



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

PLANNING COMMISSION

CASE NO. 21-106

City of Hudson Text Amendment to Sections 1206.01 and 1205.10

RECOMMENDATION

Based on the evidence and representations submitted to the Planning Commission by T. David Mitchell of Brenner Kaprosy Mitchell, L.L.P, City staff and other interested parties at public hearings of the Planning Commission held at the regular meeting on March 8, 2021 and continued to the regular meeting of April 12, 2021 the Planning Commission recommends that City Council approve the following:

1. Proposal to revise the Land Development Code Sections 1206.01 and 1205.10 relating to the District 7 Office Overlay Zone to permit single-family attached, townhomes, and planned developments as conditional/permitted uses in the district.

Dated: April 19, 2021

CITY OF HUDSON
PLANNING COMMISSION

Ronald Stolle

Ronald Stolle, Chair

T. David Mitchell

1206.01 TABLE OF PERMITTED AND CONDITIONAL USES BY ZONE DISTRICT.

<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
Duplex		C	C	C	P					P*		
Single Family, Attached	C	C	C	C	P			C		P*		
Townhomes	C		C	C	P			C		P		
Planned Development	P	P	P		P	P	P	P	P	P	P	P

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

(a) Purpose.

(1) This district is intended to continue the existing land use pattern of the area, which is characterized by a predominance of retail and service establishments that serve both the immediate residential neighborhoods as well as the greater community. The commercial uses in this district are oriented toward State Route 91, but traffic congestion and difficulties with access plague existing commercial and retail users. The regulations set forth in this district are intended to reinforce existing commercial uses, and allow their compatible redevelopment as long as these uses continue to be oriented toward State Route 91, will not aggravate existing traffic and vehicular access problems. Accordingly, until the Route 91 Corridor Management Plan is implemented by the City, or its implementation is included as a condition of a site plan approval process severe traffic problems in this area prevent approval of any new or expanded use that generates more than 100 vehicle end-trips per peak hour.

(2) The current uses and vacant land at the northern end of District 7 serve as a transition between existing community oriented retail and the neighboring residential portion of South Main Street. Existing office uses and large parcel sizes make this area attractive for new office development. Offices, which by nature require fewer vehicle trips, can have suitable access provided given the heavy traffic volumes of this corridor. The Office Overlay Zone of the northern portion of District 7 will protect and buffer residential uses to the north and reinforce retail uses to the south, while also providing the opportunity for housing diversification.

(3) Regulations set forth in this district are also intended to begin establishing a coherent design identity for the corridor, such as uniform setbacks and uniform height restrictions. At the same time, District 7 regulations will stress buffering and landscaping to protect adjacent residential development from any adverse noise, visual, or traffic impacts arising from new commercial/retail development.

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

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

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

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

G. Offices, business or professional.

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

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

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

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

(2) Institutional/civic/public uses.

A. Government administrative offices.

B. Public safety and emergency services.

(3) Planned developments.

A. Planned developments, subject to the standards and procedures set forth in Sections 1203.04 and 1204.02.

(4) Accessory uses. See Section 1206.03 , Accessory Uses.

(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. of this section.

A. Automotive dealers.

- B. Automobile repair and services.
- C. Automobile service stations.
- D. Bars or taverns located within 200 feet of a residential use.
- E. Car wash.
- F. Convenience stores.
- G. Day care centers, child or adult.
- H. Funeral home.
- I. Liquor store.
- J. Restaurants, except drive-through restaurants, located within 200 feet of a residential use.
- K. 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. Retail uses with outdoor sales or storage.
- M. Veterinary facilities or small animal clinics including overnight indoor boarding.

(2) Accessory uses. See Section 1206.03 , Accessory Uses.

(d) Special Conditions for District 7 Office Overlay Zone.

(1) Only the following uses by right shall be permitted on parcels or lots fronting on Darrow Road and located on the west side of Darrow Road north of a point of Darrow Road 456 feet north of Faymont Drive (generally, a westerly line extended from Callander Drive) and parcels or lots located on the east side of Darrow Road south of a point of Darrow Road 494 feet south of Stoney Hill Drive in District 7, which area shall be known as the "District 7 Office Overlay Zone," and designated as such on the Official Zoning Map;

A. Banks or other financial institutions, except for drive through teller and ATM facilities;

B. Offices, business or professional;

C. Planned developments

1. Planned developments, subject to standards and procedures set forth in Sections 1203.04 and 1204.02.

~~G~~D. Government administrative offices.

(2) Only the following conditional uses shall be permitted in the District 7, Office Overlay Zone:

A. Residential

1. Single Family, Attached

2. Townhomes

~~A~~B. 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~~C. Bed and breakfast inns.

~~G~~D. Funeral homes.

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

~~E~~F. Business services provided the use does not exceed a gross floor area of 5,000 square feet.

~~F~~G. Personal services provided the use does not exceed a gross floor area of 5,000 square feet.

~~G~~H. Veterinary facilities or small animal clinics, including overnight indoor boarding.

(e) 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 7 shall comply with all of the following development/design standards (all standards are minimums unless otherwise noted):

(1) Mix of uses. More than one principal commercial/retail use permitted by-right or conditionally in District 7 may be developed or established together on a single lot or site, or within a single structure, provided all applicable requirements set forth in this section and Code, including trip generation limitations, and all other applicable ordinances, are met.

(2) Maximum net density.

A. Single-family attached: four dwelling units per acre.

B. Townhomes: five dwelling units per acre.

(3) Open space. In addition to compliance with the standards and requirements governing open space set forth in Section 1207.05, residential developments shall set aside a minimum of twenty-five percent of the gross land area for private open space.

(24) Minimum lot size: ~~two and one-half acres.~~

A. Residential uses, except townhomes: 16,000 square feet, except that the minimum lot size may be reduced to 6,000 square feet if open space conservation lots are developed pursuant to the requirements set forth in Section 1207.06.

B. Townhomes: 2,500 square feet.

C. Residential uses (except townhomes) on lots fronting arterial roads: one acre.

D. Non-residential uses: two and one-half acres.

(35) Minimum lot width: ~~250 feet.~~

A. Single-family attached: forty-eight feet.

B. Townhomes: twenty-four feet.

C. Non-residential uses: 250 feet.

(4-5) Minimum lot depth for non-residential uses: 400 feet.

(56) Maximum floor area to lot area ratio for non-residential uses: .50 to 1.0.

(67) Setbacks. Unless modified pursuant to Section 1203.08 , Minor Modifications, yard setbacks in District 7 shall be:

A. Minimum front yard setback: ~~thirty feet.~~

1. Residential uses: fifty-feet, provided that averaging shall be required for residential uses. Except for new residential development on lots fronting arterial roads, the front setback shall not differ by more than ten percent from the average of the front yard setbacks existing on the two properties immediately adjoining the subject property, unless approved by the Architectural and Historic Board of Review. If one or more of the adjoining properties is vacant, the front yard setback shall be fifty feet.

2. Residential uses on lots fronting arterial road: 100 feet, of which the front fifty feet shall comprise a bufferyard that shall be landscaped pursuant to Section 1207.04(k).

3. Non-residential uses: thirty feet.

B. Minimum side yard setback: ~~fifteen feet.~~

1. Principal residential structure: fifteen feet.
2. Principal non-residential structure: fifteen feet.
3. Side facing attached garage: twenty-five feet.
4. Residential accessory structures: fifteen feet.
5. Residential corner lots: fifty feet for street side not designated as “front”.

C. Minimum rear yard setback: ~~thirty feet, except when the rear yard of a non-residential use abuts a residentially zoned property, the rear yard setback shall be increased to fifty feet from the edge of the parking lot to the adjacent property line.~~

1. Principle residential structure: fifty feet
2. Principal non-residential structure: thirty feet, except when the rear yard of a non-residential use abuts a residentially zoned property, the rear yard setback shall be increased to fifty feet from the edge of the parking lot to the adjacent property line.
3. Residential accessory structures: fifteen feet.

D. Arterial setbacks: See arterial setback and landscaping requirements in Section 1207.04(k), Landscaping/Buffering.

(8) Maximum number of units per structure.

- A. Attached single-family: four attached units per structure.
- B. Townhomes: six units per structure.

(79) Maximum structure height: ~~thirty-five feet.~~

1. Non-residential and single-family attached: thirty-five feet.
2. Townhomes: forty feet.

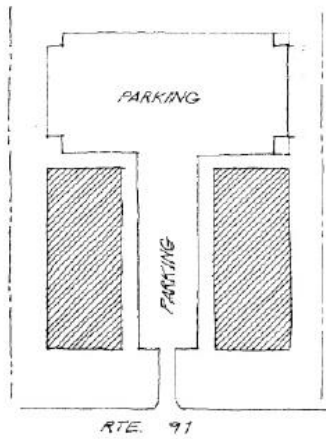
(10) Distance between residential buildings. Structures containing either single-family-attached or townhomes shall be separated from each other by a minimum of twenty feet at their closest points.

(811) Building siting and orientation for commercial uses. The following building siting and orientation requirements shall apply to new development in District 7 (See also parking location standards below):

A. The front of all buildings shall be oriented to the side property line (i.e., perpendicular to the Route 91 right-of-way). (See Figure 7)

B. Multiple buildings on a development site shall be oriented to create an interior space or courtyard, in which parking areas or private open space may be located. (See Figure 7)

Figure 7.



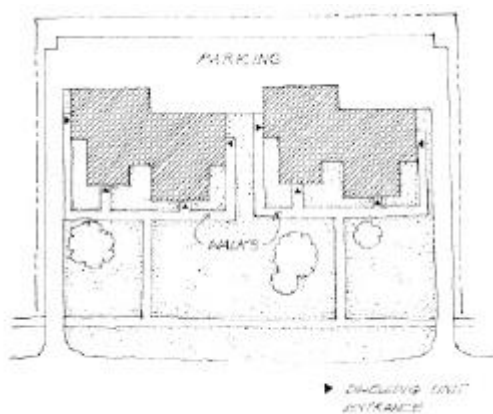
C. Loading and service docks shall be sited either at the rear of the building or along the side of the building opposite from the primary entrance.

(12) Building siting and orientation for residential uses. The following building siting and orientation requirements shall apply to new development in District 7, except for new development with a front yard depth of 130 feet or more:

A. Principal residential structures—single-family attached/and townhomes.

1. The entrance to at least one dwelling unit within each building shall face the street. (See Figure 6.)

Figure 8.



2. The front wall of the principal structure, or the front wall of at least one principal structure in a multi-building development, shall be parallel to the street or perpendicular to a radius of the curve of the street extended through the approximate center of the main mass, if the street is curved.

B. Principal residential structures on corner lots.

1. In general, the structure shall face one of the streets and not the corner.

2. One side of the structure shall be designated the "front" and shall be subject to the requirements set forth in division (d)(9)A. of this section.

C. Private garages.

1. Doors of attached garages shall not face the street.

2. Detached garages shall be located only in the rear yard.

3. New development of a principal single-family detached or attached dwelling shall provide space for the storage of at least two cars within an enclosed garage.

(912) Architecture and design standards. See architectural design guidelines located in Appendix D .

(4013) Vehicular access. All development shall comply with the vehicular access standards and requirements set forth in any adopted comprehensive access management plans for the State Route 91 corridor.

(4414) Traffic generation limits. No new or expanded use that generates more than 100 vehicle end-trips during a peak hour shall be approved.

(4215) Location of parking. In addition to the standards for off-street parking set forth in Section 1207.12 , the following restrictions shall apply in District 7:

A. No more than ten percent of off-street parking may be located in a building's front yard area. All other off-street parking shall be located at the rear or side of the building on the interior of lot and shall be accessed by means of shared driveways.

B. Shared parking. Parking lots shall be interconnected with commercial/retail parking lots on adjacent properties to the maximum extent feasible. As per Section 1207.12(h), Joint or Collective Parking Facilities, cross-access easements or other acceptable agreements for adjacent lots with interconnected parking lots shall be submitted in language acceptable to the City's solicitor and the PC to ensure availability of shared parking to users.

(4316) Pedestrian amenities.

A. Provision shall be made in the design of all developments for non-vehicular circulation systems, including but not limited to sidewalks, pathways, and bikeways. Funds-in-lieu of public sidewalks and other non-vehicular circulation systems may be provided as set forth in Section 1207.13(e).

B. Sidewalks:

1. Sidewalks at least five feet wide shall be provided on all sides of a lot that abut a public street, way, or open space.

2. Sidewalks at least five feet wide shall be provided along the full length of a building facade that features a customer entrance and along any building facade abutting a public parking area.

3. All internal pedestrian walkways shall be designed to be visually attractive and distinguishable from driving surfaces through use of durable, low-maintenance surface materials such as pavers, brick, or scored concrete to enhance pedestrian safety and comfort.

C. Compliance with access management plan: All development shall comply with the pedestrian access standards and requirements set forth in any adopted comprehensive access management plans for the State Route 91 corridor.

D. Linkages: To the maximum extent feasible, provision shall be made in the design of developments for connections with existing or future pedestrian systems on adjoining properties, including but not limited to connections to existing or planned future sidewalks, bikeways, walkways, or trail systems.

(Ord. 16-148, § 9. Passed 2-21-17; Ord. 18-93. Passed 10-15-19.)