



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

PLANNING COMMISSION

CASE NO. 2025-755

CITY OF HUDSON LAND DEVELOPMENT CODE TEXT AMENDMENT TO SECTIONS 1205.05(c)(2), 1205.08(c)(2), 1205.09(c)(2), 1205.11(c)(2), 1205.13(c)(2), AND 1206.01 OF THE LAND DEVELOPMENT CODE. THE AMENDMENT PERTAINS TO BOARDING KENNELS AND VETERINARY FACILITIES.

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 July 14, 2025, the Planning Commission finds the proposed text amendment to be in substantial compliance with the appropriate review standards of Section 1204.01, with the following findings:

1. The amendment is in accordance with the basic intent and purpose of the Land Development Code, specifically Section 1201.03 stating the intent to
 - a. *Promote the public health, safety, convenience, comfort, prosperity, and general welfare;*
 - b. *Conserve and stabilize property values through the most appropriate uses of land in relation to one another*
 - c. *Encourage nonresidential development that preserves and protects the character of the community, including its natural landscape, and that minimizes objectionable noise, glare, odor, traffic and other impacts of such development, especially when adjacent to residential uses or to the historic village core*
2. The amendment furthers the Comprehensive Plan's goals and objectives, specifically the following objectives
 - a. *Strengthen existing residential neighborhoods*
 - b. *Continue to strengthen the local economy along major commercial corridors while protecting open space.*
 - c. *Continue to promote new economic development along the Seasons Road corridor.*
3. The amendment avoids unlawful exclusionary zoning and avoids granting special privileges.
4. The amendment does not affect the City's ability to provide adequate services.
5. Continuing increases in pet ownership and spending could lead to additional requests, making it necessary to revise the existing code to further protect residential uses and encourage new facilities to be primarily located along commercial and industrial corridors.

The Planning Commission recommends approval of the amendment as presented in Case #2025-755 with the attached recommendation to remove the allowance of boarding kennels from District 2.

Dated: July 16, 2025

CITY OF HUDSON
PLANNING COMMISSION

Sarah Norman

Sarah Norman, Chair

Section 1. That certain subsections of Section 1205 Zoning Districts – City of Hudson Zoning Map of the Codified Ordinances of the City of Hudson be amended to provide as follows, with the additions being **underlined** and **bolded** and the deletions being ~~stricken~~:

1205.05 District 2 : Rural Residential Conservation

(c) Conditional Uses. The following uses shall be conditionally permitted in District 2 subject to meeting all applicable requirements set forth in this section and Section 1206.02 , Conditional Uses

(2) Commercial/retail.

- A. Bed and breakfast inns.
- ~~B. Boarding kennels.~~
- C. Commercial nurseries.
- D. Golf courses, private.
- E. Private-membership recreational facilities or clubs.
- F. Recreational or sports training facilities, commercial.
- ~~G. Veterinary facilities or small animal clinics, including overnight indoor boarding.~~

1205.08 District 5: Village Core District

(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.

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

1205.09 District 6: Western Hudson Gateway

(c) Conditional Uses. The following uses shall be conditionally permitted in District 6 subject to meeting all applicable requirements set forth in this section and Section 1206.02, Conditional Uses.

(2) Commercial.

- A. Day care centers, child or adult.
- B. Lodging.
- C. Medical clinics.
- D. Recreational or sports training facilities, commercial.
- E. Vehicle and equipment rentals.
- F. Vehicle repair and service.
- G. Wireless telecommunications facility.

H. Boarding Kennels

I. Veterinary facilities or small animal clinics, including overnight indoor boarding.

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.

H. Boarding Kennels

I. Veterinary facilities or small animal clinics, including overnight indoor boarding.

1205.13 District 10: Ravenna Road Corridor

(c) Conditional Uses. The following uses shall be conditionally permitted in District 10 subject to meeting all applicable requirements set forth in this section and Section 1206.02, Conditional Uses.

(2) Commercial/retail.

~~H. Veterinary facility, small animal clinic (allowing overnight, indoor boarding).~~

Section 2. That Section 1206.01 Table of Permitted and Conditional Uses by Zone District of the Codified Ordinances of the City of Hudson be amended to provide as follows, with the additions being **underlined** and **bolded**:

<i>P = Permitted By Right C = Conditional</i> <i>*Size or Other Limits Apply-See Zone District Regulations, Chapter 1205</i>													
Zoning Districts													
Use Type	1	2	3	4	5	6	7	7ol	8	8ol	9	10	Special conditions
Commercial/Retail													
Boarding Kennel		€				<u>C</u>			<u>C</u>				<u>16</u>
Veterinary facility, small animal clinic (allow overnight, indoor boarding)		€			€	<u>C</u>	C	C	<u>C</u>			€	1, 4, <u>16</u> , 29, 32

Special Conditions Addressing Compatibility.

(16) The use or building housing such use shall be located a minimum of 500 feet away from the lot line of any residential use, except for a transfer station or any building housing a transfer station, shall be located a minimum of 1,000 feet away from the lot line of any residential use.