

SHAKER HEIGHTS

Zoning Map and Text Amendments

CITY COUNCIL

FEBRUARY 9, 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.



Mixed-Use Residential (Residential over Retail; 3-4 Stories Typical)	Separate/Elevated Bike Path	Proposed/New Tree
Mixed-Use Commercial (Office over Retail; 2 Stories Typical)	Bike Path Crossing	Existing Tree
Office Uses (Multi-story office; 4 Stories Typical)	Sidewalk (Concrete, Typical)	Low-Level Landscaping
Community/Recreation Uses (Height Varies)	Sidewalk (Specialty Paving, Typical)	Municipal Boundary
Existing Uses/Buildings	Intersection (Specialty Paving, Typical)	Parcel/Property Lines
New Surface Parking Areas/Curb Cuts	Tree Lawn/Landscape Area	Line of Upper Floors
Existing Surface Parking Areas/Narrowed Curb Cuts	Pedestrian Crossing	

500 ft

Lee Road Action Plan—adopted 2023

❖ Extensive Public Engagement-2022-2023

- ❖ 700+ attended
- ❖ 16 formal events—public meetings, stakeholder & business focus groups
- ❖ 20 informal events—neighbor nights, walking/biking tours, youth, and senior groups

❖ Lee Road Public Infrastructure Improvements

- ❖ Road Diet & Reconfiguration
- ❖ Bikeway
- ❖ Streetscape & Pedestrian Improvements
- ❖ Signalization upgrades

❖ New development nodes

- ❖ Neighborhood Center & Southern Gateway

❖ 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**





Cafe

USA

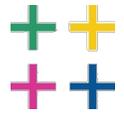
Zoning Code Amendment Process

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

Outreach

- Public hearing required with notice
- Additional engagement activities



About ZoneCo



Consultant hired in 2025 after an RFP process

Background

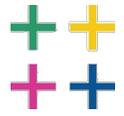
- Zoning code consulting is core service
 - Believe zoning facilitates a community's desired outcomes
 - Ensure zoning is not a barrier to development and placemaking

Multidisciplinary team

- Attorney
- Planner
- Public sector experience

What is zoning?

- ❖ Define allowable land uses and development
- ❖ Provide rules for the uses
- ❖ Group compatible uses together & exclude incompatible uses
- ❖ Uses include:
 - Residential
 - Light Industrial
 - Recreational
 - Commercial
 - Retail
 - Restaurant
 - Parks
 - Institutional



What is zoning?

Zoning may:

- ❖ permit mixes of those uses, often called mixed-use development
- ❖ regulate building placement and height
- ❖ regulate lot sizes and coverage
- ❖ quantify parking requirements
- ❖ control signage



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

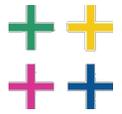
- - - - CM to become CM 3
———— Existing Boundary



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.
- Patterned after existing CM District



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. Live entertainment added as an accessory use in CM-2 & CM-3.
8. Cocktail bars added to CM-1 as a conditional use.

Changes for Third Reading

- Cross Referencing and Numbering Corrections Only

Chapter 1211: Word Usage

1. Added Definitions

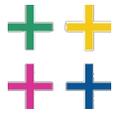
2. Removed outdated definitions

3. Clarified & updated definitions

- “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.
- “Public Space” has been amended to include parks and playgrounds.

Chapter 1234: CM Commercial Mixed-Use District

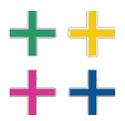
- CM District renamed to CM-1
- A multiple-family dwelling has been amended so that it is permitted on the condition that it not exceed 40% of the total first floor area of the total primary street frontage of the building, not the district.
- Smoke shops added as a conditional use.
- Cocktail bars added as a conditional use.
- Kiosks added as an accessory use.
- Outdoor dining clarified to be an accessory to any restaurant not just “sit down” restaurants.
- A new map reflecting the new boundaries at Lee Road/Chagrin Boulevard, and Larchmere.



Permitted Uses

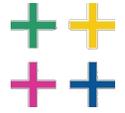
Permitted Uses	CM-1	CM-2	CM-3
Artist galleries and artist studios	Allowed, but only up to 50% of the first floor.	x	x
Bakeries, wholesale			x
Business services	x	x	x
Dry cleaners, with a plant			x
Dwelling units, multiple-family, located above the first floor	x	x	x
Dwelling, multiple-family, on the first 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.



Conditional Uses

- Conditional uses in CM-2 and CM-3 are the same
- Minor differences between CM-1 and CM-2, and CM-3
 - First-floor dwelling units
 - CM-1 – conditionally permitted use
 - CM-2 and CM-3 – permitted use
 - Drive-thru facilities
 - CM-1 – conditionally permitted use for pharmacies and banks
 - CM-2 and CM-3 – not permitted
 - Wine Bars, Brewpubs, and Cocktail Bars
 - CM-1 – currently Wine Bars & Brewpubs are conditionally permitted
 - Adding Cocktail Bars as a conditionally permitted use
 - CM-2 and CM-3 – not permitted



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

■ **Lot Size:**

- CM-1 8500 s.f./50' wide
- CM-2 non min. lot size/40' wide
- CM-3 43,560 s.f./100' wide

■ **Front Yards:**

- CM-1 5' min / 10' max
- CM-2 0' min / 10' max
- CM-3 5' min / 10' max

■ **Height:**

- CM-1 2 stories min / max height per map
- CM-2 2 stories min / 5 stories or 60' max
- CM-3 2 stories min / 5 stories or 60' max

■ **Signage:**

- Same in all three districts

Cross Referencing & Updates

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.

Chapter 1262 – Accessory Uses and Structures.

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.

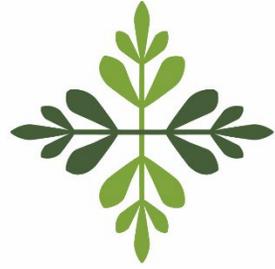


Chapter 1253: Landscape & Screening Regulations

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

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

ZONE CO 

Better Codes Make Better Places

Discussion & Public Hearing
