

ORDINANCE NO. 25-76  
BY: Ifeolu Claytor

Adopting new Sections 1413.06 and 1413.10 of the Housing Code of the Codified Ordinances of the City of Shaker Heights to reinforce the City's prohibition of short term rentals of less than 30 days, and declaring an emergency.

WHEREAS, the City's ordinances already prohibit short term rentals of less than 30 days in residential neighborhoods and properties; however, to respond to confusion on the part of some property owners, and to ensure the City's laws on short term rentals are clear and well-defined, this Council has determined to amend the City's Codified Ordinances to clearly state the prohibition in the City's Housing Code; and

WHEREAS, there are a number of concerns about allowing short term rental businesses to operate in the City's residential neighborhoods, including that allowing short-term rentals can disrupt community character, increase noise and traffic, and lead to housing shortages; concerns also include potential public safety risks, as short-term rentals attract transient guests who may not be as invested in the community's well-being, leading to a loss of a sense of community; some properties are rented out as "party houses," which can severely impact neighbors with noise, trash, and potential public safety concerns; conversion of residential units into short-term rentals can decrease the supply of long-term housing, potentially driving up rents and making it harder for residents to find affordable housing; short-term renters may not be aware of or follow local rules, leading to potential public safety risks, including increased crime and issues with noise, trash, and parking; without local hosts to ensure guest safety and security, there's a greater risk of incidents and a lack of accountability for property damage or guest behavior; short-term rentals can lead to more vehicles in the neighborhood, potentially causing traffic and parking problems; it can be challenging to enforce existing housing and zoning laws and regulations on short-term rentals, especially if they are operating illegally; and

WHEREAS, Section 1407.13 of the Housing Code was most recently adopted in Ordinance 02-93, enacted on July 22, 2002, and it should be amended to make the language the same as the definition of Family in the Zoning Code at Section 1211.02.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Shaker Heights, State of Ohio:

Section 1. Section 1407.13 of the Housing Code of the Shaker Heights Codified Ordinances as currently in effect is hereby repealed.

Section 2. Section 1407.13 and new Sections 1413.06 and 1421.10 of the Housing Code of the Shaker Heights Codified Ordinances are hereby amended and enacted to read as follows:

1407.13 FAMILY.

"Family" as defined herein and in Section 1211.02 of the Zoning Code means an individual or two (2) or more persons related by blood, marriage, guardianship, or legal adoption living together as a single housekeeping unit within a dwelling unit, plus no more than ~~one~~two (~~1~~2) roomers or domestic

| servants. -A family may also consist of not more than three (3) unrelated persons.

1413.06 SHORT TERM RENTALS PROHIBITED

No dwelling unit or any other portion of a single-family, single-family attached, duplex or two-family dwelling, the third floor of a two-family dwelling whether or not the rental or separate occupancy of which is legally permitted in the City, condominium, any room on a residential premises, or any accessory structure or garage, whether any of these are owner occupied or not, may be rented for less than thirty (30) days.

1421.10 SHORT TERM RENTALS PROHIBITED

No dwelling unit or any other portion of a multi-family building or any accessory structure or garage on the premises of a multi-family building, a condominium, or any room on a multi-family premises, whether owner-occupied or not, may be rented for less than thirty (30) days.

Section 3. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare for the reason that it is necessary in the current operation of the City, and this ordinance shall, therefore, take effect immediately upon its enactment and approval by the Mayor.

Enacted June 23, 2025

Approved this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
DAVID E. WEISS, Mayor

Attest:

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JERI E. CHAIKIN  
Clerk of Council

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