

ORDINANCE NO. 23-84

OFFERED BY: MAYOR ANZEVINO

**AN ORDINANCE AMENDING CHAPTERS 1205 “ZONING DISTRICTS-CITY OF HUDSON MAP” AND 1206 “USE REGULATIONS” OF THE LAND DEVELOPMENT CODE.**

WHEREAS, the bulk of the City’s current Land Development Code was adopted in 1999 and has now been codified in Part Twelve of the City’s Codified Ordinances as the “Planning and Zoning Code”; and

WHEREAS, City Council adopted the 2015 Comprehensive Plan on January 19, 2016; and

WHEREAS, the City Administration routinely reviews the Land Development Code standards to address language in need of clarification, respond to development trends, and consider amendments based on feedback from City Council and residents; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Hudson, County of Summit, State of Ohio, that:

Section 1. Codified Ordinance Chapters 1205 “Zoning Districts - City of Hudson Zoning Map” AND 1206 “Use Regulations,” of the Land Development Code, be amended in part to read as follows:

Chapter 1205

Zoning Districts – City of Hudson Zoning Map

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Chapter 1205.06 District 3: Outer village Residential Neighborhood

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1205.06(d)(1) Maximum net density.

- A. Single-family detached and duplexes: two and one-half dwelling units per acre.
- B. Single-family attached: **three** ~~four~~ dwelling units per acre.
- C. Townhomes: **four** ~~five~~ dwelling units per acre.

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Chapter 1205.07 District 4: Historic Residential Neighborhood

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1205.07(d)(1) Maximum next density

- A. Single-family detached: four dwelling units per acre unless the net density of a proposed development exceeds 150 percent of the net density of the residential development within 600 feet of a proposed development, excluding vacant parcels. In such case, while the maximum net density is four dwelling units per acre, the proposed development shall be a conditional use subject to procedures of this Code.
- B. Duplexes: four dwelling units per acre
- C. Single-family attached: **five** ~~six~~ dwelling units per acre.
- D. Townhomes: **six** ~~eight~~ dwelling units per acre.
- E. Multi-family: **ten** ~~twelve~~ dwelling units per acre.

## Chapter 1206

### Use Regulations

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#### Section 1206.02 Conditional Use Standards

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(b) Conditional Uses: General Criteria and Standards. In addition to any special conditions and standards listed in the following division (c) and/or the Table of Permitted and Conditional Uses by Zone District, all applications for a conditional use shall demonstrate that:

(1) The use is consistent with the policies and intent of the corresponding plan district in which it is located, as set forth in the City Comprehensive Plan (as amended from time to time).

(2) The use is physically and operationally compatible with the surrounding neighborhood and surrounding existing uses. Conditions may be imposed on a proposed conditional use to ensure that potential significant adverse impacts on surrounding existing uses will be reduced to the maximum extent feasible, including, but not limited to, conditions or measures addressing:

A. Location on a site of activities that generate potential adverse impacts such as noise and glare;

B. Hours of operation and deliveries;

C. Location of loading and delivery zones;

D. Light intensity and hours of full illumination;

E. Placement and illumination of outdoor vending machines;

F. Loitering;

G. Litter control;

H. Placement of trash receptacles;

I. On-site parking configuration and facilities;

J. On-site circulation;

K. Privacy concerns of adjacent uses.

(3) The use can generally be accommodated on the site consistent with any architectural and design standards set forth in the applicable district regulations of this Code, and in conformance with all dimensional, site development, grading/drainage, performance, and other standards for the district in which it will be located.

(4) To the maximum extent feasible, access points to the property are located as far as possible, in keeping with accepted engineering practice, from road intersections and adequate sight distances are maintained for motorists entering and leaving the property proposed for the use.

(5) On-site and off-site traffic circulation patterns related to the use shall not adversely impact adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.

(6) The use will be adequately served by public facilities and services. Public facilities and services that may be considered in light of this standard include, but are not limited to, water, sewer, electric, schools, streets, fire and police protection, storm drainage, public transit, and public parks/trails. See also Section [1207.11](#), Adequate Public Facilities.

(7) The use provides adequate off-street parking on the same property as the use, in compliance with standards set forth in Section [1207.12](#).

(8) Unless addressed in the special conditions and standards set forth below, the use will be screened with fencing and/or landscaping in excess of what is required in Section [1207.04](#), as appropriate, if the use may otherwise result in an adverse impact on adjacent property benefitting from such screening.

(9) The residential use is proposed at a density consistent with that of the existing neighborhood density or is compatible by its use of architecture, orientation of structures and parking, and landscape buffer. **The density proposed within 100 feet of the development boundary should not exceed the adjacent neighborhood density.**

Section 2. Codified Ordinance Chapters 1201, “General Provisions,” 1205 “Zoning Districts - City of Hudson Zoning Map,” 1206, “Use Regulations,” 1207 “Zoning Development and Site Plan Standards,” 1213 “Definitions,” and Appendix D, “Architectural Design Standards,” of the Land Development Code, to the extent not amended by this Ordinance shall remain in full force and effect.

Section 3. All formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, or otherwise in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED:

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Jeffery L. Anzevino, Mayor

ATTEST:

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Aparna Wheeler, Clerk of Council

I certify that the foregoing Ordinance No. 23-84 was duly passed by the Council of said Municipality on \_\_\_\_\_, 2023.

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Aparna Wheeler, Clerk of Council

First Reading & Referral to Planning Commission: July 11, 2023

Public Hearing:

Second Reading:

Third Reading: