



COMMUNITY DEVELOPMENT • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1790

Date: April 15, 2021
To: Mayor Shubert and City Council
From: Greg Hannan, Community Development Director
CC: Thomas J. Sheridan, Asst City Manager
Re: 2021 Land Development Code Update

Council conducted a discussion regarding Land Development Code (LDC) updates in March of 2020. After initial discussion, the project was placed on hold due covid response priorities. City Staff has recently reviewed and updated the list from March of 2020 to continue some commercial focus items but also to incorporate some proposed amendments focused on efficiency and addressing noted requests from Council and residents.

City staff is requesting feedback regarding the below topics. Based on the workshop discussion staff will proceed to prepare a formal draft amendment for Council consideration. The preliminary timeline would be to prepare a draft amendment for first reading and PC referral on June 1, 2021 allowing for PC review in July and August.

General topics:

1. Sign code – Section 1207.17:

- a. Issue: Staff have discussed with merchants and Council the desire to provide greater flexibility to merchants located in a shopping center layout
- b. Amendment:
 - i. Study of the signage allowances between the Acme Plaza (D5), the downtown district (D5) and the South Main Street Plaza (D7) regulations.
 - ii. Study if Acme Plaza should be in a zoning district or signage standard more aligned with D7 rather than the downtown area.
 - iii. Study if window/building signage standards should be eased when signs are not directly visible or oriented to the public right of way (internal shopping center)

2. Drive thru restaurants

- a. Issue: Drive thru service for restaurants is not permitted; however, drive thru service is permitted for pharmacy and banks. Staff understands this has been a long-term desire for restaurants/coffee shops in Hudson. Additionally, the coronavirus pandemic has brought this issue to the forefront.

- b. Amendment: Drive thru could be added as a conditional use to Districts 7, 9, and the Darrow Road frontage of District 8. Design standards would be added to maintain pedestrian access and to regulate the placement/orientation of stacking lanes. Study would be needed regarding traffic generation and possible impacts to existing downtown tenant spaces that could be vacated by establishment of drive thrus.

3. Streamline permit review process:

- a. Issue: routine small residential projects proceed through the AHBR process with limited comment or revision needed beyond staff review.
- b. Amendment: Adjust the definitions of development (Section 1203.08) per the following which would establish minor threshold increases for administrative review and would allow minor projects within the historic district to be reviewed administratively rather than the current requirement that all historic district projects be reviewed by the AHBR:

(d) Minor Development Defined (ADMIN review).

(1) Small residential or nonresidential projects including fences, decks, site work, signs, alterations except nonresidential alterations that face the public realm, demolitions of structures less than fifty years old, and accessory structures and additions of less than ~~250~~ **400** gross square feet; or

(2) Developments in Districts 6 and 8 that involve an increase in the existing building footprint of ~~ten~~ **less than fifty** percent ~~or less~~, except new buildings.

(3) ~~Developments in the Historic District are not minor developments~~

(e) Basic Development Defined (AHBR Review).

(1) Residential projects including new single family detached houses, and accessory structures and additions greater than ~~250~~ **400** gross square feet ~~and less than 2,000 gross square feet or that involve an increase in the existing building footprint of twenty percent or less~~; or

(2) Nonresidential projects including accessory structures and additions greater than ~~250~~ **400** gross square feet and less than 2,000 gross square feet or that involve an increase in the existing building footprint of twenty percent or less, demolitions of structures fifty years old or older, signs, and alterations that face the public realm.

—(3) ~~All development within the Historic District~~

(f) Major Development Defined (PC Review).

(1) Development that is greater than 2,000 gross square feet or that involves an increase in the existing building footprint of twenty percent or more, except in Districts 6 and 8.

(2) Development in Districts 6 and 8 that involves an increase in the existing building footprint of fifty percent or more **and new buildings.**

4. Accessory Dwelling Units -Section 1206.03(a)(1):

- a. Issue: Accessory dwelling units (ADU) are only permitted within D4 (Historic area) and D5 (downtown). Many residents wish to construct ADUs in other areas in town; however, are not permitted. ADUs are defined as: a second dwelling unit either within or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the main dwelling, for use as a complete, independent living facility with provision within the accessory dwelling for cooking, eating, sanitation, and sleeping.
- b. Amendment: Revise the allowance to permit such within all residential zoning districts.

5. Narrow but deep residential lots:

- a. Issue: Numerous large lot parcels contain narrow frontages with significant depth. Applying current 15 ft side yard setbacks and agricultural use setback standards limits the functional area of these properties.

- b. Amendment:
Drafting text specific to narrow but deep lots can be challenging/lengthy; however, the below consideration for exempting play structures and the upcoming proposed amendments to agricultural uses should respond to this issue.



Parcels along Norton Road

6. Swing sets, playhouses etc – Section 1201.07(c)(1) Features allowed within a setback:

- a. Issue: swing sets and playgrounds do not require permits but must meet applicable side and rear yard setbacks. This causes some frustration from residents and limited use of smaller/narrow yards
- b. Amendment: Revise Section 1201.07(c) Features allowed within setbacks to include play structures and tree houses up to 100 sq feet. Such improvements would still be required to meet a three foot setback and would be regulated similar to driveways and patios.

7. COVID response

- a. Issue: COVID response has required changes to city services as well as city regulations (DORA, Outdoor dining).
- b. Amendment: Several amendments and policy changes have occurring including outdoor dining in the public ROW and curb side pickup parking in public ROW. The LDC already permits outdoor dining on private property and accommodates curbside pick up parking stalls, walk up windows etc. Staff has also reviewed our existing home occupation regulations to confirm they are adequate to changing trends.


8. Architectural Design Standards (LDC Appendix D)

- a. Issue: Staff has documented several design standards that are common frustration for residents and provide limited architectural design benefit.
- b. Amendment:
 - i. Window placement on Accy structures (increase threshold from over 10 ft to 14 ft): *All facades (including the rear) over ~~ten~~ **fourteen** (~~10~~**14**) feet long shall have at least one window or door opening. Fenestration placement on the accessory structure shall be proportional to the house.*
 - ii. Screening/skirting requirements for decks (remove requirement): *All decks and porches without a perimeter foundation exposing more than eighteen (18) inches between the fascia and the grade must be screened with compatible materials or landscaping unless a full story is exposed below.*



- iii. Fence material (fully restrict chain link): *Except in District 8, only the following fence materials shall be allowed: wood (or vinyl closely resembling wood), wrought iron (or aluminum closely resembling wrought iron), stone, or brick. All other fence materials, including chain link and vinyl-clad chain link, are prohibited unless substantially screened from public view by landscaping or other means.*

- iv. Glass block windows (codify existing policy/procedure): Design Standards do not discuss glass block. Add statement that glass block is permitted when placed adjacent to ground level on the side and rear facades

	
Permitted use of glass block	Prohibited use of glass block

- v. Siding installation (codify existing policy/procedure): Design Standards do not discuss how to blend materials. Add statement that new materials should be staggered/blended to be compatible with existing (siding and masonry)
- vi. Massing and garage placement: The District regulations of the LDC provide relief to the house orientation standards when a house is setback greater than 130 ft from the street. Revise the Design Standards to align with the district regulations and provide relief for setback greater than 130 feet.

Minor Administrative Items:

9. Submittal Requirements – Appendix A:

- a. Issue: The LDC submittal requirements (Appendix) for various applications are highly detailed and cover numerous pages of text.
- b. Amendment: Reduce the text to simplify the amount of information requested, ease interpretation, and focus the submittal requirements on the base information needed to demonstrate compliance with applicable code standards.

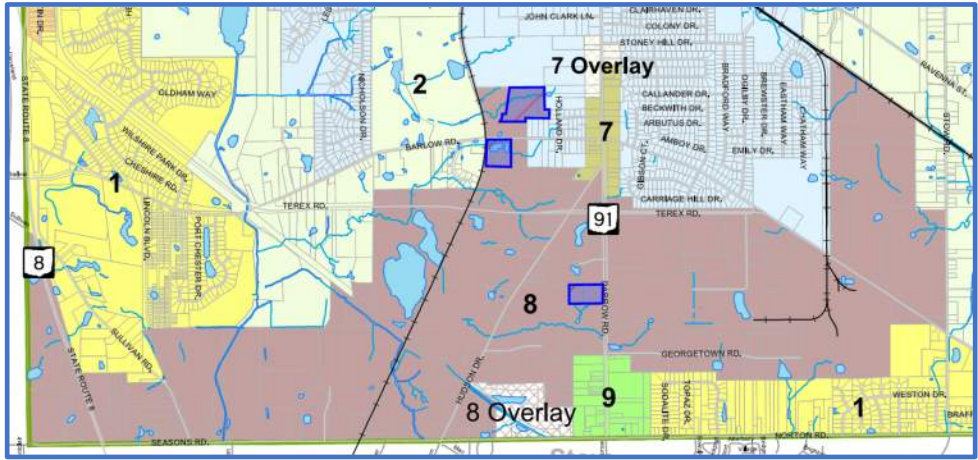
10. Administrative improvements

- a. Issue: Staff has recorded numerous minor clarification needed in the LDC to resolve observed conflicts and needs for clarification
- b. Amendment:
 - i. Clarify existing demolition review standards
 - ii. Commercial minimum lot width on arterial roads-currently code requires 200ft lot width, consider reducing to 100ft to better conform with existing lots.
 - iii. Minimum lot width in District 3 (Section 1205.06(d)(4) – reduce from 150ft wide to 100 ft to match District 1
 - iv. Trash containers (Section 1207.10 Performance Standards): Add new text stating residential trash cans may not be placed near or within the ROW greater than 24 hours before scheduled pick up
 - v. Wetlands in D6 and D8 – revise the Category II and III to 50 feet setback to match other districts from current 100 ft setback
 - vi. Places of Assembly vs Places of Worship – review code to have allowances align
 - vii. Garage orientation for attached and townhome projects. Clarify existing text.

Zoning District/Map Amendments:

11. Assisted living and Continuing Care Retirement Communities

- a. Issue: Several areas of District 8 have been developed with such uses in recent years - The LDC permits assisted living in D2, D3, D4, D5, D6, D8, and D8OV. The LDC permits CCRC in D3, D6, and D8.
- b. Amendment: Remove the allowance of such facilities from D8 to strengthen D8 for commercial/industrial use.



Highlighted parcels depict assisted living and CCRC facilities in District 8

12. Martin Drive:

- a. Issue: City staff have received occasional calls from residents about their non-conforming status in D6 which only permits expansion of residences of up to 25%. The commercial zoning has been in place for 20 plus years; however, the area has not converted to applicable development.
- b. Amendment: Maintain the frontage adjacent to West Streetsboro and then the southern portion could be converted to the adjacent District 1 residential zoning.



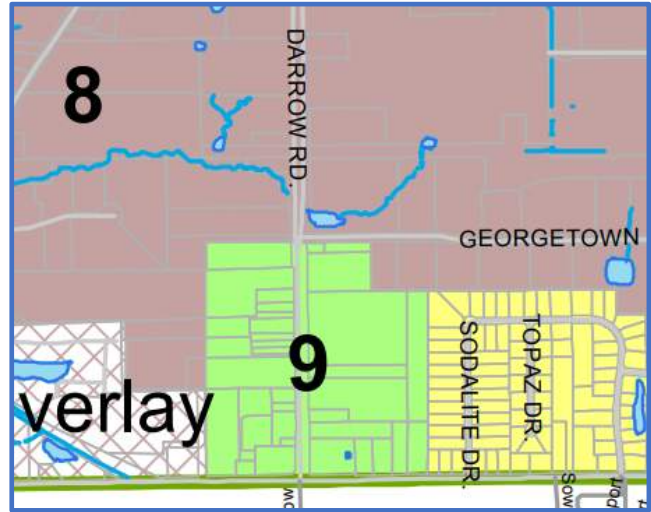
Martin Drive aerial view



Hudson Zoning Map – Martin Drive

13. District 9 - Darrowville

- a. Issue: The District 9 area has seen limited development/investment over the past twenty years
- b. Amendment: Consider engaging the district stakeholders on revised standards to encourage mixed use development and extending Lawnmark Drive to Georgetown Road. (see attached memo)



14. District realignment: Combining the D7 Overlay into the D7 District.

- a. Issue: The current D7 overlay covers a very small area and contains multiple parcels with dual zoning where the district boundary does not align with the parcel boundary.
- b. Amendment: Remove the D7 Overlay and merge applicable acreage into the D7 District (or District 3).



MEMORANDUM

Date: April 12, 2021

To: Mayor and City Council Members

From: Community Development Staff

Subj: District 9: Darrowville Commercial Corridor

I. Background

Zoning District 9 encompasses the area historically known as Darrowville. The district permits retail/office uses with limited mixed housing. Located at the southern end of the city, Darrowville has seen limited investment over the past twenty years.

There is opportunity; however, with approximately eighty (80) acres of vacant land located within the district boundaries and adjacent parcels. The area has other attractive assets including access to the Summit County Metro Barks Bike and Hike Trail and several well-preserved historic buildings fronting Darrow Road.

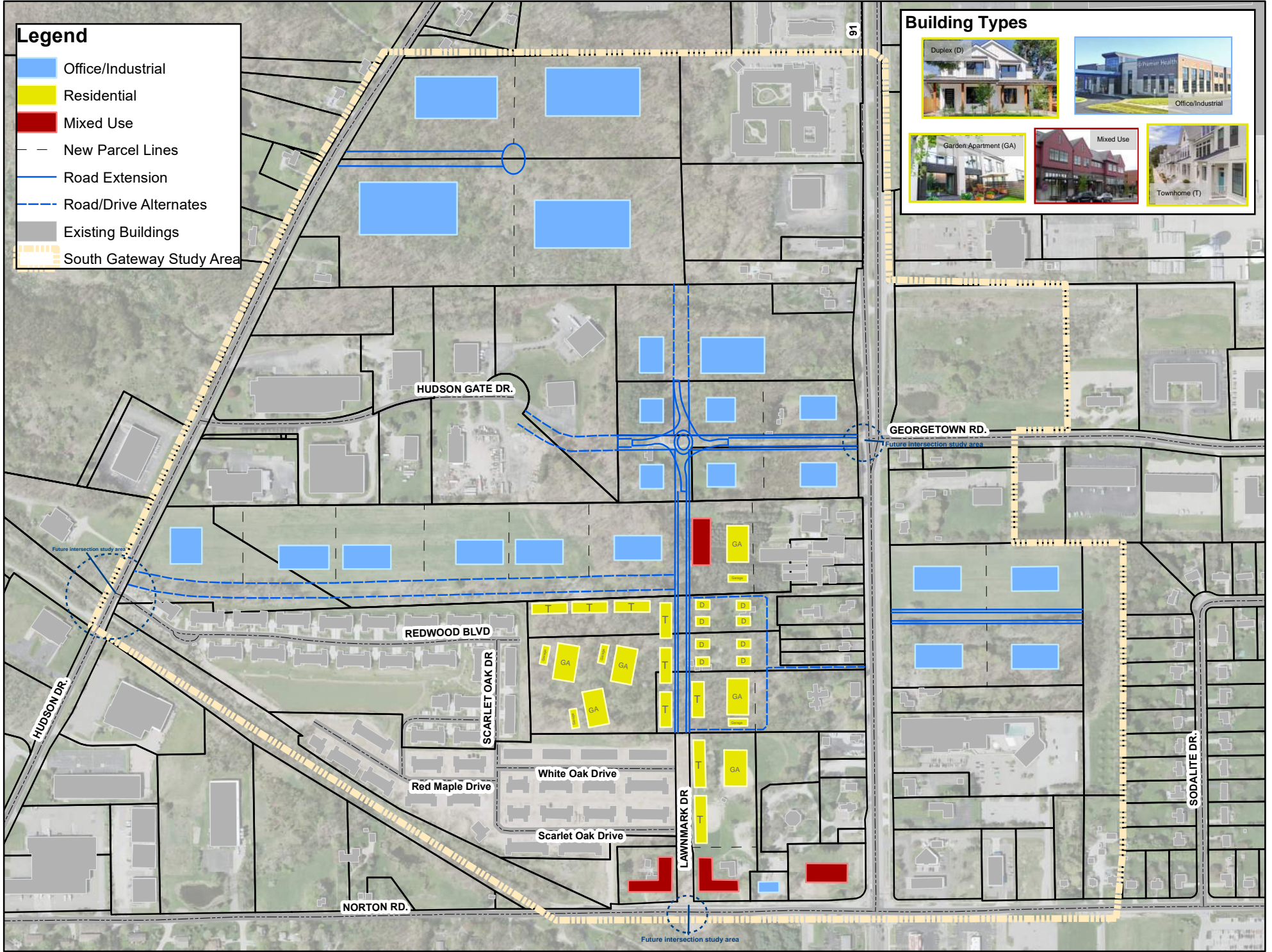


II. Study

To encourage development, revised standards to strengthen mixed housing and commercial uses could be considered, coupled with an investment in infrastructure. The extension of existing Lawnmark Drive could provide street frontage to previously inaccessible land.

Staff has developed the attached concept plan to show a possible street connection and development of the interior vacant land. The plan was developed merely to aid discussion and recommends further study into any potential uses.

South Gateway Study Map



Legend

- Office/Industrial
- Residential
- Mixed Use
- New Parcel Lines
- Road Extension
- Road/Drive Alternates
- Existing Buildings
- South Gateway Study Area

Building Types



Duplex (D)



Office/Industrial



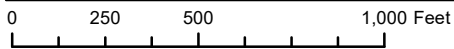
Garden Apartment (GA)



Mixed Use



Townhome (T)



South Gateway - Current Zoning With Potential Uses

