



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

PLANNING COMMISSION

CASE NO. 21-827

CITY OF HUDSON LAND DEVELOPMENT CODE TEXT AMENDMENT TO CHAPTERS 1201 "GENERAL PROVISIONS," 1205, "ZONING DISTRICTS - CITY OF HUDSON ZONING MAP," 1206, "USE REGULATIONS," 1207 "ZONING DEVELOPMENT AND SITE PLAN STANDARDS," 1213 "DEFINITIONS," AND APPENDIX D "ARCHITECTURAL DESIGN STANDARDS" OF THE LAND DEVELOPMENT CODE.

RECOMMENDATION

Based on the evidence and representations to the Commission by City staff at a public hearing of the Planning Commission held at the regular meeting of August 9, 2021 and continued to the meeting of September 13, 2021, the Planning Commission finds the proposed text amendment to be in substantial compliance with the appropriate review standards of Section 1204.01 and recommends approval of the amendment to City Council with the following conditions:

- Section 1206.03(a)(15) "Hobby Farms": Amend to also allow hobby farms for all uses within residentially zoned districts (rather than just residential uses). This would include schools, parks, cultural facilities, and places of religious worship.
- Section 1206.03(a)(15)(E) "Beekeeping": Amend the following:
 - Increase number of permitted hives from four (4) to eight (8).
 - Remove maximum volume of a hive.
 - Increase maximum height from six (6) feet to seven (7) feet
 - Remove requirement that hives be kept in good condition as the requirement is already codified in the ORC and overseen by the Summit County Inspector.
 - Remove requirement for a water source as it would be part of the County inspection.
 - Remove requirement for hives to face the interior of the lot as the 25ft setback would ensure bees are not being dispersed directly on adjacent properties.
- Section 1606.03(a)(15)(F) "Farm and Roadside Stands": Amend text to require items to be removed or secured at the end of each day. The change would allow items to be secured within the roadside stand.
- Section 1213.02 "Definitions": Add a reference to Hobby Farms (accessory use) within the definition for general agricultural operations (primary use).

Dated: September 28, 2021

CITY OF HUDSON
PLANNING COMMISSION

Ron Stolle

Ronald Stolle, Chair