

Zoning Code Amendments

For text and map amendments.



NOTICE OF PUBLIC HEARING

Notice is hereby given that an application is being made by the City of Shaker Heights, 3400 Lee Road, to the City Planning Commission for amendments to the zoning ordinance text and zoning map. Proposed amendments include renaming the CM Commercial Mixed Use zoning district to CM-1 Commercial Mixed Use and creating new CM-2 and CM-3 Commercial Mixed Use zoning districts. Proposed zoning map amendments include the C3 Business Commercial zoning district on Lee Road south of Chagrin Boulevard being replaced by CM-2 and CM-3 Commercial Mixed Use zoning districts and rezoning the C2 General Commercial zoning district to CM-1 Commercial Mixed Use zoning district on Larchmere Boulevard. Text amendments are proposed to chapters 1211 Definitions, 1216 Zoning Districts, 1231, 1232, 1233 and 1234 Commercial zoning districts. New chapters proposed include 1235 CM-2 and 1236 CM-3 Commercial Mixed Use. Amended language is included in Chapters 1253 Landscaping, 1262 Accessory Uses, 1263 Conditional Use Standards and various other chapters. The City Planning Commission reviews and makes recommendations to City Council on all zoning ordinance amendments.

The City Planning Commission will hold a Public Hearing on said application on **Tuesday, January 6, 2026 at 7:00 p.m.** in City Hall, 3400 Lee Road, Council Chambers, with an option to attend virtually. Please see the note below in regard to being heard with respect to this application.

Plans are available for public review online at <https://www.shakerheightsoh.gov/AgendaCenter>. In addition, a complete meeting packet is posted at the latest the Friday before the meeting date.



Dan Feinstein
Secretary
City Planning Commission

To request an accommodation for a person with disability, call the City's ADA Coordinator at 216/491-1440, or Ohio Relay Service at 711 for TTY users.

Join the Zoom meeting from a PC, Mac, iPad, iPhone or Android device. Join online to listen and watch at <https://zoom.us/j/99656786876?pwd=OU53V016QnNpeVFYR1k0aHQxc0pMQT09>, Password: 33553400; or join by phone to listen at 833-548-0282 (toll free); Webinar ID: 996 5678 6876, Password: 33553400.

This meeting will be held in-person at City Hall, Council Chambers, with an option to attend virtually, pursuant to Chapters 113 and 115 of the Codified Ordinances.

Public comment will be taken during the meeting and residents may submit comments/questions regarding items on the agenda at least 6 hours in advance of the meeting by emailing Daniel Feinstein at daniel.feinstein@shakerheightsoh.gov; or by calling (216) 491-1435. Any comments, or a summary of the comments if lengthy, or questions received before the meeting will be entered into the record at the meeting. The video of the meeting will be available on the City's [website](#).

CITY OF SHAKER HEIGHTS | Planning

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www.shakerheightsoh.gov www.shaker.life

**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

ADDRESS:

Zoning Ordinance Amendments
Zoning Text and Map

HEARING DATE:

January 6, 2026

SUMMARY:

Public Hearing on the proposed text and map amendments including rezoning the CM Commercial Mixed Use zoning district to CM-1, creating new CM-2 and CM-3 Commercial Mixed Use zoning districts on Lee Road south of Chagrin Boulevard, and rezoning C-2 General Commercial to CM-1 on Larchmere Boulevard. Text amendments are proposed to Chapters 1211, 1216, 1231, 1232, 1233, and 1240, 1253, 1262 and 1263. These text and map amendments focus on implementing the Lee Road Action Plan .

STAFF POSITION:

- Staff suggests a recommendation of approval to City Council based on:
 - The Lee Road Action Plan, enacted in 2023, included extensive public input and envisions redevelopment along the southern Lee Road corridor.
 - The Lee Road Action Plan recommends revision of the zoning districts along Lee Road in order to allow for and facilitate the development pattern envisioned in that plan.
 - The CM-2 and CM-3 Commercial Mixed-Use zoning districts are the appropriate districts for the transit oriented corridor along Lee Road south of Chagrin Boulevard in order to meet the development envisioned by the Lee Road Action Plan.
 - It is in the city's interest and for the public good to regulate the newly created CM-2 and CM-3 Mixed Use commercial zoning with standards specific to the Lee Road corridor.
 - The proposed zoning map and text changes are required for the public good and are consistent with the city's Lee Road Action Plan and other adopted land use plans and the purposes of the zoning ordinance.
 - The CM-1 Mixed Use district development standards are appropriate for the existing physical form along Larchmere Boulevard.
 - The CM-1 Commercial Mixed-Use district is the appropriate zoning district for the pedestrian oriented, mixed-use commercial areas on Larchmere Boulevard.
 - The zoning map amendments on both Larchmere Boulevard and Lee Road south of Chagrin Boulevard substantially meet the standards in Section 1213.07 I 3.
 - Text amendments to Chapter 1253 Landscaping to coordinate with other recently revised city ordinances regarding landscaping in the right-of-way substantially meet the standards for zoning amendments.
 - Text amendments to Chapter 1216 incorporating the front yard setback map into the Zoning map substantially meet the standards for zoning amendments.

ACTION:

- Recommendation to Council to re-name CM Commercial Mixed Use to CM-1 Commercial Mixed Use.
- Recommendation to Council to create the CM-2 and CM-3 Commercial Mixed-Use zoning districts.
- Recommendation to Council of a zoning map amendment to change C-3 Business commercial to the newly created CM-2 and CM-3 Commercial Mixed-Use on Lee Road south of Chagrin Boulevard.

**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

**Continued
ADDRESS:**

Zoning Ordinance Amendments
Zoning Text and Map

HEARING DATE:

January 6, 2026

ACTION (continued):

- Recommendation to Council of a zoning map amendment to change C-2 General Commercial to CM-1 Commercial Mixed-Use on Larchmere Boulevard.
- Recommendation to Council to revise commercial zoning district Chapters 1231, 1232, 1233 and 1262 accessory use and 1263 conditional uses as well as 1211 definitions to revise commercial uses and standards.
- Recommendation to Council to revise Chapter 1216 to incorporate the front yard setback map into the Zoning map and Chapter 1253 landscaping regulations to coordinate with other city ordinance landscaping changes.
- Recommendation to Council to make text amendment edits to the following Chapters: 1251, 1262, 1230, 1231, 1232, 1233 and 1240 to coordinate with the other changes as needed.

FACTS:

1. The CM Commercial Mixed Use zoning district is renamed to CM -1.
2. The revisions create new Commercial Mixed Use zoning districts Chapters 1235 CM-2 and 1236 CM-3.
3. Zoning map amendments to facilitate changing current commercial zoning to commercial mixed-use zoning on Lee Road and Larchmere Boulevard:
 - a. Re-zoning the C-3 Business Commercial district to CM-2 and CM-3 Commercial Mixed-Use districts on Lee Road south of Chagrin Boulevard.
 - b. Re-zoning the C-2 General Commercial district to CM-1 Commercial Mixed-Use on Larchmere Boulevard commercial property.
4. The revised CM-1 and newly created CM-2 and CM-3 Commercial Mixed Use zoning districts include changes to:
 - a. Allow for a mixed-use development pattern on Lee Road coordinated with lot sizes.
 - b. Allow restaurants in Lee Road commercial property.
 - c. No longer allow automotive uses as a conditional use on Lee Road.
 - d. Regulate smoke shops as a conditional use only.
5. Zoning text amendments are proposed to the following:
 - a. Amend language in Chapter 1216 Zoning Districts to incorporate the front yard setback map as part of the zoning map.
 - b. Amend language in Chapter 1253 Landscaping to coordinate with other recently revised landscaping regulations in other city ordinance sections.
 - c. Modify regulations throughout all commercial zoning districts, accessory use and conditional use sections, to coordinate with the new CM-1, CM-2 and CM-3 districts.

CODE SECTIONS:

1. 1213.07 – Amendments to the zoning map and text require a public hearing and recommendation from the City Planning Commission, as well as a public hearing and three (3) readings before City Council.

**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

**Continued
ADDRESS:**

Zoning Ordinance Amendments
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CODE SECTIONS (continued):

2. 1213.07 I – Standards for Amendments – Amending the zoning map and text should be guided by the public good including adopted land use policies, property development and valuation, and the public health, safety and welfare. See attached Section.

OTHER ISSUES:

1. The zoning amendment review process includes:
 - a. Public Hearing by the City Planning Commission. City Planning Commission makes a recommendation to Council; and
 - b. Council holds three (3) readings on the amendment, including another Public Hearing.
2. The City Planning Commission discussed the proposed code amendments at their December 1, 2025 work session.
3. The Lee Road Action Plan recommends revision of the zoning districts along Lee Road in order to allow for and facilitate the development pattern envisioned in that plan.
4. The Larchmere Boulevard commercial district has existing historic mixed commercial buildings close to the street in a dense neighborhood that exemplifies the CM-1 Commercial Mixed Use zoning district development and use standards.
5. The original front yard building setback map is integrated into the zoning map for increased transparency and availability.
6. Smoke shops are regulated as conditional uses in all commercial districts with distance limits of 500 feet from schools, libraries, places of worship and child day cares and 1,500 feet from each other.
7. The city revised and coordinated all other ordinances relating to landscaping in the city right-of-way in Ordinance 25-79 adopted on October 27, 2025. Chapter 1253 Landscaping and Screening is revised to coordinate with those other City ordinance changes.

PRECEDENT:

1. Zoning code text and map amendments to re-zone Fairmount Circle from C-2 to CM and create off-campus student housing regulations.
2. Zoning text and map amendments to create the off-campus student housing overlay zone regulations and add it to two properties at Fairmount Circle.
3. Zoning Code Text and Map Amendments to create the CM Commercial Mixed Use district in 2003.
4. Zoning Map Amendment to change Office zoning to CM Commercial Mixed Use at the corner of Warrensville and Farnsleigh Roads in 2017
5. Zoning Text Amendment to create a Small Lot Infill Development (SLID) overlay, revised the CM district sign standards, and Landmark Commission process.
6. Zoning Text Amendments to the CM Commercial Mixed Use zoning district. There were several new conditional use categories added to the district to allow more flexibility.
7. Zoning Text Amendments to Sections referencing Planned Unit Development (PUD). The lot size, density and other development standards were changed to reflect the type and size of development in the City.

1213.07 AMENDMENTS.

I. Standards For Amendments. The wisdom of amending the Zoning Map or the text of this Zoning Ordinance is a matter committed to the sound legislative discretion of the City Council and the City Planning Commission and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied, the City Council or City Planning Commission should be guided by the principle that its power to amend this Zoning Ordinance is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the City Council or the City Planning Commission should weigh, among other factors, the following factors as they may be relevant to a particular application:

1. The consistency of the proposed amendment with the City's adopted land use policies.

2. The consistency of the proposed amendment with the purposes of this Zoning Ordinance.

3. If a specific parcel of property is the subject of the proposed amendment, then the following factors:

a. The existing uses and zoning classifications for properties in the vicinity of the subject property

b. The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.

c. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.

d. The extent, if any, to which any such diminution in value is offset by an increase in the public peace, health, safety, and welfare.

e. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

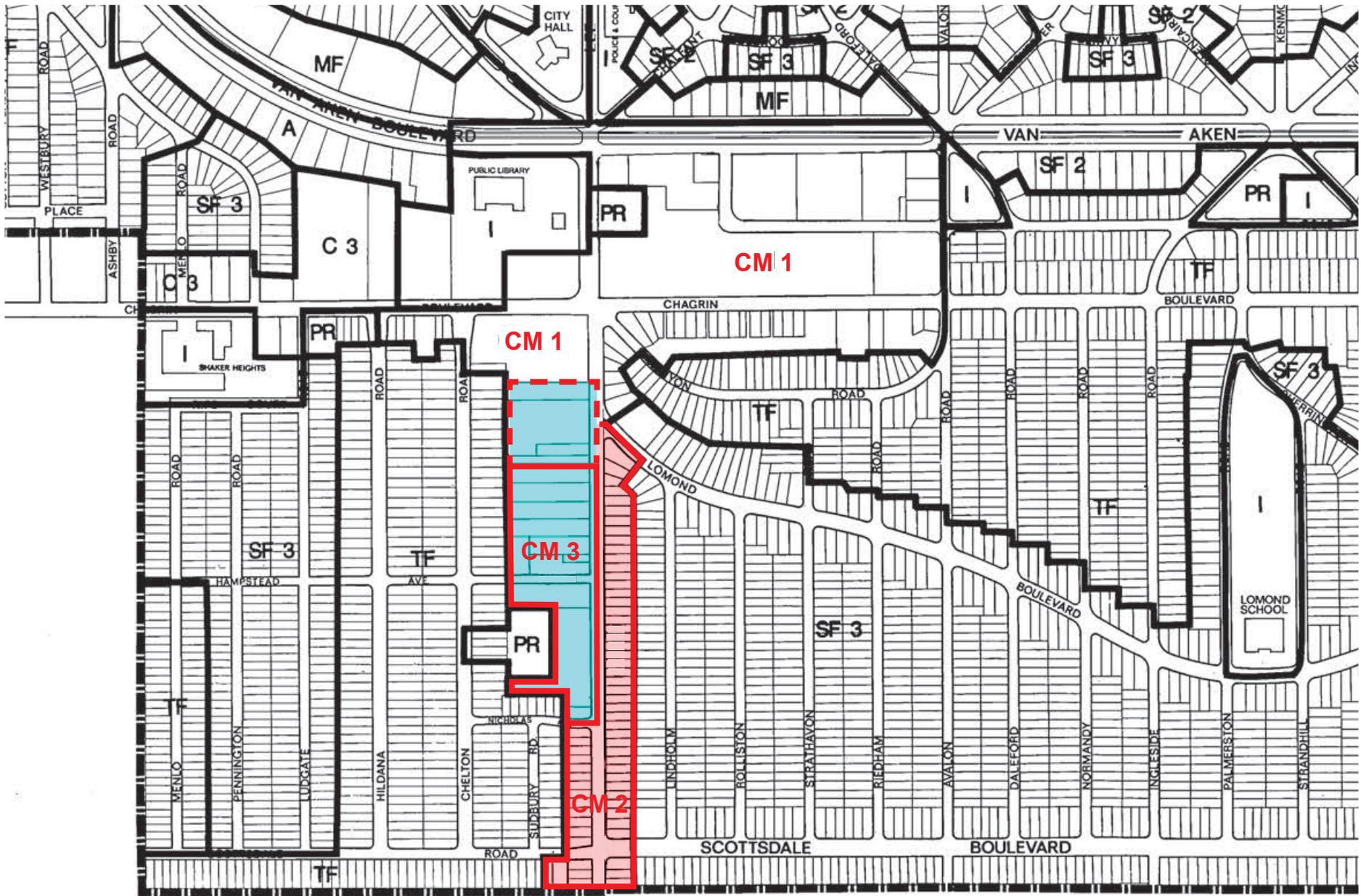
f. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

g. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

h. The suitability of the subject property for uses permitted or permissible under its present zoning classification.

i. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

j. The availability, where relevant, of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.

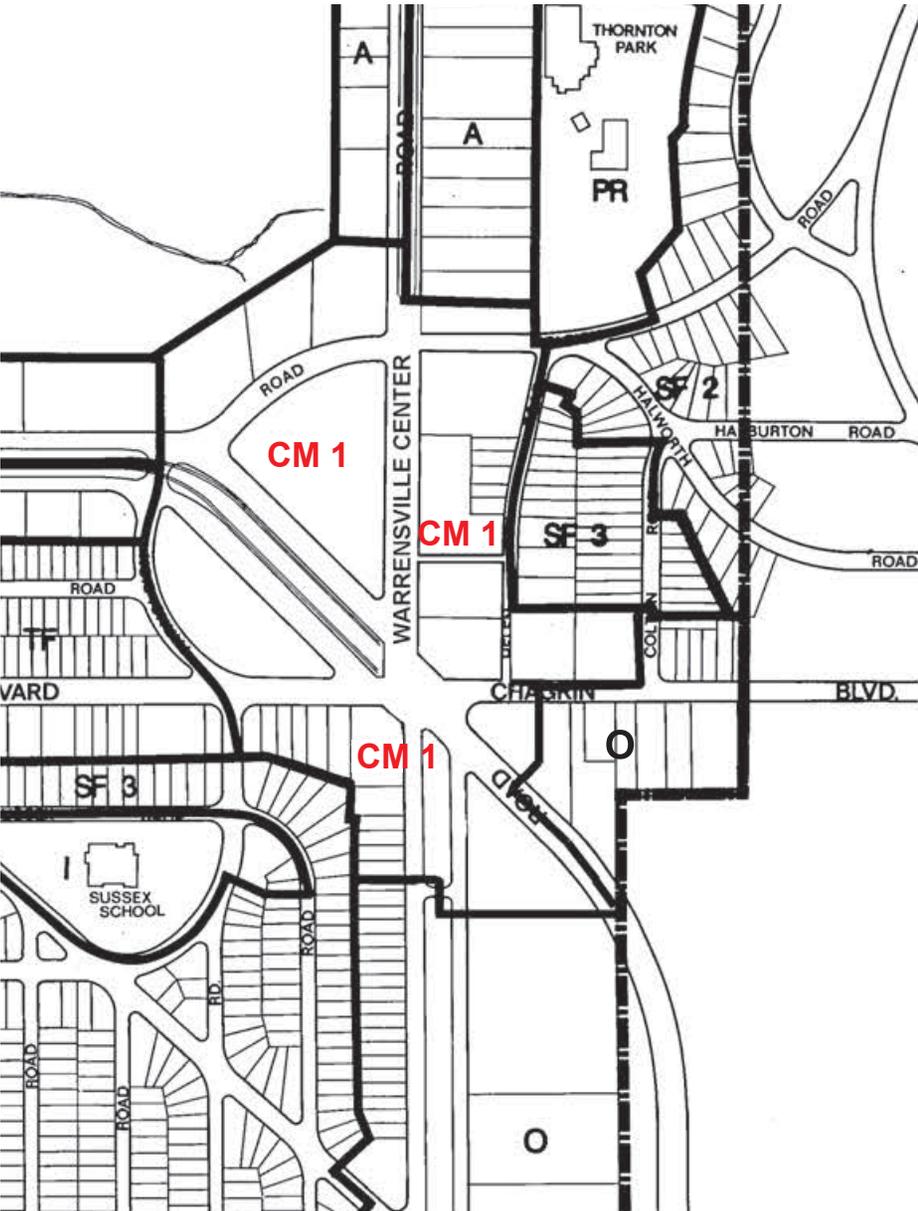


1. C 3 to become CM 2 on east side of Lee Road
2. C 3 to become CM 2 on west side of Lee Road
3. C 3 to become CM 3 on west side of Lee Road
4. CM to become CM 3 on west side of Lee Road
5. CM to become CM 1

CM to become CM 3
 Existing Boundary



1. C 2 to be CM 1

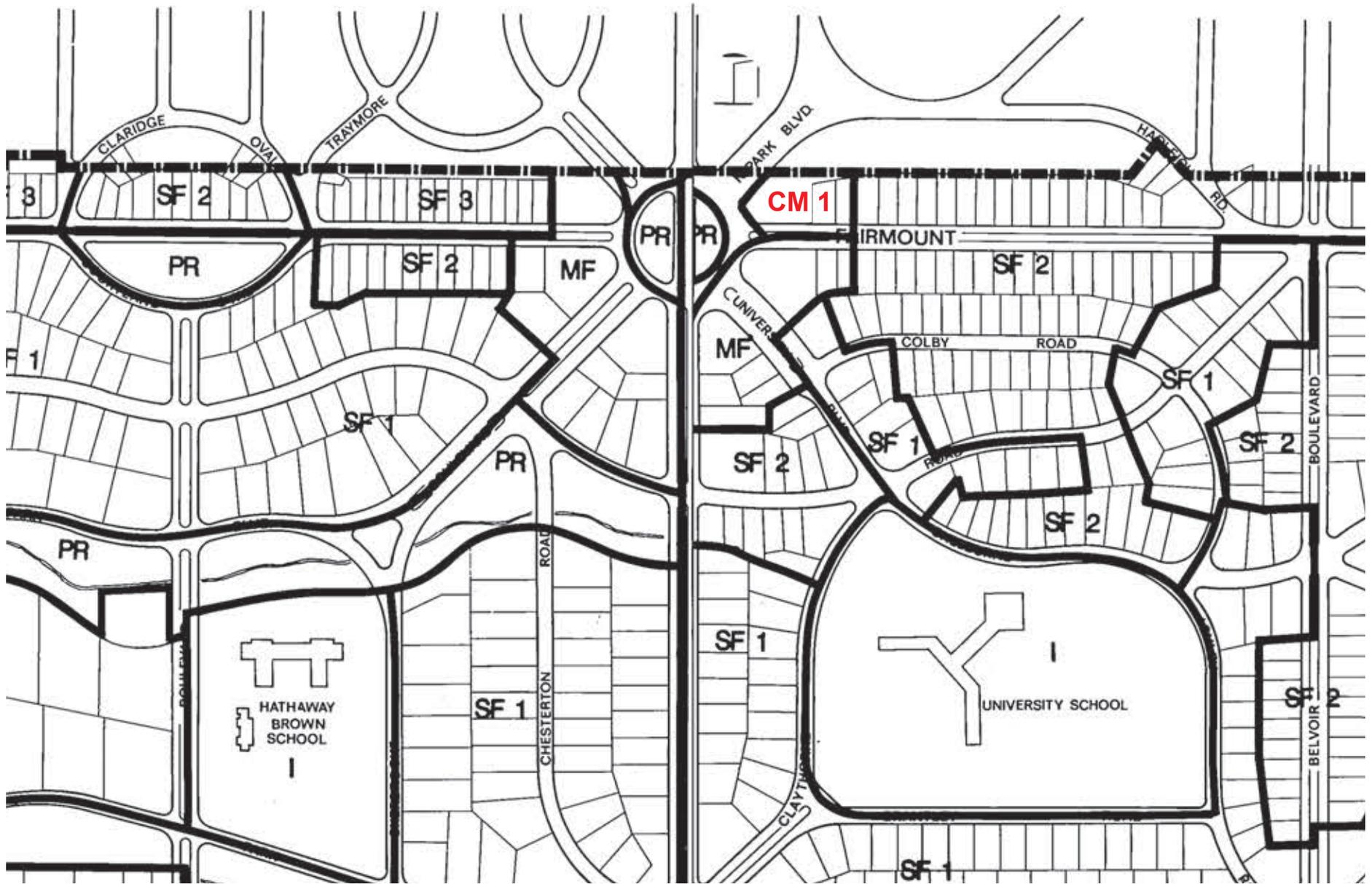


ZONING DISTRICTS

- SF 1 SINGLE-FAMILY RESIDENTIAL (15,000 SF LOT)
- SF 2 SINGLE-FAMILY RESIDENTIAL (8,500 SF LOT)
- SF 3 SINGLE-FAMILY RESIDENTIAL (5,600 SF LOT)
- TF TWO-FAMILY RESIDENTIAL
- MF MULTI-FAMILY RESIDENTIAL
- A APARTMENT RESIDENTIAL
- O OFFICE
- C1 LIMITED COMMERCIAL
- C2 GENERAL COMMERCIAL
- C3 BUSINESS COMMERCIAL
- CM 1 COMMERCIAL MIXED USE
- I INSTITUTIONS
- PR PARKS AND RECREATION

- CM 2 COMMERCIAL MIXED USE
- CM 3 COMMERCIAL MIXED USE

1. CM to be CM 1
2. Addition of CM 2 and CM 3 Districts



1. CM to be CM 1



Better Codes Make Better Places

MEMORANDUM - EXTERNAL

TO: City of Shaker Heights, Ohio

FROM: Sean Suder, ZoneCo
Todd Kinskey, ZoneCo

DATE: December 24, 2025

RE: City of Shaker Heights, Ohio; Commercial Mixed-Use Districts Comparison

This memorandum provides a summary comparison of the proposed amendments to the Codified Ordinances of Shaker Heights, Ohio – Part 12 “Zoning Ordinance.” The proposed amendments are related to the introduction of a new zoning framework for the Lee Road corridor between Van Aken – Library - Chagrin Boulevard to the southern municipal corporation line (the “Lee Road Project Area”) based on the strategic actions related to zoning and land use in the Lee Road Action Plan (the “Plan”).

The attached draft amends numerous sections of the Zoning Ordinance to introduce and refine the CM – “Commercial Mixed-Use” districts. The amendments primarily address uses, dimensional standards, and signage, while also introducing new defined terms. The current CM “Commercial Mixed-Use” district has been renamed the CM-1 “Commercial Mixed-Use” district. Two new commercial mixed-use districts have been added: (a) the CM-2 “Commercial Mixed-Use” district; and (b) the CM-3 “Commercial Mixed-Use” district. The renamed CM-1 district is already applied in multiple locations in the city, specifically in the Van Aken District and Shaker Town Center. The new CM-2 (east side of Lee) and CM-3 (west side of Lee) districts will initially be applied in the Lee Road Project Area but the CM-1 will also be applied in the Larchmere district and may eventually be applied elsewhere in the city. The CM-2 and CM-3 districts are proposed to replace portions of existing C-3 districts within the Lee Road Project Area.

Generally, the CM districts emphasize compact, walkable, and transit-supportive development, which advances the goals of the Lee Road Project Area. Permitted and conditional uses in the CM districts have been refined to combine commercial, residential, and civic uses. Certain auto-oriented uses, such as drive-throughs and car repair, which are currently permitted in the Lee Road Project Area, are to be prohibited in the CM districts. Smoke shops are being regulated as conditional uses instead of allowed as permitted uses. Restaurants are being added as a permitted use.

The following is a summary of the proposed amendments to the Zoning Ordinance (the following summary does not track amendments to punctuation, spelling, capitalization, hyphenation, or section and district references) A redline version of the code is also available:

Chapter 1210: Introductory Provisions (No amendments).

Chapter 1211: Word Usage.

1. The following defined terms have been added to Section 1211.02:
 - a. Amphitheater
 - b. Art Galleries

- c. Artist Studio
 - d. Band Shell
 - e. Box Sign
 - f. Business Services
 - g. Cocktail Bar
 - h. Finished Goods
 - i. Kiosk
 - j. Offices
 - k. Packaging
 - l. Retail Sales
 - m. Smoke Shop
 - n. Veterinarian's Offices
2. The following defined terms have been removed from Section 1211.02:
- a. Amusement Device
 - b. Amusement Establishment

Note that, under the Zoning Code, the City will no longer regulate "amusement devices" as a use. Amusement devices are considered "recreational facility, indoor," which is already listed as a conditionally permitted use.

- 3. The definition of "Outdoor Dining" has been amended to clarify that outdoor dining is an accessory to any restaurant use not just an indoor restaurant or a sit-down restaurant.
- 4. The definition of "Public Space" has been amended to include parks and playgrounds.

Chapter 1212: Administrative and Decision Making Bodies and Officials (No amendments).

Chapter 1213: Permit and Administrative Review Procedures (No amendments).

Chapter 1214: Enforcement (No amendments).

Chapter 1215: Nonconformities (No amendments).

Chapter 1216: Establishment of Zoning Districts.

- 1. The CM district has been renamed as the CM-1 district.
- 2. Added the CM-2 and CM-3 districts.

Chapter 1220: SF1 Single-Family Residential (15,000 Square Foot Lot) District (No amendments).

Chapter 1221: SF2 Single-Family Residential (8,500 Square Foot Lot) District (No amendments).

Chapter 1222: SF3 Single-Family Residential (5,600 Square Foot Lot) District (No amendments).

Chapter 1223: TF Two-Family Residential District (No amendments).

Chapter 1224: MF Multiple-Family Residential District (No amendments).

Chapter 1225: A Apartment District (No amendments).

Chapter 1230: O Office District (No amendments).

Chapter 1231: C1 Limited Commercial District.

1. Outdoor dining has been clarified as an accessory to any restaurant not just “sit down” restaurants.

Chapter 1232: C2 General Commercial District.

1. The permitted uses of sit down and carry out restaurants have been combined into a single use: “Restaurants, including sit down and carry-out.”
2. Amusement devices have been removed as a conditional use and as an accessory use.
3. Outdoor dining has been clarified to be an accessory to any restaurant not just “sit down” restaurants.
4. Smoke shops have been added as a conditional use.

Chapter 1233: C3 Business Commercial District.

1. Amusement devices have been removed as a conditional use and as an accessory use.
2. Dwelling units have been removed as a conditional use and replaced with “dwelling units above the first floor.”
3. Smoke shops have been added as a conditional use.

Chapter 1234: CM Commercial Mixed-Use District.

1. The CM district has been renamed CM-1.
2. The definition of “Business Services” has been simplified.
3. The definition of “Government Offices” has been simplified so that libraries and museums have been created as separate uses.
4. The definition of “Offices” has been simplified.
5. The definition of “Personal Service Establishments” has been simplified.
6. The definition of “Retail Sales” has been simplified.
7. Amusement devices have been removed as a use. See note above.
8. A multiple-family dwelling has been amended so that it is permitted on the condition that it not exceed 40% of the total first floor area of the total primary street frontage of the building not the district.
9. Smoke shops have been added as a conditional use.
10. Cocktail bars have been added as a conditional use.
11. Kiosks have been added as an accessory use.
12. Outdoor dining has been clarified to be an accessory to any restaurant not just “sit down” restaurants.
13. A new map reflecting the new boundaries of the CM district in the location of Lee Road and Chagrin Boulevard, and in the Larchmere commercial district has been added.

14. The signage section has been amended to clarify that only sign letters and other items of information may be internally illuminated by luminous tubes and sign backgrounds cannot be illuminated except for incidental lighting by external sources.

New Chapter 1235 – CM-2 Commercial Mixed-Use District – East Lee Road, and new Chapter 1236 – CM-3 Commercial Mixed-Use District – West Lee Road.

1. The list of permitted uses in the CM-2 and CM-3 districts are the same except for dry cleaners with a plant, and retail and wholesale bakeries, which are permitted uses in the CM-3 but not the CM-1 or CM-2 districts.
2. The list of permitted uses in the CM-2 and CM-3 districts are the same as the CM-1 district except that Multiple Family Dwelling Units may be located on the first floor in CM-2 and CM-3 districts as long as they are not more than 40% of the total first floor area in the CM-2 or more than 50% of the total first floor area in the CM-3 district.

3. Use Comparison			
	CM-1	CM-2	CM-3

Permitted Uses	CM-1	CM-2	CM-3
Artist galleries and artist studios	Allowed, but only up to 50% of the first floor.	x	x
Bakeries, wholesale			x
Business services	x	x	x
Dry cleaners, with a plant			x
Dwelling units, multiple-family, located above the first floor	x	x	x
Dwelling, multiple-family, on the first floor		Allowed, but only up to 50% of the first floor.	Allowed, but only up to 40% of the first floor.
Government offices	X	X	X
Libraries	x	x	x
Museums	X	X	X
Offices	X	X	x
Personal service establishments	X	X	X
Public space	X	X	X
Restaurants, including sit down and carry-out, but not including drive-through restaurants	X	X	x
Retail sales	X	X	X

3. The list of conditional uses in the CM-2 and the CM-3 districts are the same except that drive-through facilities are not an allowed conditional use in the CM-2 district.
4. The list of conditional uses in the CM-1 differs from the CM-2 and CM-3 districts as follows: convalescent, nursing, or rest homes are allowed conditional uses in the CM-1 district; first floor dwelling units are an allowed conditional use in the CM-1 district; planned unit developments are conditional uses in the CM-1 district; drive-through facilities are an allowed conditional use in the CM-1 district; and wine bars, brew pubs, and cocktail bars are allowed conditional uses in the CM-1 district.

Conditional Uses	CM-1	CM-2	CM-3
Animal hospitals and veterinarian's offices	X	X	X
Assembly of finished good and packaging of finished goods	X	X	X
Assisted living facilities	X	X	x
Band shells and amphitheaters	X	X	X
Convalescent, nursing or rest homes	X		
Day care centers, child	X	X	X
Day care centers, adult	X	X	X
Drive-through facilities	X		
Dwelling units, multiple-family, on the first floor	Conditionally allowed, but only up to 40% of the first floor.		
Fire and police stations	X	X	X
Home occupations	X	X	X
Hospitals and outpatient care facilities for the treatment and aid of humans	X	X	X
Hotels and motels	x	X	X
Laboratories and research facilities	X	X	X
Limited production/processing	X	X	X
Planned unit developments	X		
Recreational facilities, indoor, public or private	X	X	x

Schools, primary and secondary	X	X	X
Schools, specialized instructional	X	X	x
Smoke shops	X	X	X
Theaters and assembly halls	X	X	x
Utilities	X	X	X
Wine bars, brew pubs, and cocktail bars	X		
Work/live units	X	X	x

5. The list of permitted accessory uses is the same in the CM-2 and CM-3 districts.
6. The CM-1 district allows antenna and live entertainment accessory uses, which are not allowed in the CM-2 or CM-3 districts.

Accessory Uses	CM-1	CM-2	CM-3
Antennae, master radio, television and other telecommunications	X		
Antennae, single, roof-mounted or in rear yard only	X		
Entertainment, live, accessory to a permitted or conditionally permitted use	X	X	X
Fences and walls	X	X	X
Heating, ventilation, and air conditional equipment, motorized	X	X	x
Kiosks	X	X	X
Landscape features	X	X	x
Loading, off-street, in rear yard only	X	X	x
Maintenance, storage, utility, and waste disposal facilities	X	X	X
Ornamental structures	X	X	x
Outdoor dining, accessory to a restaurant	X	X	x

Parking, off-street, and driveways	X	X	X
Parking structures	X	X	x
Recreational structures, accessory to a child day care center, in rear yard only	X	X	X
Signage	X	X	X

7. Dimensional Standards Comparison			
	CM-1	CM-2	CM-3
Lot and Density	8,500 s.f. lot area minimum; 50 ft. minimum lot width; apply minimum dwelling unit size in "A" Apartment District.	No minimum lot area; 40 ft. minimum lot width; no minimum dwelling unit size	43,560 s.f. minimum lot area; 100 ft. minimum lot width; no minimum dwelling unit size
Yards	5 ft. minimum and a 10 ft. maximum front yard setback.	No minimum front yard setback and a 10 ft. maximum front yard setback.	5 ft. minimum and a 10 ft. maximum front yard setback.
Side Yards	No minimum side yard setback; maximum side yard setback of 1/3 height of principal building; corner side yards follow front yard setbacks; transitions with single-family and two-family residential districts require minimum 20 ft. side yard setback, minimum 10 ft. landscape buffer, and 6ft. high solid wall.	No minimum side yard setback; 10 ft. maximum side yard setback; corner side yards follow front yard setbacks; transitions with single-family and two-family residential districts require minimum 20 ft. side yard setback, minimum 10 ft. landscape buffer, and 6ft. high solid wall.	No minimum side yard; 15 ft. maximum; corner side yards follow front yard setbacks; transitions with single-family and two-family residential districts require minimum 20 ft. side yard setback, minimum 10 ft. landscape buffer, and 6ft. high solid wall.
Rear Yards	20 ft. minimum rear yard setback; transitions with single-family and two-family residential districts require minimum 40 ft. rear yard setback,	20 ft. minimum rear yard setback; transitions with single-family and two-family residential districts require 6 ft. solid wall.	30 ft. minimum rear yard setback; transitions with single-family and two-family residential districts require minimum 20 ft. side yard setback,

	minimum 20 ft. landscape buffer, and 6 ft. high solid wall.		minimum 10 ft. landscape buffer, and 6ft. high solid wall.
Height	2 stories minimum and maximum per map in CM-1 section.	2 stories minimum and maximum of 5 stories, or 60 ft.	2 stories minimum and maximum of 5 stories, or 60 ft.

8. All signage standards are the same in the CM-1, CM-2, and CM-3 districts.

Chapter 1240 – I Institutional District (No amendments).

Chapter 1241 – PR Park and Recreation District (No amendments).

Chapter 1242 – Planned Unit Development (PUD) Overlay District (No amendments).

Chapter 1243 - Wireless Telecommunication Facilities Regulations and Wireless Telecommunication Facilities Overlay District (WTFO) (No amendments).

Chapter 1244 – Small Lot Infill Development (SLID) Overlay District (No amendments).

Chapter 1250 – Signs, Off-Street Parking, Off-Street Loading, and Landscaping.

- 1. External sign illumination standards clarified so that backlighting of items of information only are allowed.

Chapter 1251 – Off-Street Parking Regulations (No amendments).

Chapter 1252 – Off-Street Loading Regulations (No amendments).

- 1. Amusement establishment has been removed as an educational/cultural/entertainment use.

Chapter 1253 – Landscaping and Screening Regulations (No amendments).

Chapter 1260 – General Standards (No amendments).

Chapter 1261 – Temporary Uses (No amendments).

Chapter 1262 – Accessory Uses and Structures.

- 1. Kiosks have been added as an accessory use and structure.

Chapter 1263 – Conditional Uses.

- 1. Amusement devices have been removed as a conditional use.
- 2. Drive-through facilities have been updated to reflect the most recently adopted conditions.
- 3. Smoke shops have been added as a conditional use with conditions.
- 4. Wine bars, brew pubs, and cocktail bars have been added as a conditional use with conditions.

Appendices.

1. The use matrices have been removed.

We look forward to any additional questions or comments you may have as we amend the Zoning Ordinance.

ZoneCo