

AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON TO AMEND SECTIONS 1205.10(a), 1205.10(d), 1205.10(e), AND 1206.01 TO PERMIT SINGLE FAMILY ATTACHED DWELLINGS, TOWNHOMES, AND PLANNED DEVELOPMENTS AS ALLOWED USES WITHIN THE DISTRICT 7 OFFICE OVERLAY ZONE.

WHEREAS, a private party initiated application was introduced to the Planning Commission at public hearings on March 8, 2021 and April 12, 2021, to amend the City's Land Development Code, Section 1205.10, District 7: Outer Village Commercial Corridor and Office Overlay Zone, and Section 1206.01, Table of Permitted and Conditional Uses by Zone District, to permit single family attached dwellings, townhomes, and planned developments as allowed uses within the District 7 Office Overlay; and

WHEREAS, the Planning Commission conducted a public hearing on the application over two nights and made specific recommendations to this Council for consideration; and

WHEREAS, upon the Planning Commission submitting its recommendation to Council and Council having held its own public hearing on this Ordinance, this Council determines that the proposed amendments to Sections 1205.10(a), 1205.10(d), 1205.10(e), and 1206.01 will be consistent with the public health, safety, and general welfare and should be adopted.

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

Section 1. Part Twelve, Land Development Code, of the Codified Ordinances of Hudson is hereby amended at Sections 1205.10(a), 1205.10(d), 1205.10(e), and 1206.01, which shall hereafter read as follows:

“1205.10 DISTRICT 7: OUTER VILLAGE COMMERCIAL CORRIDOR AND OFFICE OVERLAY ZONE.

(a) Purpose.

* * *

(2) The current uses and vacant land at the northern end of District 7 serve as a transition between existing community oriented retail and the neighboring residential portion of South Main Street. Existing office uses and large parcel sizes make this area attractive for new office development. Offices, which by nature require fewer vehicle trips, can have suitable access provided given the heavy traffic volumes of this corridor. The Office Overlay Zone of the northern portion of District 7 will protect and buffer residential uses to the north and reinforce retail uses to the south, while also providing the opportunity for housing diversification.

* * *

(d) Special Conditions for District 7 Office Overlay Zone.

(1) Only the following uses by right shall be permitted on parcels or lots fronting on Darrow Road and located on the west side of Darrow Road north of a point of Darrow Road 456 feet north of Faymont Drive (generally, a westerly line extended from Callander Drive) and parcels or lots located on the east side of Darrow Road south of a point of Darrow Road 494 feet south of Stoney Hill Drive in District 7, which area shall be known as the "District 7 Office Overlay Zone," and designated as such on the Official Zoning Map;

A. Banks or other financial institutions, except for drive through teller and ATM facilities;

B. Offices, business or professional;

C. Planned developments

1. Planned developments, subject to standards and procedures set forth in Sections 1203.04 and 1204.02.

~~C~~D. Government administrative offices.

(2) Only the following conditional uses shall be permitted in the District 7, Office Overlay Zone:

A. Residential

1. Single Family, Attached

2. Townhomes

~~A~~B. Artisan studios, photography shops or studios, and art galleries; provided the use does not exceed a gross floor area of 5,000 square feet.

~~B~~C. Bed and breakfast inns.

~~C~~D. Funeral homes.

~~D~~E. Recording, radio or TV studios, provided that the gross floor area does not exceed a total of 2,500 square feet.

~~E~~F. Business services provided the use does not exceed a gross floor area of 5,000 square feet.

~~F~~G. Personal services provided the use does not exceed a gross floor area of 5,000 square feet.

~~G~~H. Veterinary facilities or small animal clinics, including overnight indoor boarding.

(e) 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 7 shall comply with all of the following development/design standards (all standards are minimums unless otherwise noted):

(1) Mix of uses. More than one principal commercial/retail use permitted by-right or conditionally in District 7 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.

(2) Maximum net density.

A. Single-family attached: four dwelling units per acre.

B. Townhomes: five dwelling units per acre.

(3) Open space. In addition to compliance with the standards and requirements governing open space set forth in Section 1207.05, residential developments shall

set aside a minimum of twenty-five percent of the gross land area for private open space.

(24) Minimum lot size: ~~two and one-half acres.~~

A. Residential uses, except townhomes: 16,000 square feet, except that the minimum lot size may be reduced to 6,000 square feet if open space conservation lots are developed pursuant to the requirements set forth in Section 1207.06.

B. Townhomes: 2,500 square feet.

C. Residential uses (except townhomes) on lots fronting arterial roads: one acre.

D. Non-residential uses: two and one-half acres.

(35) Minimum lot width: ~~250 feet.~~

A. Single-family attached: forty-eight feet.

B. Townhomes: twenty-four feet.

C. Non-residential uses: 250 feet.

(46) Minimum lot depth for non-residential uses: 400 feet.

(57) Maximum floor area to lot area ratio for non-residential uses: .50 to 1.0.

(68) Setbacks. Unless modified pursuant to Section 1203.08 , Minor Modifications, yard setbacks in District 7 shall be:

A. Minimum front yard setback: ~~thirty feet.~~

1. Residential uses: fifty-feet, provided that averaging shall be required for residential uses. Except for new residential development on lots fronting arterial roads, the front setback shall not differ by more than ten percent from the average of the front yard setbacks existing on the two properties immediately adjoining the subject property, unless approved by the Architectural and Historic Board of Review. If one or more of the adjoining properties is vacant, the front yard setback shall be fifty feet.

2. Residential uses on lots fronting arterial road: 100 feet, of which the front fifty feet shall comprise a bufferyard that shall be landscaped pursuant to Section 1207.04(k).

3. Non-residential uses: thirty feet.

B. Minimum side yard setback: ~~fifteen feet.~~

1. Principal residential structure: fifteen feet.

2. Principal non-residential structure: fifteen feet.

3. Side facing attached garage: twenty-five feet.

4. Residential accessory structures: fifteen feet.

5. Residential corner lots: fifty feet for street side not designated as "front".

C. Minimum rear yard setback: ~~thirty feet, except when the rear yard of a non-residential use abuts a residentially zoned property, the rear yard setback shall be increased to fifty feet from the edge of the parking lot to the adjacent property line.~~

1. Principle residential structure: fifty feet

2. Principal non-residential structure: thirty feet, except when the rear yard of a non-residential use abuts a residentially zoned property, the rear yard setback shall be increased to fifty feet from the edge of the parking lot to the adjacent property line.

3. Residential accessory structures: fifteen feet.

D. Arterial setbacks: See arterial setback and landscaping requirements in Section 1207.04(k), Landscaping/Buffering.

(9) Maximum number of units per structure.

A. Attached single-family: four attached units per structure.

B. Townhomes: six units per structure.

(7)10) Maximum structure height: ~~thirty-five feet.~~

A. Non-residential and single-family attached: thirty-five feet.

B. Townhomes: forty feet.

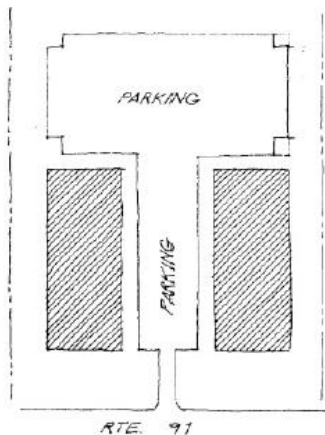
(11) Distance between residential buildings. Structures containing either single-family-attached or townhomes shall be separated from each other by a minimum of twenty feet at their closest points.

(8)12) Building siting and orientation for commercial uses. The following building siting and orientation requirements shall apply to new development in District 7 (See also parking location standards below):

A. The front of all buildings shall be oriented to the side property line (i.e., perpendicular to the Route 91 right-of-way). (See Figure 7)

B. Multiple buildings on a development site shall be oriented to create an interior space or courtyard, in which parking areas or private open space may be located. (See Figure 7)

Figure 7.



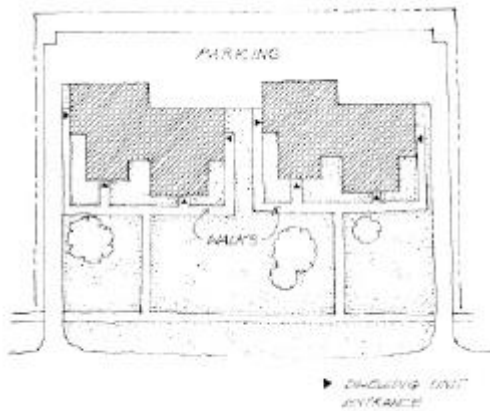
C. Loading and service docks shall be sited either at the rear of the building or along the side of the building opposite from the primary entrance.

(13) Building siting and orientation for residential uses. The following building siting and orientation requirements shall apply to new development in District 7, except for new development with a front yard depth of 130 feet or more:

A. Principal residential structures—single-family attached/and townhomes.

1. The entrance to at least one dwelling unit within each building shall face the street. (See Figure 8.)

Figure 8.



2. The front wall of the principal structure, or the front wall of at least one principal structure in a multi-building development, shall be parallel to the street or perpendicular to a radius of the curve of the street extended through the approximate center of the main mass, if the street is curved.

B. Principal residential structures on corner lots.

1. In general, the structure shall face one of the streets and not the corner.
2. One side of the structure shall be designated the "front" and shall be subject to the requirements set forth in division (d)(9)A. of this section.

C. Private garages.

1. Doors of attached garages shall not face the street.
2. Detached garages shall be located only in the rear yard.
3. New development of a principal single-family detached or attached dwelling shall provide space for the storage of at least two cars within an enclosed garage.

- (9~~14~~) Architecture and design standards. See architectural design guidelines located in Appendix D .
- (40~~15~~) Vehicular access. All development shall comply with the vehicular access standards and requirements set forth in any adopted comprehensive access management plans for the State Route 91 corridor.
- (44~~16~~) Traffic generation limits. No new or expanded use that generates more than 100 vehicle end-trips during a peak hour shall be approved.
- (42~~17~~) Location of parking. In addition to the standards for off-street parking set forth in Section 1207.12 , the following restrictions shall apply in District 7:

* * *

- (13~~18~~) Pedestrian amenities.

* * *

1206.01 TABLE OF PERMITTED AND CONDITIONAL USES BY ZONE DISTRICT.

<i>P= Permitted by Right C= Conditional</i> <i>*Size or Other Limits Apply – See Zone District Regulations, Chapter 1205</i>												
Zoning Districts												
<i>Use Type</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>7ol</i>	<i>8</i>	<i>8ol</i>	<i>9</i>	<i>10</i>
Duplex		C	C	C	P					P*		
Single Family, Attached	C	C	C	C	P			C		P*		
Townhomes	C		C	C	P			C		P		
Planned Development	P	P	P		P	P	P	P	P	P	P	P

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Section 2. To the extent not amended by this Ordinance, Sections 1205.10(a), 1205.10(d), 1205.10(e), and 1206.01 of the Codified Ordinances of Hudson shall remain in full force and effect.

Section 3. It is found and determined that 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 that all deliberations of this Council, and of any of its committees that resulted in such formal action, were in meetings open to the public 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:

Craig A. Shubert, Mayor

ATTEST:

Elizabeth Slagle, Clerk of Council

I certify that the foregoing Ordinance No. 21-54 was duly passed by the Council of said Municipality on _____, 2021.

Elizabeth Slagle, Clerk of Council

First Reading: May 4, 2021

Second Reading: May 18, 2021

Public Hearing & Third Reading: June 1, 2021