



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

DATE: May 6, 2026
TO: Mayor Anzevino and Members of City Council
FROM: Thom Sheridan, City Manager, Greg Hannan, Community Development Director
RE: Short Term Rental ordinance

Recommendation

On April 28, 2026 Council further discussed the current ordinance and consideration of amendments. Final consensus was not formed; however, staff noted a desire 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. Staffs collective recommendation for amendment to the short term rental ordinance is as follows:

1. Bed tax of 3% (tracked from April 28th discussion)
2. Permit increase from \$100 to \$150 (tracked from April 28th discussion)
3. 1,000 ft separation between short term rentals with an allowance for existing permitted sites to remain (detailed below)

April 28, 2026 Discussion:

Council further discussed the current ordinance and consideration of amendments. Final Consensus was not formed; however, staff observed a desire 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

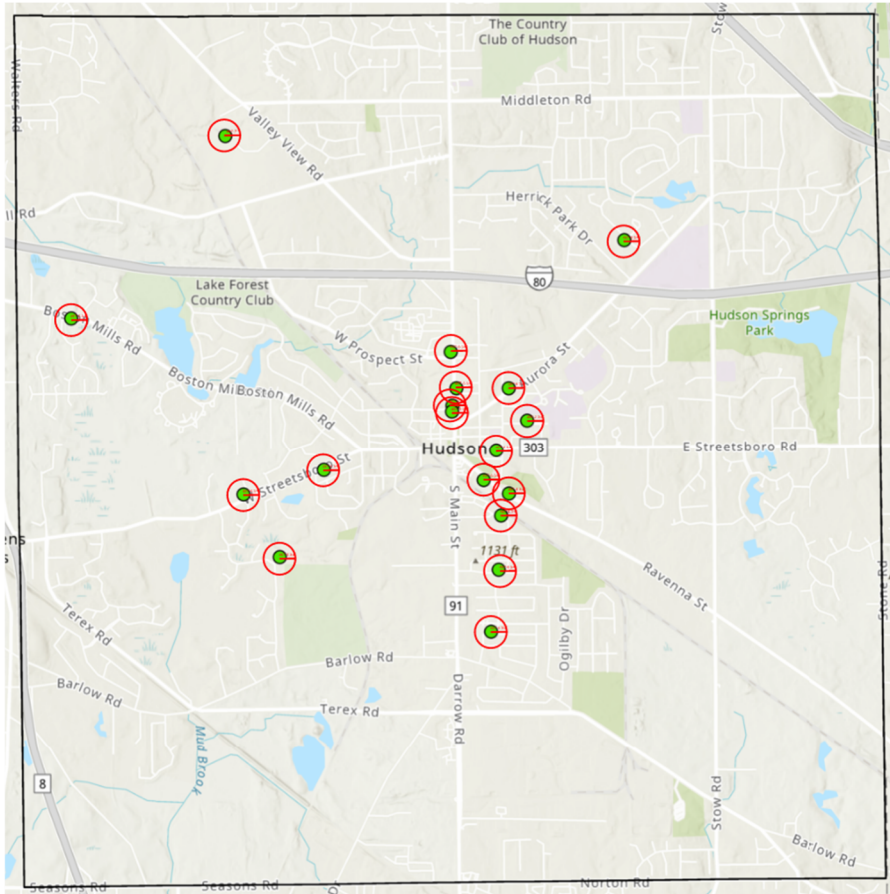
Discussion topics included:

1. Limiting to partial home rentals
 - a. Comment: currently only 3 of 18 STR in Hudson fit this criteria. The ordinance could be revised to only allow such; however, would result is a significant decrease.
2. Consideration of moving into the Land Development Code as a conditional use and possible consolidation with Bed and Breakfast allowances.
 - a. Comment: staff notes the current business license format allows for expedited enforcement and removes potential variance requests. Bed and Breakfasts are currently regulated under the LDC as larger scale commercial operations allowing up to four independent guest rooms, permitted accessory lounge/restaurant, and service of breakfast.

3. Inquiry regarding ability to ban short term rentals:
 - a. Comment: Municipalities in Ohio are permitted to ban short term rentals. Ohio legislature is considering reduced controls by cities related to STRs but has not advanced too far at this time.
4. Limit STR operations to those that reside in Hudson
 - a. Comment: Presently 7 of the 18 units contain property owners that reside in Hudson (three as partial home rentals, and four where a full house rental is owners by a Hudson resident who resides elsewhere in the community).
5. Noise detectors in the property:
 - a. Comment: Staff did not locate any municipalities in Ohio that require noise detectors; however, a few national examples were found, primarily in large cities with high tourist activity such as New Orleans and Fort Lauderdale. Saint Charles Missouri was the only Midwest example located which requires:
In order to ensure compliance and compatibility with the surrounding land uses, each Short Term rental shall be affixed with an operable Noise Monitoring Device. Said device shall notify the tenant and property owner of any noise deemed unreasonable. Said device shall be documented/inspected and in good working order prior to the issuance of any occupancy for the Short Term Rental.
6. Consideration of a separation distance between units

Staff recommended advancing a 1,000ft separation requirement from existing short term rentals. A 500ft buffer was also studied; however, such would still allow concentrated sites. The goals of a 1,000ft separation would be to ease concentrations of short term rentals into a single neighborhood. Staff recommends allowing the current permitted STRs to remain in place. As any change in ownership of the property or a lapse in STR permit occurs, the site would then need to fully comply with the separation standard. This would significantly reduce STR sites in the central portion of Hudson without negatively impacting current sites operating in good standing. Over time the allowance for STRs sites in the central portion of the community would not increase and would over time decrease.

Current Short Term Rental sites with 500 ft buffer
(still allows for additional STRS in central area)



Current Short Term Rental sites with 1,000 ft buffer
(restricts expansion in central area and allows for decrease over time)

