

SHAKER HEIGHTS

Lee Road Zoning Changes

Property Owner & Merchant update

DECEMBER 16, 2025

Lee Road Action Plan





Shaker Office

SHAKER HEIGHTS

SHAKER HEIGHTS
Welcome to
Lee Road

SCOTTSDALE

LEE

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**

- ▶ Support business programming, in coordination with SHDC, including:
 - *Entrepreneurship support*
 - *Business attraction, retention, and expansion strategies*
 - *Business visibility strategies*
- ▶ Collaborate with SHDC to establish a Business Improvement District (BID)
- ▶ Prioritize land assembly and control via the Shaker Lee Development Fund
- ▶ Amend the City's existing 725 Urban Renewal District to exclude Lee Road properties so that other incentives may be leveraged
- ▶ Conduct required studies and establish new Tax Increment Financing (TIF) and Community Reinvestment Area (CRA) Districts in the commercial district
- ▶ Obtain historic designation for historic properties
- ▶ Evaluate whether a New Community Authority would effectively assist in development
- ▶ Develop commercial district marketing and promotion strategy, in collaboration with SHDC

General

- ▶ Regional collaboration and coordination
- ▶ Commercial code enforcement strategy/policy

What is zoning?

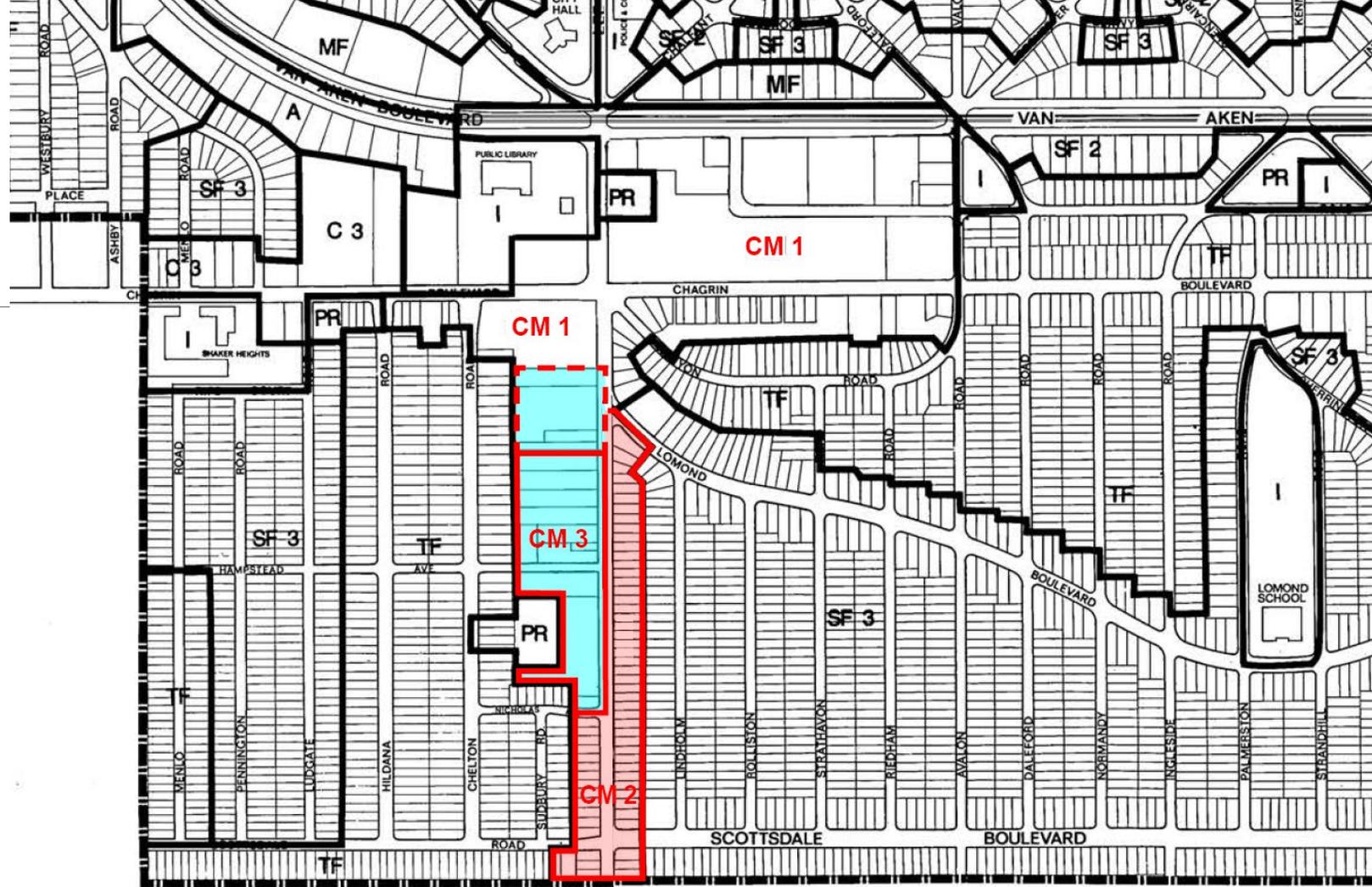
- ❖ Define allowable land uses and development
- ❖ Provide rules for the uses
- ❖ Group compatible uses together & exclude incompatible uses
- ❖ Uses include:
 - ❖ Residential
 - ❖ Light Industrial
 - ❖ Recreational
 - ❖ Commercial
 - ❖ Retail
 - ❖ Restaurant
 - ❖ Parks
 - ❖ Institutional

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

Zoning Map



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

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, and dimensional standards, and signage, while also introducing new defined terms.

Key Changes

1. 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
2. Certain auto-oriented uses, such as car repair, currently permitted in the Lee Road Area, are prohibited in the CM districts.
3. Smoke shops are regulated as conditional uses instead of permitted uses.
4. Restaurants are added as a permitted use.



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 but if provided then no less than 12 ft. wide; 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.



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.

Next Steps

2025-2026

December 16, 2025	Outreach to property owners/merchants
January 6, 2026	CPC Public Hearing
January/February '26	Council Public Hearing & three readings

Discussion/Questions?
