



Questions & Answers : Lee Road Zoning Updates

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www.shakerheightsoh.gov/LeeZoning

Q: What is zoning?

A: Zoning provides rules for different uses and defines allowable land uses and development. Zoning groups compatible uses together and excludes incompatible uses. So, all residential uses are grouped together, and institutional uses, such as schools, are in another grouping. Mixes of compatible uses is called mixed-use zoning.

Q: Why is the zoning code being updated for the Lee Road area?

A: The [Lee Road Action Plan](#) was adopted in 2024, in partnership with the community. The existing zoning doesn't permit the development and uses the community envisioned for a commercially vibrant, attractive, equitable, safe and connected district.

Q: What does the Lee Road Action Plan envision for the area?

A: The Lee Road Action Plan sets out a vision for a walkable, mixed-use district that has two- to five-story buildings located close to the street; sidewalks and pedestrian amenities such as lighting, trees, planters, and benches; an off-road bikeway; and a road diet which will narrow the four-lane roadway to three lanes in most areas with one lane in each direction and a center turn lane.

Q: What are the new zoning districts?

A: Two new commercial mixed-use (CM) districts will be instituted on Lee Road. One on the east side and one on the west side: CM-2 and CM-3. They have similar goals and standards to the CM-1 District, which has been successful in redevelopment of the Van Aken District and Shaker Towne Center areas. These new zoning districts will establish permitted uses, conditional uses, and height and setback standards consistent with the goals of the Lee Road Action Plan.

Q: What uses will be allowed?

A: Retail and service uses will be allowed, as they are today. Proposed new uses include restaurants and artist studios. Smoke shops will be regulated as a conditional use (needing City Planning Commission and City Council approval) and will require distance separations. Automotive uses will no longer be permitted.

Q: What if an existing business is no longer allowed?

A: Existing uses such as car repair and gas stations will become a pre-existing, non-conforming use, and will be allowed to remain in business, can be sold, and can be transferred. New auto-related businesses will not be allowed.

Q: How tall will new buildings be?

A: The proposed new zoning requires a minimum of two stories and a maximum of five stories.

Q: Will buildings be allowed close to surrounding houses?

A: Rear yards of 20 - 30 feet are required, with landscaping and a 6-foot-high solid brick wall when the property is adjacent to single-family and two-family districts.

Q: Is there an opportunity to comment on these changes?

A: Yes. The City Planning Commission (CPC) will hold a public hearing at 7 pm on Tuesday, January 6, 2026, in person at City Hall and virtually—a link to the CPC agenda is here ([meeting agenda](#)). City Council will also hold three meetings on the zoning amendments before taking action.

Q: Where can I find out more?

A: Information on the Lee Road Action Plan can be found at www.shakerheightsoh.gov/LeeActionPlan, and information on zoning changes will be posted at www.shakerheightsoh.gov/LeeZoning. Detailed information on the zoning code changes and a draft code can be found in the City Planning Commission [meeting agenda](#). You may also contact Dan Feinstein at daniel.feinstein@shakerheightsoh.gov.