



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

DATE: May 21, 2026
TO: Mayor Anzevino and Members of City Council
FROM: Greg Hannan, Community Development Director
CC: Thom Sheridan, City Manager, Brian Griffith, Asst City Manager
RE: Short Term Rental Ordinance

Council discussed the Short Term Rental program amendments on April 28th and May 12th. While direction is still being finalized, Staff has been tracking a general framework to keep the allowance for STRs in some manner (rather than a full ban), to not overly penalize current sites in good standing, and to address the concentration of sites in the central portion of the community. Staff's collective recommendations are the following:

Amendment to pursue:

1. Bed tax of 3%
2. Permit Fee increase from \$100 to \$500 – This proposal increased from the previously reference \$150 per the below items to help offset internal inspection costs.
3. Require Noise Detectors – these units would record sound levels and alert property owners/managers. Systems cost a few hundred dollars to install with monthly services in the range of \$5-\$20 per month.
4. Limit total sites per Ward – Maximum of six short term rental sites per ward. This would address the concentration currently in Ward 1, maintain a more even distribution over time, and provide clarity to manage. Existing sites would be permitted to remain; however, any transfer of property or lapse in permit would automatically expire the grandfather status. A review of approved short term rentals from 2021-2026 shows a total of 25 sites have been permitted and 18 remain active. That averages a turnover of about 1 per year. No new short term rentals would be approved in a ward until it was under the maximum allowed of 6. If attrition did not occur quick enough, a sunset provision could be considered.

Additional items researched:

1. Professional Inspection – Council discussed this per an example with the community of Kelleys Island. Staff reviewed the Kelleys Island program and talked with their staff. The island contains over 150 short term rentals and has a year round population of just a few hundred residents. The professional inspections were required by Kelleys Island to look at basic life safety issues and in a manner that would not require appreciable staff oversight. City staff from CD and Fire have been managing these inspections to date (including electrical, plumbing, property maintenance, and STR compliance) and do see benefit with city staff visiting the properties on an annual basis. Increasing fees to \$500 would align with some peer communities and help city offset inspection costs.

2. Setback or separation between sites: Staff studied two versions of a tiered separation by zoning districts per the below chart and the attached maps:

Zoning District	Min lot width	Proposed STR Setback (16X min lot width)	Proposed STR Setback (25X min lot width)
4/5	60ft	1,000 ft	1,500 ft
1/3	100ft	1,500 ft	2,500 ft
2 (and all others)	200 ft	3,000 ft	5,000 ft

The following program administration challenges were noted:

- Difficult to administer tiers where there is a large setback applied to a D2 site; for example, where it overlaps a different zoning district where a lesser setback is required.
- Areas where the required setback touches a very minor piece of parcel.
- Blanket setbacks may restrict areas that could be significantly separated from the short term rental sites by arterials streets, railroads, and/or greenspaces.

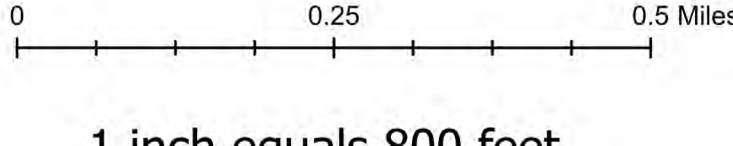
Summary:

In summary staff suggests considering the bed tax, increased permit fee, noise detectors, and caps of six units per ward. City Staff also recommends an annual report to Council on the status of short term rentals by ward in the first quarter of each year going forward.

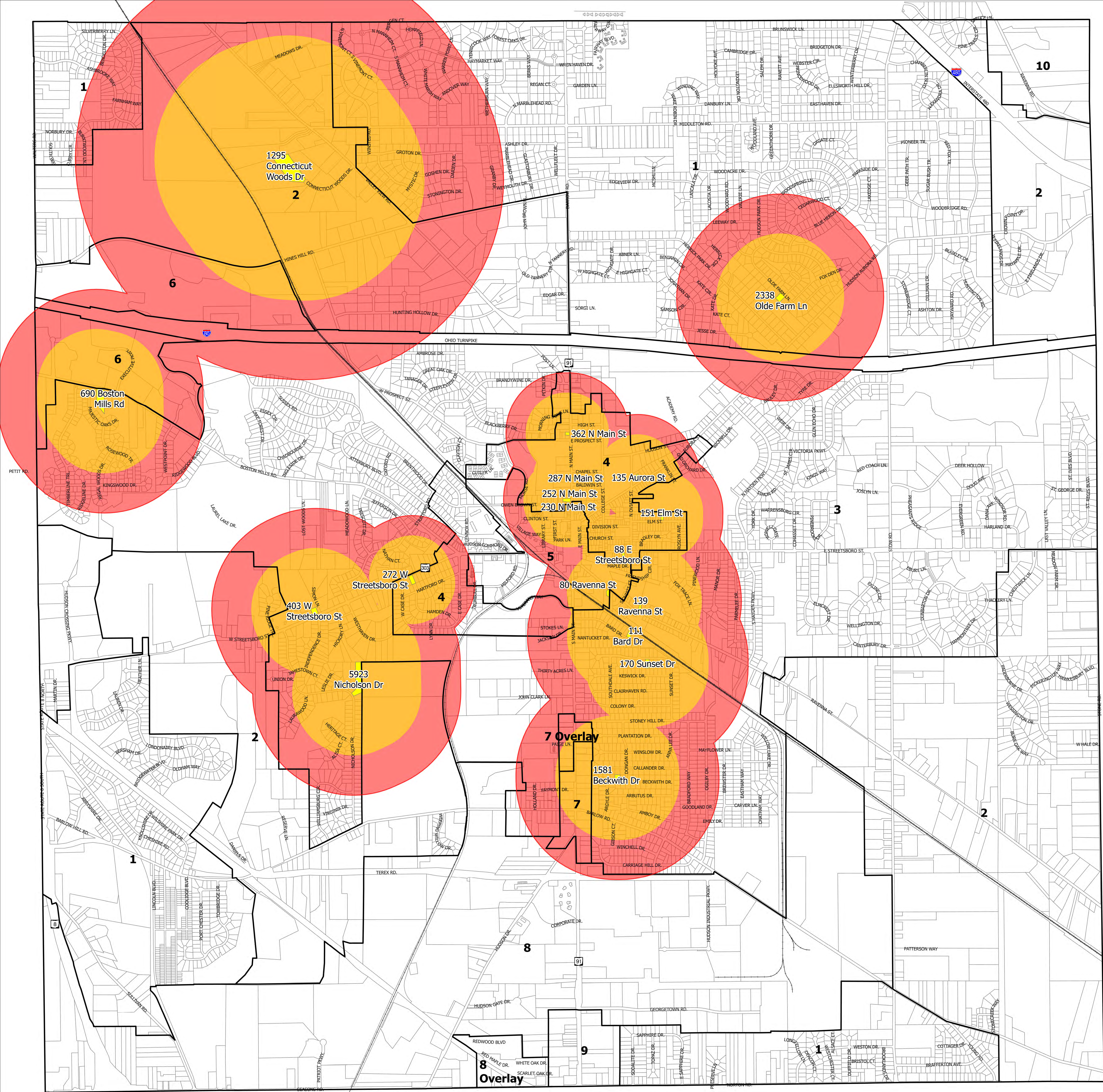
	District	Ward	2021	2022	2023	2024	2025	2026
679 W Streetsboro St, Hudson, OH 44236	2	2						
1295 Connecticut Woods Dr, Hudson, OH 44236	2	4						
2338 Olde Farm Ln, Hudson, OH 44236	1	4						
2418 Brafferton Ave, Hudson, OH 44236	1	3						
135 Aurora St, Hudson, OH 44236	4	1						
34 Aurora St, Hudson, OH 44236	4	1						
287 N Main St, Hudson, OH 44236	4	1						
252 N Main St, Hudson, OH 4236	4	1						
432 W Streetsboro St, Apt B, Hudson, OH 44236	3	1						
362 N Main St, Hudson, OH 44236	4	1						
111 Bard Dr, Hudson, OH 44236	3	3						
1581 Beckwith Dr, Hudson, OH 44236	3	1						
5923 Nicholson Dr, Hudson, OH 44236	3	1						
87 Colony Dr, Hudson, OH 44236	3	1						
2580 Victoria Pkwy, Hudson, OH 44236	3	1						
139 Ravenna St, Hudson, OH 44236	3	1						
88 E Streetsboro St, Hudson, OH 44236	4	1						
2740 Blue Heron, Dr, Hudson, OH 44236	1	4						
230 N Main St, Hudson, OH 44236	5	1						
272 W Streetsboro St, Hudson, OH 44236	4	1						
403 W Streetsboro St, Hudson, OH 44236	3	2						
80 Ravenna St, Hudson, OH 44236	5	1						
151 Elm St, Hudson, OH 44236	4	1						
690 Boston Mills Rd, Hudson, OH 44236	3	2						
170 Sunset Dr, Hudson, OH 44236	3	1						

Short Term Rentals
Tiered Setback with Zoning Districts Depicted

Short Term Rentals

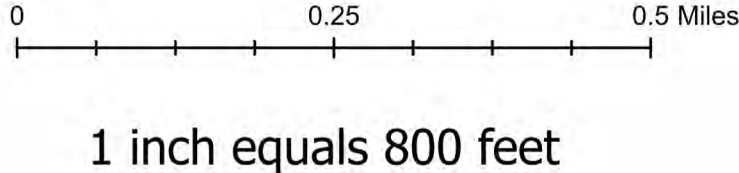
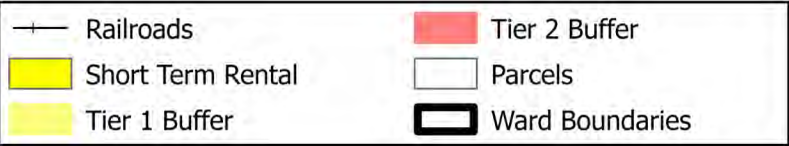


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Short Term Rentals
Tiered Setback with Wards Depicted

Short Term Rentals



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