adjacent properties;
- k. Promoting safe outdoor dining experiences;
- l. Emphasis on transitions/connections to Lakefront Park;
- m. Promoting business and retail use;
- n. Preservation of green space

ii. Lakefront Connectivity

- 1. Development or rehabilitation projects in the retail district should include a Lakefront element of design including boats or beach themed signage and sidewalk patterns encouraging pedestrian traffic to the park.

iii. Continuity of Design

iv. Quality of Design

- 1. The retail district should have well designed buildings of high-quality materials, thoughtful detailing and have potential for effective reuse.
- 2. Four-sided design is encouraged to utilized and make aesthetically pleasing building elevations.
- 3. Building rehabilitation and new construction shall include the appropriate high-quality treatment of all visible elevations.
- 4. Design, construction methods and materials used in rehabilitation work should be appropriate to the period of construction of a building and should include built-in longevity.
- 5. Fundamental Concepts
 - a. Building materials for new and rehabilitated structures should complement and be compatible with existing historic buildings.
 - b. Unacceptable building materials include stucco or EIFS, split face concrete masonry units, jumbo brick and vinyl siding.
 - c. Design that is contextual and brings visual interest to the streetscape should be encouraged.
 - d. The Secretary of the Interior's Standards for Rehabilitation should be used to guide the rehabilitation of historic buildings. Demolition of historic buildings is discouraged.
 - e. Design elements shall include:
 - i. Maintaining or reinstating bulkheads, storefronts, transoms, doors, windows, cornices and parapets.
 - ii. Maintaining unused secondary door locations in storefronts.
 - iii. Maintaining or reinstating original interior ceiling lights. Ceilings shall not be dropped in front of window openings or transoms. Where necessary, dropped ceilings shall be held off the storefront walls.
 - iv. New construction and additions shall provide a transition, such as a setback or graduated height

increase, to buffer visual effect and feeling when adjacent to a historic building.

- v. Appropriate, traditional, quality building materials shall be used for repair, rehabilitation, and new construction.

B. Building and Structure Design and Color Standards

- a. **Purpose of Standards.** To protect property values, provide cohesive City character and promote high-quality non-residential development and redevelopment. The following standards shall be adhered to:
 - i. General Design Standards. All buildings and structures shall have an equal level of finish on all sides and shall utilize not more than two (2) primary building materials and not more than two (2) accent materials.
 - ii. Color Schemes. Building colors shall be earth-toned (i.e., brown, gray, and variations of brown and gray). Bright, chromatic colors are not permitted. All structures shall utilize a single coordinated color scheme with one (1) predominant color and not more than three (3) colors to accent, de-mark or otherwise provide interest to the structure.
 - iii. Architectural Features. The use of long, unbroken building facades shall be avoided. Exterior building facades shall exhibit the use of recesses, fenestration, pilasters, or other architectural features deemed appropriate by the Plan Review Board to provide character. In addition, major building entrances shall be clearly de-marked using architectural features. The use of false building facades is not permitted unless the features present a quality, finished appearance from all sides and are consistent with the purpose of the district.
 - iv. Mechanical Equipment and Utilities. All utilities serving the site, including electric, telephone and all supporting equipment thereto, including meters, transformers, etc., shall be placed underground or within the main building. Where meters, transformers or other equipment cannot be located within the main building, no such equipment shall be visible from any adjacent property or from any street right of way. Any proposed mechanical equipment shall be integrated into the building design and shall be concealed from view from adjacent properties and from street right of ways.
- b. Primary Building Materials. Acceptable primary building materials include brick, stone, and solid wood fencing. Other building materials determined by the City to be substantially similar in appearance and quality to those listed above may be recommended upon petition to the City of Willowick Planning Commission. Exposed roofing materials shall be earth-tone in color. Appropriate materials shall include asphalt shingles, wood shingles and seamed metal products.
- c. Accent Materials. Acceptable accent materials will include the “primary materials” listed above as well as E.I.F.S., stucco, aluminum siding and vinyl siding. Other building materials determined by the City to be substantially similar in appearance and quality to those listed above may be authorized upon petition to the Willowick Planning Commission.

C. Greenspace and Landscaping Requirements

- a. Landscaping/Ground Cover Required. Any portion of a lot that is not occupied by a structure, parking area, access way, or aisle shall be provided with all-season landscaping and/or vegetative ground cover.

- b. Maintenance of Landscaping/Ground Cover Required. All ground cover and landscaping shall be well maintained and kept reasonably weed-free. Dead or diseased plant material shall be immediately replaced.
- c. Landscape Plan Required. A Landscape Plan shall be provided at the time of the submission of the Preliminary Plan with a chart indicating the scientific and popular name of each species of landscaping proposed, the proposed height of the species at planting and at maturity, and the specific number of each species. Landscape plans shall comply with the requirements of Chapter 1163. The Zoning Inspector shall have discretion to approve minor modifications to the Landscape Plan affecting less than 20% of the landscaped area of the property and involving the replacement of existing landscaping, addition of landscaping, or other incidental modifications to the Landscape Plan.

The Plan Review Board and the Planning Commission shall have the authority to waive the standards set forth in 1145.04 and 1145.11 if it determines at the time of formal review, that due to unique circumstances, the standards set forth herein cannot practically be achieved, and the waiver of each specific standard will not have a material adverse impact on the City, or adjoining properties.

~~The Planning Commission shall have the authority to waive the standards set forth in Section 1145.04 if it determines, after a public hearing, that due to unique circumstances, the minimum height restrictions set forth therein cannot practically be achieved, and that the adjustments proposed will not have a material adverse impact on the City.~~

Section 2. 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 123 of the Codified Ordinances of the City of Willowick.

Section 3. This Ordinance constitutes an emergency measure in that the same provides for the immediate preservation of the public peace, health, safety and welfare of the inhabitants of the City of Willowick and the operation of its Building Department; wherefore, this Ordinance shall be in full force and take effect immediately upon its passage by Council and approval by the Mayor.

Adopted by Council: _____, 2023

Robert Patton, Council President

Submitted to the Mayor: _____, 2023

Michael J. Vanni, Mayor

Approved by the Mayor: _____, 2023

ATTEST: _____
Christine Morgan, Clerk of Council