



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

Date: May 17, 2021  
To: Architectural and Historic Board of Review  
From: Greg Hannan, Community Development Director  
CC: Thomas J. Sheridan, Asst City Manager  
Re: 2021 Land Development Code Update

City Council conducted a workshop discussion on April 25, 2021 regarding a list of possible LDC amendment topics. Staff is currently working to prepare draft amendment language for several topics. To formally amend the Land Development Code, City Council would direct staff to prepare a draft amendment and then forward to the Planning Commission to conduct a public hearing and a recommendation. Once City Council receives the recommendation from Planning Commission, a second public hearing is conducted and then Council would take action on the request.

Prior to submitting the draft amendment, City staff would like to present the topics being discussed and obtain feedback from the AHBR. Additionally, staff anticipates reviewing the draft amendment language with the AHBR in July.

**1. Streamline permit review process:**

- a. Issue: routine small residential projects proceed through the AHBR process with limited comment or revision needed beyond staff review.
- b. Amendment: Adjust the definitions of development (Section 1203.08) per the following which would establish minor threshold increases for administrative review and would allow minor projects within the historic district to be reviewed administratively rather than the current requirement that all historic district projects be reviewed by the AHBR:

**Note:** Based on Council direction on April 25, 2021 staff anticipates additional guidance is necessary from the AHBR on this topic:

(d) Minor Development Defined (ADMIN review).

(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~~ **400** gross square feet; or

(2) Developments in Districts 6 and 8 that involve an increase in the existing building footprint of ~~ten~~ **less than fifty** percent ~~or less~~, except new buildings.

(3) ~~Developments in the Historic District are not minor developments~~

(e) Basic Development Defined (AHBR Review).

(1) Residential projects including new single family detached houses, and accessory structures and additions greater than ~~250~~ **400** 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~~ **400** 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, demolitions of structures fifty years old or older, signs, and alterations that face the public realm.

~~—(3) All development within the Historic District~~

(f) Major Development Defined (PC Review).

(1) Development that is greater than 2,000 gross square feet or that involves an increase in the existing building footprint of 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 percent or more **and new buildings.**

## 2. Architectural Design Standards (LDC Appendix D)

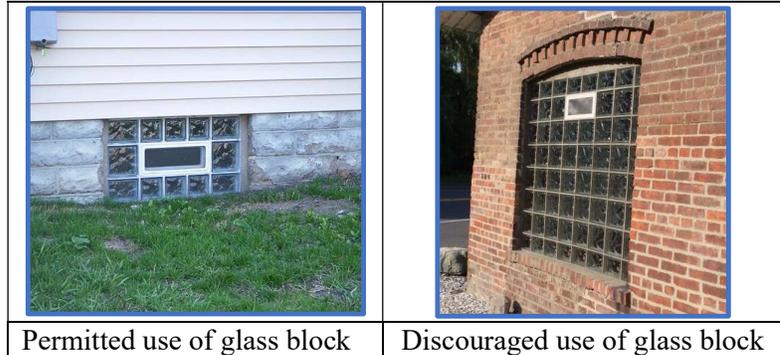
a. Issue: Staff has documented several design standards that are a common frustration for residents and provide limited architectural design benefit. Staff may consider a detailed review and update for the Architectural Design Standards as a stand alone effort later in 2021-2022.

b. Amendment:

i. Window placement on Accy structures (increase threshold from over 10 ft to 14 ft): *All facades (including the rear) over ~~ten~~ **fourteen** (~~10~~**14**) feet long shall have at least one window or door opening. ~~Fenestration placement on the accessory structure shall be proportional to the house.~~*

ii. Fence material (fully restrict chain link): *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~~*

- iii. Glass block windows (codify existing policy/procedure): Design Standards do not discuss glass block. Add statement that glass block is permitted when placed for small windows adjacent to ground level on the side and rear facades



- iv. Siding installation (codify existing policy/procedure): Design Standards do not discuss how to blend materials. Add statement that new materials should be staggered/blended to be compatible with existing (siding and masonry)
- v. Massing and garage placement: The District regulations of the LDC provide relief to the house orientation standards when a house is setback greater than 130 ft from the street. Revise the Design Standards to align with the district regulations and provide relief for setback greater than 130 feet.

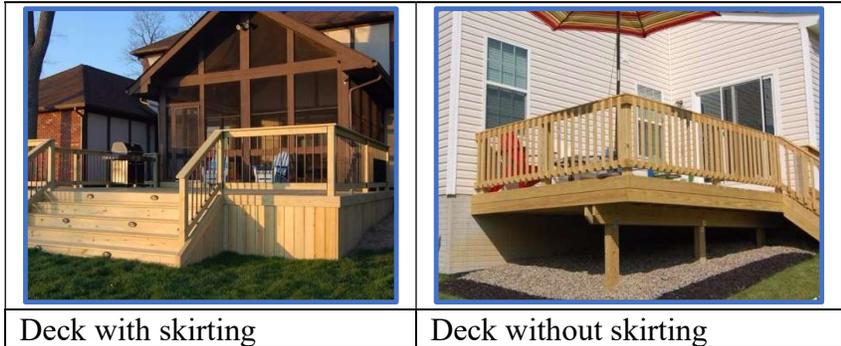
**Additional topics:** Staff is also forwarding the following additional topics and requesting feedback from the AHBR. Each of these were either not presented to City Council on April 25, 2021 or are items which Council requested additional study on before a consideration of a formal amendment.

**1. Functioning of the Historic District Subcommittee:**

- a. Issue: The Historic District subcommittee procedural requirements can be difficult to navigate with the requirements for recommendations and motions from the subcommittee and then a second round of review motions by the full board. The HDS was established in 1999 to allow a few members to focus on the Historic District as at that time the city was growing rapidly, no staff level reviews were allowed, and agendas for 30plus cases were common.
- b. Amendment: Consider removing the Historic District Subcommittee. This would allow all board members to engage on review of such cases, attend site visits as desired, and would remove the significant inefficiencies of subcommittee vs board attendance and motions to consider a case.

### 3. Architectural Design Standards (LDC Appendix D)

- i. Screening/skirting requirements for decks (remove requirement): *All decks and porches without a perimeter foundation exposing more than eighteen (18) inches between the fascia and the grade must be screened with compatible materials or landscaping unless a full story is exposed below.*



- i. Use of three materials on a building: The Design standards typically permit a single primary material and a second accent material. The board has permitted a third material on occasion. *The walls of the main body must be all one material, or an additional material may be used to call attention to the composition. For example a second material may be used on building projections gable ends, entrance recesses, or to emphasize the horizontal or vertical divisions of the building.*