



PLANNING COMMISSION

CASE NO. 2025-1284

CITY OF HUDSON LAND DEVELOPMENT CODE TEXT AMENDMENT TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HUDSON AND CHAPTER 1205, CHAPTER 1206, AND CHAPTER 1213 OF THE LAND DEVELOPMENT CODE TO ESTABLISH ZONING DISTRICT 11.

RECOMMENDATION

Based on the evidence and representations to the Commission by City staff at the special meeting of October 27, 2025, then continued to the regular meetings of November 10, 2025, December 8, 2025, and January 12, 2026, the Planning Commission requests the City Council return this item to the Planning Commission to continue to review density, setbacks, bufferyards and incorporating the attached recommendations of the January staff report.

The Planning Commission acknowledges Section 1203.03(b)(1)(A) of the Land Development Code stating *The PC shall conduct a public hearing, make specific recommendations to the City Council, and transmit the application to the City Council, together with the text and map amendments pertaining thereto, within 120 days from the date of initiation of the application for text or official zoning map amendments.*

The Planning Commission, however, is requesting additional time to review the proposal based on the amendment's complexity, scope, and potential impacts to the City of Hudson. Of note, the amendment is related to the Planning Commission's ongoing study of the City's density requirements. As the two topics are intrinsically related, the Planning Commission requests an extension in order to align these discussions and deliver a thoughtful, secure, and comprehensive recommendation for this significant amendment.

Dated: January 20, 2026

CITY OF HUDSON

PLANNING COMMISSION

Sarah Norman

Sarah Norman, Chair

The below text incorporates the initial draft in underline and bold. Revision through December 8, 2025 meeting are depicted in red underline and bold. Revision proposed for January 12, 2026 are in yellow highlight.

Chapter 1205

Zoning Districts – City of Hudson Zoning Map

1205.01 Establishment of Districts

The following zoning districts are hereby established. They may be referred to throughout this Code by their name or district number:

- (a) District 1: Suburban Residential Neighborhood;
- (b) District 2: Rural Residential Conservation;
- (c) District 3: Outer Village Residential Neighborhood;
- (d) District 4: Historic Residential Neighborhood;
- (e) District 5: Village Core District;
- (f) District 6: Western Hudson Gateway;
- (g) District 7: Outer Village Commercial Corridor and Office Overlay Zone;
- (h) District 8: Industrial/Business Park and Hike Bike Senior Housing Overlay Zone;
- (i) District 9: Darrowville Commercial Corridor;
- (j) District 10: Ravenna Road Corridor; **and**
- (k) Overlay District FFO: Floodplain/Floodway Overlay. **District 11: South Darrow Road Corridor; and**
- (l) Overlay District FFO: Floodplain/Floodway Overlay.**

1205.02 OFFICIAL ZONING DISTRICT MAP.

(a) Adoption of Official Zoning Map. The boundaries of the zoning districts established by this Code shall be shown on a map or series of maps entitled "Official Zoning Map." The official zoning map, together with all notations, references, and other information shown thereon, is hereby adopted by reference and declared to be a part of this Code as if set forth herein. Original copies of the official zoning map and all amendments thereto shall be maintained in the office of the Director of Community Development. In case of any dispute regarding the zoning classification of property subject to this Code, the original maps maintained by the Director of Community Development shall control.

(b) Omitted Land. If any land subject to this Code has not been specifically included within any of the districts shown on the official zoning map, such land shall automatically be classified in District 2, Rural Residential Conservation.

Official Zoning District Map in easy to read PDF, click [HERE](#)

(map to be amended)

1204.02 PLANNED DEVELOPMENTS

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(b) Standards for Review of a Preliminary PD Plan. An application for approval of a preliminary PD plan, together with submitted plans and reports, shall be reviewed for their conformance with the following standards:

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(8) The proposed PD shall comply with the following requirements, which shall not be modified or varied except as expressly set forth below or as permitted by Section 1203.08, Minor Modifications:

A. Minimum area requirement. All planned developments shall have a minimum size of five acres except for District 5 which shall [have] a minimum size of two acres **and District 11 which shall have a minimum size of ten acres.**

1205.03 COMPLIANCE WITH DISTRICT STANDARDS.

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Section 1205.14 District 11: South Darrow Road Corridor

a) Purpose:

1. This district contains is intended to encourage a predominance a mix of commercial and light industrial land uses to benefit the income and property tax base of the community. The district also allows for retail and service uses intended to provide support amenities and services to the adjacent commercial office and industrial districts. The district serves as a transition between the office and industrial uses to the south and the retail and service focused area of District 7 to the north. Curb cuts along Darrow Road are significantly limited with a strong internal network of pedestrian and vehicular access between uses. The existing, developed nature of District 11 with limited environmental constraints allows for more concentrated development. Development will implement the Comprehensive Plan recommendations for the area including streetscape enhancements and improved connectivity. New development will

incorporate greenspace accessible to all users within the development including employees and customers.

2. The district provides the opportunity to create a transformational mixed use district through a Planned Development. A mixed use development will help support a significant income tax generator and provide expanded amenity uses to support the larger office and industrial uses in the surrounding office and industrial parks. Residential uses are permitted when secondary to and integrated with the commercial and industrial uses in a mixed use setting. Residential uses are encouraged along the Terex Road frontage to help transition to the existing residential development to the north.

b) Uses by-right

1. Commercial/Retail

- a. Bank or other financial institution
- b. Medical Clinic
- c. Office, business or professional
- d. Business Park, Office business park
- e. Lodging, Boutique
- f. Recreational Facility, Private membership recreational facility or club
- g. Recording, radio or television studios
- h. Restaurant provide the use is at or greater than 200 feet from a residential use
- i. Retail provided that the gross floor area does not exceed a total of 10,000 square feet per use or building.
- j. Services, Personal, business, or repair services, except for vehicle repair, provided that the gross floor area does not exceed a total of 10,000 square feet per use or building.
- k. Showrooms and salesrooms for wholesale distribution

2. Industrial Uses

- a. Distribution
- b. Industrial use, light
- c. Industrial Business Parks
- d. Research laboratories

3. Institutional/civic/public uses

- a. Installations by Essential public utility and public services, including but not limited to bus shelters and bus stops, but not including water towers, power generating stations, transfer stations, or outdoor storage
- b. Government administrative offices and services
- c. Government public works and service facilities
- d. Hospitals, including heliports as accessory use
- e. Public safety and emergency services

- f. Public recreational facilities, indoor or outdoor
- g. Public park or recreation area, including multi-purpose trails
- 4. Planned Developments , subject to the standards and procedures set forth in Sections 1203.04 and 1204.02.
- 5. Accessory uses See Section 1206.03 , Accessory Uses.

c) Conditional Uses The following uses shall be conditionally permitted in District 11 subject to meeting all applicable requirements set forth in division (d) of this section and Section 1206.02 , Conditional Uses:

- 1. Residential
 - a. Dwelling, Townhomes subject to approval within a Planned Development
 - b. Dwelling, Multifamily -subject to approval within a Planned Development
- 2. Commercial/retail
 - a. Artisan studios, photography studios and shops, and art galleries
 - b. Bar or tavern.
 - c. Nursery, cCommercial nurseries
 - d. Day care center, child or adult
 - e. Grocery store provided that the gross floor area does not exceed a total of 40,000 square feet subject to approval within a Planned Development
 - f. Lodging, full service
 - g. Recreational facilities, commercial or sports training facility
 - h. Recreational facilities, outdoor
 - i. Restaurant located within 200 feet of a residential use
 - j. Retail greater than 10,000 sq ft up to a maximum of 20,000 sq ft gross floor area per use or building.
 - k. Services, personal, business, or repair, except for vehicle repair, with a ground floor footprint not to exceed 10,000 square feet of floor area per use or building.
 - l. Veterinary facilities or small animal clinics, including overnight indoor boarding
 - m. Wireless telecommunication facilities
- 3. Industrial Uses
 - a. Industrial Uses, Heavy
- 4.3. Institutional/civic/public uses
- 5.4. Planned Developments

d) Property Development/Design Standards In addition to compliance with all applicable standards set forth in Chapter 1207, Zoning Development and Site Plan

Standards, development in District 11 shall comply with all of the following development/design standards (all standards are minimums unless otherwise noted):

- 1. Maximum Net Density**
 - a. Townhomes: Twenty units per acre.**
 - b. Multi-family: Thirty units per acre.**
- 2. Open Space. All residential development shall comply with the standards and requirements governing open space set forth in Section 1207.05**
- 3. Mix of uses. More than one principal ~~commercial/retail~~-use permitted by-right or conditionally in District 11 may be developed or established together on a single lot or site, or within a single structure, provided all applicable requirements set forth in this section and Code, including trip generation limitations, and all other applicable ordinances, are met.**
- 4. Maximum residential allowance: Residential uses shall not exceed 20% of the gross acreage of a Planned Development and no more than 200 units total shall be within any Planned Development.**
- 5. Residential location: Residential uses are not permitted on the ground floor of buildings fronting Darrow Road.**
- 4.6. Minimum parcel size: One acre.**
- 5.7. Maximum number of dwelling units per structure.**
 - a. Townhomes: eight dwelling units.**
 - b. Multi-family: thirty dwelling units.**
- 6.8. Setbacks Unless modified pursuant to Section 1203.08 , Minor Modifications, the yard setbacks in District 11 shall be:**
 - a. Minimum front yard setback: fifty feet for principal and accessory buildings; and twenty-five feet for parking areas/lots**
 - b. Minimum side and rear yard setbacks: twenty-five feet.**
- 7.9. Maximum structure height**
 - a. Wireless telecommunication towers: less than 200 feet.**
 - b. Wireless telecommunication equipment shelter: fifteen feet.**
 - c. Townhomes: 35 feet**
 - b.d. Multifamily and mixed-use residential: 40 feet.**
 - e.e. All other uses: fifty feet**

8.10. Architecture and design standards See Architectural Design Guidelines located in Appendix D.

9.11. Vehicular access/driveway curb cuts

- a. All Ddevelopment shall comply with the standards and requirements set forth in Comprehensive Plan including the referenced city wide traffic studies:
- b. Driveway curb cuts. To the maximum extent feasible, the number of curb cuts shall be minimized by consolidation, shared driveways, or other means. See Section 1207.18(f) regarding restrictions on curb cuts to arterial and collector streets.

10.12. Location of parking. Off-street parking should be located at the rear or side of buildings. Parking may be located in the building front yard if limited to twenty-five percent of the required off-street parking, or a one aisle parking bay across the front of the building.

11.13. Loading areas. Loading docks and other loading areas may be sited at the rear or to the side of buildings, provided that such areas are screened in compliance with Section 1207.18.

12.14. Pedestrian amenities/linkages

- a. Provision shall be made in the design of all developments for non-vehicular circulation systems, including but not limited to sidewalks, pathways, and bikeways.
- b. Sidewalks:
 - i. Sidewalks or paved paths at least five feet wide shall be provided on both sides of an abutting public street.
 - ii. Sidewalks at least five feet wide shall be provided along the full length of a building facade that features a customer entrance and along any building facade abutting a public parking area.
 - iii. All internal pedestrian walkways shall be designed to be visually attractive and distinguishable from driving surfaces through use of durable, low-maintenance surface materials such as pavers, brick, or scored concrete to enhance pedestrian safety and comfort.
- e. Compliance with access management plan: As applicable, all development with frontage on State Route 91 shall comply with the pedestrian access standards and requirements set forth in any adopted comprehensive access management plans for the State Route 91 corridor.

d.c. Linkages: To the maximum extent feasible, provision shall be made in the design of developments for connections with existing or future pedestrian systems on adjoining properties, including but not limited to

connections to existing or planned future sidewalks, bikeways, walkways, or trail systems.

1205.14 **1205.15** Floodplain/Floodway Overlay District

CHAPTER 1206

Use Regulations

1206.01 Table of permitted and conditional uses by zone district.

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- (a) By-Right Permitted Uses
- (b) Conditional Uses
- (c) Use Not Permitted

Use Table

(to be amended)

Chapter 1027

Zoning Development and Site Plan Standards

Section 1207.01 MAXIMUM IMPERVIOUS SURFACE COVERAGE.

- (a) Maximum Impervious Surface Coverage

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- 3) All other non-residential uses. The maximum impervious surface coverage for commercial, industrial, and institutional uses shall be determined on a case-by-case basis based on the criteria set forth in division (b) of this section, but in no case shall the maximum impervious surface coverage exceed sixty percent of the total gross area of the underlying lot or lots except for the following:

- a. The impervious surface coverage in District 5 for commercial/retail buildings may not exceed eighty percent and for single-family attached, townhomes, and multi-family residential may not exceed seventy-five percent.
- b. The impervious surface coverage in the District 7 Overlay may not exceed fifty percent.
- c. The impervious surface coverage for development in Districts 6, and 8, and 11 may not exceed seventy-five percent.

CHAPTER 1213 Definitions

1213.01 GENERAL

1213.02 DEFINITIONS

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(85) **"Distribution"** shall mean a use engaged in the short term storage, movement, and distribution of manufactured products, supplies, and equipment, including accessory offices and showrooms, and including incidental retail sales, but excluding bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions.

Lodging, Boutique shall mean a facility containing less than fifty guest rooms and offering transient overnight accommodations at a daily rate to the general public and that only provides limited additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities accessory to the lodging.

Lodging, Full service shall mean a facility containing fifty or more guest rooms and offering transient overnight accommodations at a daily rate to the general public and commonly providing additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities.

g. **Public park or recreation area, including multi-purpose trails**

Renumber 85-141

(141-142) "Grocery store, specialty" shall mean a retail store selling predominately food with emphasis on prepared food, specialty foods based on season, nationality, holidays and dietary

needs, and providing in-store dining and having a ground floor area of 20,000 square feet or less **within District 5 and a square footage of 40,000 square feet or less within District 11.**

Renumber 142-345

(346 347) "Warehousing, ~~distribution~~, and enclosed storage" shall mean a use engaged in enclosed storage, wholesale, and/or distribution of manufactured products, supplies, and equipment, including accessory offices and showrooms, and including incidental retail sales, but excluding bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions.

Renumber 347-364

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