

SHAKER HEIGHTS

Zoning Map and Text Amendments

CITY PLANNING COMMISSION

JANUARY 6, 2026

Lee Road Action Plan

VISION

The City of Shaker Heights, in partnership with the community, envisions a Lee Road commercial district that is commercially vibrant, aesthetically attractive, equitable, sustainable, safe, connected, and accessible to all. Successfully integrate transportation, land use, economic development and an engaged community in development of the District.



Lee Road Action Plan

❖ Lee Road Public Infrastructure Improvements

- ❖ Road Diet & Reconfiguration
- ❖ Bikeway
- ❖ Streetscape & Pedestrian Improvements
- ❖ Chagrin-Lee-Kenyon Intersection Reconfiguration
- ❖ Signalization upgrades

❖ New development nodes

- ❖ Neighborhood Center/Bus Depot relocation with expanded Chelton Park
- ❖ Southern Gateway
- ❖ **Van Aken-Lee**
- ❖ Mixed-Use/Recreation at STJ
- ❖ **Shared parking & access (parking pilot)**
- ❖ **Infill development**



STRATEGIC FIRST ACTIONS

The City of Shaker Heights and its partners should take strategic initial actions to begin to advance the plan and to continue building excitement within the community:

- **Transportation**
 - ▷ Conduct a Chagrin-Lee intersection safety study
 - ▷ Complete design and engineering for reconfiguring Lee Road
 - ▷ Seek additional implementation grants
- **Urban Design / Land Use**
 - ▷ Conduct a Shaker Schools bus depot relocation feasibility study
 - ▷ Consider zoning and land use changes
 - ▷ Develop shared parking and access plans
 - ▷ Conduct a housing study
- **Economic Development**





Zoning Code Amendment Process

Zoning Code & Map

- City Planning Commission Recommendation to Council
- City Planning Commission holds public hearing
- Council also holds a public hearing and three (3) readings
- Council confirms the City Planning Commission recommendation



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

Lee Road Project Area

- Implementation of the Lee Road Action Plan.
- Amend numerous sections to introduce and refine the CM – “Commercial Mixed-Use” districts.
- Primarily address uses, dimensional standards, and signage, while also introducing new defined terms.



Key Changes

1. All existing CM “Commercial Mixed-Use” districts change to CM-1 “Commercial Mixed-Use” district.
2. Larchmere district amended to be zoned CM-1.
3. Two new commercial mixed-use districts added:
 - CM-2 “Commercial Mixed-Use” district on E. side of Lee Road
 - CM-3 “Commercial Mixed-Use” district on W. side of Lee Road
 - CM-2 and CM-3 replace portions of existing C-3 districts along Lee Road
4. Certain auto-oriented uses, such as drive-throughs and car repair, currently permitted conditional use, in the Lee Road Area, are prohibited in the CM-2 and CM-3 districts.
5. Smoke shops regulated as conditional uses instead of as permitted uses.
6. Restaurants are added as a permitted use.
7. Cocktail bars added to CM-1 as a conditional use.



Revisions since CPC Work Session

1. Revised map extending CM-2 to a portion of the west side of Lee Road
2. Exclude all drive-throughs in CM-2 and CM-3 zoning districts
3. Eliminate 12 foot side yard setback in CM-2
4. Allow live entertainment as an accessory use
5. Revise the percentage of allowed street facing dwelling units

Chapter 1211: Word Usage

1. Definitions 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. Terms removed from Section 1211.02:

- a. Amusement Device **
- b. Amusement Establishment

** 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. "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 1216: Establishment of Zoning Districts.

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

Chapter 1231: C1 Limited Commercial District.

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

Chapter 1232: C2 General Commercial District.

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

Chapter 1233: C3 Business Commercial District.

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

Chapter 1234: CM Commercial Mixed-Use District

- The CM district has been renamed CM-1.
- The definition of “Business Services” has been simplified.
- The definition of “Government Offices” has been simplified so that libraries and museums have been created as separate uses.
- The definition of “Offices” has been simplified.
- The definition of “Personal Service Establishments” has been simplified.
- The definition of “Retail Sales” has been simplified.
- Amusement devices have been removed as a use.

Chapter 1234: CM Commercial Mixed-Use District

- 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.
- Smoke shops have been added as a conditional use.
- Cocktail bars have been added as a conditional use.
- Kiosks have been added as an accessory use.
- Outdoor dining has been clarified to be an accessory to any restaurant not just “sit down” restaurants.
- 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.
- 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.



Permitted Uses

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 facing the street.	Allowed, but only up to 40% of the first floor facing the street.
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

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.

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 50% of the total first floor facing the street in the CM-2 or more than 40% of the total first floor facing the street in the CM-3 district.



Conditional Uses

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

The list of conditional uses in the CM-2 and the CM-3 districts are the same.

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

Conditional Uses	CM-1	CM-2	CM-3
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

The list of conditional uses in the CM-2 and the CM-3 districts are the same.

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.



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

Accessory Uses

The list of permitted accessory uses is the same in the CM-2 and CM-3 districts.

The CM-1 district allows antenna, which are not allowed in the CM-2 or CM-3 districts.

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.

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



Dimensional Standards Comparison

	CM-1	CM-2	CM-3
Rear Yards	20 ft. minimum rear yard setback; transitions with single-family and two-family residential districts require minimum 40 ft. rear yard setback, minimum 20 ft. landscape buffer, and 6 ft. high solid wall.	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 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.

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



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

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

Chapter 1252 – Off-Street Loading Regulations.

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

Chapter 1262 – Accessory Uses and Structures.

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

Chapter 1263 – Conditional Uses.

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

Appendices.

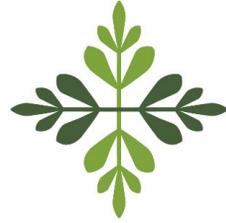
- The use matrices have been removed.

Chapter 1253: Landscape & Screening Regulations

- Section 1253.07 Right of Way Landscaping – delete section. Covered by other recent ordinance changes.
 - Section 1253.04B2 – Modify replacement tree size from 4 inch to 2 x 2 inch per City Forester recommendation.
 - Section 1253.01 and 1253.06B – Add “Ecological Benefits” into the purpose section and the design criteria sections.
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Next Steps

2025-2026	
December 2, 2025	CPC Work Session
December 2025	Outreach to property owners/merchants
January 6, 2026	CPC Public Hearing
January 12, 2026	Council, First Reading
January 26, 2026	Council, Second Reading
February 9, 2026	Council, Public Hearing and Third Reading



SHAKER HEIGHTS

Discussion
