

with PC recommendation and Council revisions

ORDINANCE NO. 21-71 (As Revised 12-14-2021)

OFFERED BY: MAYOR SHUBERT

AN ORDINANCE AMENDING CHAPTERS 1201 “GENERAL PROVISIONS,” 1202 “ADMINISTRATIVE AND REVIEW ROLES”, 1203, “DEVELOPMENT REVIEW AND ADMINISTRATIVE PROCEDURES,” 1205, “ZONING DISTRICTS - CITY OF HUDSON ZONING MAP”, 1206, “USE REGULATIONS,” AND APPENDIX D “ARCHITECTURAL DESIGN STANDARDS” 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

WHEREAS, this Council has introduced the within Ordinance and referred it to the Planning Commission pursuant to its obligation under Land Development Code Section 1203.03 to follow said procedure; and

WHEREAS, the Planning Commission has held its public hearing on the within Ordinance and has submitted its recommendation to Council and Council has held its own public hearing on this Ordinance, and upon which Council determines that the proposed amendments to Chapters 1201, 1202, 1203, 1205, 1206, and Appendix D of the Land Development Code should be adopted as being consistent with the public health, safety and general welfare of the City of Hudson.

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 1201 “General Provisions,” 1202, “Administrative and Review Roles,” 1203, “Development Review and Administration Procedures,” 1205 “Zoning Districts - City of Hudson Zoning Map,” 1206, “Use Regulations,” and Appendix D, “Architectural Design Standards,” of the Land Development Code, be amended in part to read as follows:

“1201.07 RULES OF MEASUREMENT.

(c) Setbacks – Building and Structure setbacks from lot line. Setbacks shall be measured as the distance between the nearest lot line and the furthestmost projection of a building or structure along a line at right angles to the lot line. Setbacks shall be

unobstructed from the ground to the sky except as otherwise specifically allowed in this section. (See Figure 2)

- (1) Features allowed within setbacks

~~J. Enclosed tree houses (not to exceed 100 square feet), swing sets, and unenclosed play structures that are accessory to a principal residential use provided that the edge of such structures shall be set back at least three feet from an adjacent property line.~~

1202.04 ARCHITECTURAL AND HISTORIC BOARD OF REVIEW.

- (b) Operations.

- (1) Membership.

~~E. The whole of the AHBR shall designate at least three members who shall constitute a subcommittee whose concern shall be the Historic District and/or historic landmarks. In addition, the Board may appoint such committees, ad hoc or standing, as may be appropriate to the conduct of its business.~~

1203.02 CORE DEVELOPMENT REVIEW PROCEDURE.

- (f) Step 6: AHBR Review and Action.

- (1) When AHBR review and action required.

~~A. Areas other than in the Historic District and other than historic landmarks.~~ The following development applications are subject to AHBR review and shall be acted upon at AHBR's regularly scheduled public meetings, or at a special meeting or public hearing if called:

Applications for basic and major developments outside of Districts 6 and 8.

Applications for minor and basic development referred to AHBR by the City Manager.

- B. ~~Areas in the Historic District or h~~Historic landmarks. **With the exception of small projects limited to alterations involving the replacement of in-kind materials and fences,** AHBR shall review all development ~~within the Historic District and all development~~ affecting a historic landmark that will affect the exterior architectural features of such structure or building. AHBR review shall occur before issuance of a zoning certificate for the development.

(5) Decisions.

- A. ~~Areas other than in the Historic District and other than historic landmarks.~~ The AHBR shall take final action within thirty days from the date that a submitted application is certified as complete pursuant to Section [1203.01\(c\)](#), except that the AHBR shall have the discretion to table any application for no more than two consecutive scheduled meetings. The AHBR shall take final action by either approving, approving with conditions, or denying the development application based on its compliance with the architectural, design, and/or historic preservation standards set forth or referenced in this Code.

- ~~B. Areas in the Historic District or historic landmarks. Within sixty days from the date that the AHBR receives the Historic District Subcommittee's recommendation on an application for a certificate of appropriateness, the AHBR shall consider the application, the staff report, the subcommittee's recommendation, and evidence from any public hearing, and then take final action by either approving, approving with conditions, or denying the certificate of appropriateness application based on its compliance with the appropriate review standards.~~

1203.09 SITE PLAN REVIEW.

- d) Minor Development Defined. "Minor Development" means:

- 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 gross square feet **or less**; or

- 2) Developments in Districts 6 and 8 that involve an increase in the existing building footprint of ~~ten~~ **twenty** percent or less, except new buildings; **or**
 - 3) ~~Small residential or nonresidential projects in the Historic District limited to alterations involving the replacement of in-kind materials and fences.~~ Developments in the Historic District are not minor developments
- (e) Basic Development Defined. "Basic Development" means new construction including expansions of an existing building, that is:
- 1) Residential projects including new single family detached houses, and accessory structures and additions greater than 250 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 gross square feet and less than **or equal to** 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 ~~that does not otherwise qualify as minor development.~~
- (f) Major Development Defined. "Major development" means new construction including expansions of an existing building, that is:
- 1) **Nonresidential projects, except in Districts 6 and 8,** Development that ~~is~~ **are** greater than 2,000 gross square feet or that involves an increase in the existing building footprint of **more than** 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~~ **more than twenty** percent ~~or more.~~
 - 3) **Nonresidential projects involving new principal buildings.**

1203.12 CERTIFICATES OF APPROPRIATENESS FOR DEVELOPMENT IN THE HISTORIC DISTRICT.

(a) Applicability.

- (1) ~~With the exception of Minor Development, All~~ All development in a Historic District shall require a certificate of appropriateness from the Architectural and Historic Board of Review (AHBR) pursuant to the procedures set forth in this section.

(b) Procedures for Approval of Certificates of Appropriateness. Applications for approval of certificates of appropriateness shall follow the core development approval process set forth in Section 1203.02, except for the following modifications:

~~(1) After Step 2 application: referral to the Historic District Subcommittee and Step 3: Staff Review and Report. Within five days from receipt of a complete application, the City Manager shall forward the application to the Historic District Subcommittee of the AHBR for the Subcommittee's review and recommendation. The staff shall undertake its review and shall draft its report in coordination with and support of the Subcommittee's review.~~

~~(2)~~ **(1)** After **Step 2 application and** Step 3 staff review and report: review and action by the AHBR (Step 6 of the core development review process).

A. **The staff shall undertake its review and shall draft its report on the application.** The staff report and ~~Historic District Subcommittee recommendation~~ on an application for a certificate of appropriateness shall be forwarded to the ~~whole~~ AHBR for its consideration at the first regular or special meeting of the AHBR held after receipt ~~by the Subcommittee~~ of the application. The AHBR shall consider the application and take final action.

The AHBR shall review the application, ~~Subcommittee recommendation,~~ and staff report and take final action by either approving, approving with conditions, or denying such application based on its compliance with the standards set forth in Section 1204.07.

1205.06 DISTRICT 3: OUTER VILLAGE RESIDENTIAL NEIGHBORHOOD.

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

4) Minimum lot width.

- A. All uses except single-family attached and townhomes: ~~150~~ **100** feet, except that minimum lot width may be reduced to sixty feet if open space conservation lots are developed pursuant to the requirements set forth in Section 1207.06.

1205.08 DISTRICT 5: VILLAGE CORE DISTRICT.

- (b) Uses By-Right. Subject to the restrictions in division (d)(4) of this section:

2) Commercial/Retail.

- A. Artisan studios, photography shops and studios, and art galleries.
- ~~B. Assembly and meeting halls, provided that such use on the ground floor of a structure shall not exceed 5,000 square feet of gross floor area.~~
- ~~C. B.~~ Automated teller machines (ATMs)
- ~~D. C.~~ Banks or other financial institutions, except drive-through bank teller or ATM facilities, provided that such use located on the ground floor of a structure shall not exceed 5,000 square feet of gross floor area.
- ~~E. D.~~ Bars/taverns, provided that such use located on the ground floor of a structure shall not exceed 5,000 square feet of gross floor area.
- ~~F. E.~~ Bed and breakfast inns.
- ~~G. F.~~ Medical clinics, provided that any clinic use located on the ground floor of a structure shall not exceed 5,000 square feet of gross floor area.
- ~~H. G.~~ Offices, business or professional, with a ground floor footprint not to exceed 5,000 square feet of floor area.
- ~~I. H.~~ Parking lot as a principal use.
- ~~J. I.~~ Recording, radio, or television studios, provided that any such use shall not exceed 2,500 square feet of gross floor area.
- ~~K. J.~~ Restaurants, except drive-through restaurants, with a ground floor footprint not [to] exceed 5,000 square feet of floor area.
- ~~L. K.~~ Retail uses, with a ground floor footprint not [to] exceed 5,000 square feet of floor area.

~~M. L.~~ Services, personal, business, or repair, except for vehicle repair, with a ground floor footprint not to exceed 5,000 square feet of floor area.

(c) Conditional Uses. The following uses shall be conditionally permitted in District 5 subject to meeting all applicable requirements set forth in division (d) of this section, including the locational restriction of division (d)(4) of this section and Section 1206.02, Conditional Uses:

2. Commercial/Retail

A. Assembly and meeting halls, provided that such use on the ground floor of a structure shall not exceed 5,000 square feet of gross floor area.

~~A. B.~~ Automobile service stations.

~~B. C.~~ Banks, or other financial institutions, with drive-through teller or ATM facilities, provided that when such use is located on the ground floor of the structure it shall not exceed 5,000 square feet of gross floor area.

~~C. D.~~ Bars/taverns located within 200 feet of a residential use.

~~D. E.~~ Convenience stores and specialty grocery stores.

~~E. F.~~ Entertainment and indoor amusement facilities.

~~F. G.~~ Funeral homes.

~~G. H.~~ Lodging.

~~H. I.~~ Liquor stores.

~~I. J.~~ Offices, business or professional, with a ground floor footprint greater than 5,000 square feet, but less than 10,000 square feet or provided that the use is part of a planned development and subject to a development agreement and provided that any structure must be broken up into storefront modules not exceeding forty feet in width. Each module shall have display windows and other architectural features to distinguish it from adjacent modules.

~~J. K.~~ Recreational or sports training facilities, commercial.

~~K. L.~~ Restaurants located within 200 feet of a residential use, but not including drive-through restaurants.

~~L. M.~~ Retail and restaurant uses with a ground floor footprint greater than 5,000 square feet, but less than 10,000 square feet or provided that the use is part of a planned development and subject to a development agreement, and provided that any structure must be broken up into storefront modules not exceeding forty feet in width.

Each module shall have a prominent entry, display windows, and other architectural features to distinguish it from adjacent modules.

~~M.~~ N. Retail uses with outdoor sales or storage.

~~N.~~ O. Veterinary facility, small animal clinic (allow overnight, indoor boarding).

~~O.~~ P. Parking structure as a principal use.

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

(b) Uses by-right, except as limited by division (d) of this section.

(1) Commercial/Retail Uses.

A. 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.~~ ~~Assembly and meeting halls, provided that such use on the ground floor of a structure shall not exceed 10,000 square feet of gross floor area.~~

~~C.~~ B. Automated teller machines (ATMs), walk-up only.

~~D.~~ C. Banks or other financial institutions provided the use does not exceed a gross floor area of 5,000 square feet.

~~E.~~ D. Bars/taverns, provided the use does not exceed a gross floor area of 5,000 square feet.

~~F.~~ E. Medical clinics, provided the clinic does not exceed a gross floor area of 10,000 square feet.

~~G.~~ F. Offices, business or professional.

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

~~I.~~ H. Restaurants, except drive-through restaurants, provided the use does not exceed a gross floor area of 5,000 square feet.

~~J.~~ I. Retail uses, provided that the gross floor area does not exceed a total of 5,000 square feet.

~~K.~~ J. Services, personal, business, or repair, except vehicle repair, provided the use does not exceed a gross floor area of 5,000 square feet.

(c) Conditional uses, except as limited by division (d) of this section. The following uses shall be conditionally permitted in District 7 subject to meeting all applicable requirements set forth in this section and Section 1206.02, Conditional Uses.

(1) Commercial/retail uses. No use shall exceed a gross floor area of 10,000 square feet except as allowed by division (c)(1)~~K~~L. of this section

A. **Assembly and meeting halls, provided that such use on the ground floor of a structure shall not exceed 10,000 square feet of gross floor area**

~~A.~~ **B.** Automobile dealers

~~B.~~ **C.** Automobile repair and services.

~~C.~~ **D.** Automobile service stations.

~~D.~~ **E.** Bars or taverns located within 200 feet of a residential use.

~~E.~~ **F.** Car wash.

~~F.~~ **G.** Convenience stores.

~~G.~~ **H.** Day care centers, child or adult.

~~H.~~ **I.** Funeral home.

~~I.~~ **J.** Liquor store.

~~J.~~ **K.** Restaurants, except drive-through restaurants, located within 200 feet of a residential use.

~~K.~~ **L.** Retail uses on lots within District 7 which exist at the time of adoption of this Code may be expanded in excess of the 10,000 square feet gross floor area limit on such lots if all of the following criteria are met:

1. The proposed expansion will implement a component of the SR91 Corridor Management Plan;
2. The proposed expansion is necessary for the continued economic viability of the existing use on that lot;
3. The maximum floor area to lot area ratio (division (d)(5) of this section) is complied with;
4. The parking requirements of Section [1207.12](#) are complied with; and
5. Auto trips generated by the proposed expansion do not cause a degradation in the existing level of service on contiguous roadways.

~~L.~~ **M.** Retail uses with outdoor sales or storage.

~~M.~~ **N.** Veterinary facilities or small animal clinics including overnight indoor boarding.

(2) Institutional/civic/public uses.

A. Places of religious worship, including churches and synagogues. Religious schools and day care centers may be permitted as accessory uses within the same structure as the principal conditional use.

~~(2)~~ **(3) Accessory uses.** See Section [1206.03](#), Accessory Uses.

1205.11 DISTRICT 8: INDUSTRIAL/BUSINESS PARK.

(c) Conditional Uses. The following uses shall be conditionally permitted in District 8 subject to meeting all applicable requirements set forth in this section and Section [1206.02](#), Conditional Uses.

(2) Commercial/retail uses.

~~A.~~ ~~Assembly and meeting halls, provided that such use of a structure shall not exceed 16,000 square feet of gross floor area. The gross floor area requirement shall not be subject to a variance by the Board of Zoning and Building Appeals.~~

~~B.~~ **A.** Automobile repair and services, but not including automobile wrecking or salvage, provided any accessory retail sales use shall not exceed 2,500 square feet in gross floor area.

~~C.~~ **B.** Commercial nurseries.

~~D.~~ **C.** Commercial operations that involve operation, parking, and maintenance of vehicles, cleaning of equipment, or work processes involving solvents, transfer stations, storage of goods, including self storage.

~~E.~~ **D.** Day care centers, child or adult.

~~F.~~ **E.** Lodging.

~~G.~~ **F.** Recreational or sports training facilities, commercial.

~~H.~~ **G.** Vehicle and equipment rentals.

~~I.~~ **H.** Vehicle repair/services.

~~J.~~ **I.** Wireless telecommunication facilities, including towers as regulated by the requirements of Section [1207.15](#).

1205.12

DISTRICT 9: DARROWVILLE COMMERCIAL CORRDIOR.

(b) Uses By-Right Subject to the restrictions of division (d)(5)C of this section, "maximum floor area to lot area ratio, maximum building footprint":

(2) Commercial/retail.

- A. Artisan studios, photography shops and studios, and art galleries.
- ~~B.~~ ~~Assembly and meeting halls.~~
- ~~C.~~ **B.** Automated teller machines (ATMs).
- ~~D.~~ **C.** Banks or other financial institutions.
- ~~E.~~ **D.** Bars/taverns more than 200 feet from a residential use.
- ~~F.~~ **E.** Commercial nurseries.
- ~~G.~~ **F.** Medical clinics.
- ~~H.~~ **G.** Offices, business or professional.
- ~~I.~~ **H.** Recording, radio, or television studios.
- ~~J.~~ **I.** Restaurants, except drive-through restaurants, more than 200 feet from a residentially zoned property.
- ~~K.~~ **J.** Retail uses without outdoor sales or storage.
- ~~L.~~ **K.** Services, business, personal, or repair, except vehicle repair.

(c) Conditional Uses The following uses shall be conditionally permitted in District 9 subject to meeting all applicable requirements set forth in division (d) of this section, including the restrictions of division (d)(5)C., Maximum Floor Area to Lot Area Ratio, Maximum Building Footprint, and Section [1206.02](#), Conditional Uses.

(1) Commercial/retail.

- A. Assembly and Meeting Halls.**
- ~~A.~~ **B.** Automobile repair and services.
- ~~B.~~ **C.** Bars or taverns located within 200 feet of a residential use.
- ~~C.~~ **D.** Bed and breakfast inn.
- ~~D.~~ **E.** Convenience stores.
- ~~E.~~ **F.** Day care centers, child or adult.

- ~~F.~~ **G.** Entertainment and amusement facilities, indoor.
- ~~G.~~ **H.** Funeral home.
- ~~H.~~ **I.** Liquor stores.
- ~~I.~~ **J.** Lodging.
- ~~J.~~ **K.** Recreational or sports training facilities, commercial
- ~~K.~~ **L.** Restaurants, except drive through restaurants, located within 200 feet of residentially zoned property.
- ~~L.~~ **M.** Retail uses with outdoor sales or storage.

(2) General agricultural operations.

(3) Institutional/civic/public uses.

- A. Schools, public or private—preschool, elementary, secondary, or post-secondary.
- B. Places of religious worship, including churches and synagogues. Religious schools and day care centers may be permitted as accessory uses within the same structure as the principal conditional use.**

1206.01 TABLE OF PERMITTED AND CONDITIONAL USES BY ZONE DISTRICT.

Use Type	1	2	3	4	5	6	7	7O	8	8O	9	10	Special Conditions

Assembly and Meeting Halls					P C		P C		€		P C		<u>11,12</u>

Places of religious worship, including churches and synagogues. Religious schools and day care centers may be permitted as accessory uses within the same structure as the principal conditional use.	C	C	C	C	C		<u>C</u>				<u>C</u>	C	1, 11, 12

1206.02 CONDITIONAL USE STANDARDS.

- (c) Conditional Uses: Special Conditions and Standards. For every use listed in the Table of Permitted and Conditional Uses by Zone District as a conditional use ("C"), the column titled "Special Conditions" may contain one or more numbers that correspond to the same-numbered special conditions and standards listed in this division. The proposed conditional use must satisfy all such special conditions and standards in addition to the general criteria and standards set forth in division (b) of this section.

Special Conditions Addressing Operations

- (1) The only dwelling on the property, if one is provided, shall be for the priest, deacon, minister, or rabbi associated with the place of worship, or for a facility's manager, caretaker, or maintenance person, and related family **provided the underlying zoning district permits residential use.**

1206.03 ACCESSORY USES/STRUCTURES.

(a) Residential Accessory Uses.

- (1) Accessory dwelling units ~~only in District 4 and District 5~~ when incidental to a principal single-family detached residential use and subject to the following conditions:
- A. Accessory dwellings shall consist of living quarters integrated within single-family dwellings, or those located in detached accessory buildings, such as carriage houses or garages, that are located on the same lot as the single family dwelling.
 - B. Accessory dwellings shall be ~~at least 500 square feet in total gross floor area, but~~ no more than 850 square feet in gross floor area, and shall contain at least two rooms, **no more than two bedrooms**, and private sanitary facilities with hot and cold running water, and cooking and food storage facilities.
 - ~~C.~~ ~~For the purposes of calculating residential density, each accessory dwelling shall count as one-half dwelling unit.~~
 - ~~D.~~ **C.** There shall not be more than one accessory dwelling on a lot in addition to the principal single-family dwelling.
 - ~~E.~~ **D.** A permitted accessory dwelling unit shall comply with all other applicable site and building design, height, access, and other standards for principal dwelling units in the zoning district in which the accessory dwelling will be located.

~~(11) Playhouses, patios, cabanas, porches, gazebos, and incidental household storage buildings, provided that the height of such structures shall not exceed sixteen feet and provided that no storage building shall exceed 200 square feet in gross floor area.~~
Childrens Play Equipment, provided that:

- A. For purposes of this Section, “Childrens Play Equipment” shall include, but not be limited to, playhouses, treehouses, tree platforms, swing sets, trampolines, and/or zip lines;**
- B. Childrens Play Equipment shall not exceed two hundred (200) square feet in gross floor area;**
- C. Childrens Play Equipment shall be setback at least ten (10) feet from an adjacent property line; and**
- D. Childrens Play Equipment shall not be located in any front yard of a lot and is only permitted within the side or rear yards of a lot.**

APPENDIX D ARCHITECTURAL DESIGN STANDARDS.

Part III: - DESIGN STANDARDS FOR ALL BUILDINGS

Section III-1. – General Standards for all buildings

All buildings, regardless of building type and historic status, shall conform with the following Standards.

- a. *Responsibility to contribute to the public realm.* All buildings must contribute to the public realm in their design by presenting a well-designed public facade.

- 4) Attached garages shall not face the street **except for new development with a front yard depth of 130 feet or more.**

- d. *Accessory Buildings (large).* Accessory buildings greater than 79 square feet in gross area shall bear the following relationship to the main structure of the property.

- (5) All facades (including the rear) over ~~ten~~ **twelve (12)** feet long shall have at least one window or door opening. Fenestration placement on the accessory structure shall be proportional to the house.

- f. *Fences.*

- (2) 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.~~

- g. *Details for New Residential Construction, Additions, and Alterations.*

- (10) Glass block windows shall only be permitted for side and rear elevation basement level windows located at or below the exposed foundation.**

- (11) Replacement wall and roof materials should be blended across a façade (rather than small patch areas) to ensure compatibility with existing materials.**

Part IV: - BUILDING TYPES STANDARDS AND CATALOGUE

Section IV-4. – Two Story Wing Type

d. *Materials.*

- (1) The walls of the main body must be **a dominant** ~~all-one~~ material. **Up to two**, ~~or an~~ additional materials may be used to call attention to the composition. For example a ~~second~~ **different** material may be used on building projections gable ends, entrance recesses, or to emphasize the horizontal or vertical divisions of the building.
- (2) The wings may have a different material for the wall than the main body ~~but no more than two materials for the walls may be used on the structure.~~

Section IV-5. – Large Mass Type

d. *Materials.* Materials are the prime method for providing continuity in a large building.

- (1) There will be a ~~single~~ dominant material used for all the walls of the building. ~~A second~~ **Up to two additional** materials may be used for accenting certain features, for example a ~~second~~ **different** material may be used on building projections, gable ends, entrance recesses, or to emphasize the horizontal or vertical divisions of the building.

Section IV-6. – Ell Type

d. *Materials.*

- (1) The walls of the ell body must be **a dominant** ~~all-one~~ material. **Up to two** ~~An~~ additional materials may be used to call attention to features such as building projections, gable ends, entrance recesses, or to emphasize the horizontal or vertical divisions of the building.
- (2) The wings may have a different material for the wall than the ell body, ~~but no more than two materials for the walls may be used on the structure.~~

Section IV-7. – Cape Type

d. *Materials.*

- (1) The walls of the main body must be **a dominant** ~~all one~~ material, ~~or an~~ **Up to two** additional materials may be used to call attention to the composition. For example a **different** ~~second~~ material may be used on building projections, gable ends, entrance recesses, or to emphasize the horizontal or vertical divisions of the building.
- (2) The wings may have a different material for the wall than the main body, ~~but no more than two materials for the walls may be used on the structure.~~

Section IV-8. – Intersecting mass type

d. *Materials.*

- (1) The walls of the main body must be **a dominant** ~~all one~~ material, ~~or an~~ **Up to two** additional materials may be used to call attention to the composition. For example a **different** ~~second~~ material may be used on building projections, gable ends, entrance recesses, or to emphasize the horizontal or vertical divisions of the building.
- (2) The intersecting masses may have a different material for the wall than the main body, ~~but no more than two materials for the walls may be used on the structure.~~

***”

Section 2. Codified Ordinance Chapters 1201, “General Provisions,” 1202, “Administrative and Review Roles,” 1203, “Development Review and Administration Procedures,” 1205 “Zoning Districts - City of Hudson Zoning Map,” 1206, “Use Regulations,” 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:

Craig A. Shubert, Mayor

ATTEST:

Elizabeth Slagle, Clerk of Council

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

Elizabeth Slagle, Clerk of Council

First Reading & Referral to Planning Commission: June 15, 2021

Public Hearing: September 21, 2021

Second Reading: September 21, 2021

Third Reading: