



**CITY OF WESTLAKE, OHIO  
ORDINANCE NO. 2022-36:**

**AN ORDINANCE AMENDING VARIOUS  
SECTIONS OF THE ZONING CODE AS TO  
REQUESTS TO CHANGE THE ZONING  
CODE AND PROOF OF INTEREST IN REAL  
PROPERTY.**

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**WHEREAS**, Council has recommended that various sections of the Zoning Code be amended as to requests to change the Zoning Code and proof of interest in real property; and

**WHEREAS**, after careful consideration, the Planning Commission of the City of Westlake, on the \_\_\_ day of \_\_\_\_\_, 2022, recommended approval of the changes to the Code herein specified as requested by this Council; and

**WHEREAS**, pursuant to the Charter of the City of Westlake, Article III, Section 13, Council held a public hearing concerning the proposed changes.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WESTLAKE, COUNTY OF CUYAHOGA AND STATE OF OHIO:**

**Section 1:** That Subsection 1235.02(a) entitled “ZONING REQUEST” “Application” of Chapter 1235 entitled “Amending Procedures” of the Zoning Code be and the same is hereby amended and as amended shall read as follows:

**“1235.02 ZONING REQUEST.**

(a) Application. An application for any change in this Zoning Code may be made by the owner or his agent, a Councilperson or the Mayor, and except when made by the Mayor or a Councilperson, shall be accompanied by a fee in accordance with Section 1115.10. The application shall be submitted in writing to the Director of Planning and Economic Development. The application for a zoning code amendment shall then be submitted by the Director of Planning and Economic Development to Council. If the application involves a change in the text of this Zoning Code, reference shall be made to the section to which the request relates. If the application is for a change in use classification, a map indicating parcels and dimensions and legal description for which the change is requested shall be included. Where the applicant is not currently the owner, the applicant shall submit sufficient proof of legal ownership interest in said premises in the form of a

purchase agreement, option to purchase, or other similar legal documentation as approved by the Director of Law.”

**Section 2:** That Subsection 1227.02(a) entitled “APPLICATION AND ACTION BY PLANNING COMMISSION AND COUNCIL.” “Application” of Chapter 1227 entitled “Conditional Uses” of the Zoning Code be and the same is hereby amended and as amended shall read as follows:

**“1227.02 APPLICATION AND ACTION BY PLANNING COMMISSION AND COUNCIL.**

(a) Application. A request for a conditional use permit may be made by the owner or his agent and shall be accompanied by a fee in accordance with Section 1115.09. This request shall be submitted in writing in the form of an application to the Director of Planning and Economic Development. The application for a conditional use permit shall then be submitted by the Director of Planning and Economic Development to Council.”

**Section 3:** That Section 1220.01 entitled “DEVELOPMENT PLANS REQUIRED.” of Chapter 1220 entitled “Development Plans” of the Zoning Code be and the same is hereby amended and as amended shall read as follows:

**“1220.01 DEVELOPMENT PLANS REQUIRED.**

Development plan approval shall be required for all new development, site improvements or building additions in the zoning districts or uses listed below. Development plans shall be submitted to the Department of Planning by the owner of the premises or his representative ("applicant") for review and approval by the Planning Commission of all development in Multi-family, Interchange Services, Shopping Center, General Business, Office Building, Executive Office Park, Recreation Business, Hotel/Motel, Exclusive Industrial, R-1F-Cluster, Planned Office, Planned Unit Development, Health Campus District, and Office-Laboratory Districts, for all parking facilities in an Automobile Parking District and for all uses and buildings in R-1F-80 and R-2F-100 Districts excluding one and two family buildings and houses. Where the applicant is not currently the owner, the applicant shall submit sufficient proof of legal ownership interest in said premises in the form of a purchase agreement, option to purchase, or other similar legal documentation as approved by the Director of Law.”

**Section 4:** That it is found and determined that all formal actions of this Council concerning and relating to this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements including Section 10, Article XI of the Charter of the City of Westlake and Section 121.22 of the Ohio Revised Code.

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**Section 5:** That any Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**Section 6:** That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

First Reading: \_\_\_\_\_

Referred to Planning Commission: \_\_\_\_\_

Report of Planning Commission on: \_\_\_\_\_

The Planning Commission recommended to Council that this Ordinance be:

Approved: \_\_\_\_\_

Disapproved: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Passed: \_\_\_\_\_

\_\_\_\_\_  
David S. Greenspan  
President of Council

Presented to Mayor: \_\_\_\_\_

Approved: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Denise L. Rosenbaum, MMC  
Clerk of Council

\_\_\_\_\_  
Dennis M. Clough, Mayor