

CITY OF HUDSON

Housing Zoning Analysis Memorandum

JANUARY 7, 2026



PREPARED FOR:



PREPARED BY:



Housing Zoning Analysis Memorandum

NATIONAL HOUSING TRENDS OVERVIEW

The following are national trends related to housing and zoning that have occurred over the last two years. Information below has been procured from the American Planning Association.

- The allowance or expansion of Accessory Dwelling Units (ADUs) and small scale housing.
 - In many cities, ADU allowance or expansion have occurred within existing neighborhoods, traditionally in higher density districts. However, there are some cases where they have been expanded in all residential districts (of all density types).
 - States (California, Montana, Colorado, Utah, and Virginia) are preempting local bans on ADUs and streamlining approvals.
 - ADUs and small scale housing are being touted as flexible tools for multi-generational living and incremental housing supply.
- Adding “missing middle” housing types such as townhomes or duplexes.
 - The traditional “nuclear” family is disappearing, as more couples are choosing not to have children or even a smaller family, who in turn are seeking smaller housing footprints.
 - Young adults entering the workforce are seeking more affordable housing options.
 - In some cases, cities are allowing the “missing middle” housing options (townhomes, duplexes, triplexes, etc.) to be permitted in traditionally single-family zoned neighborhoods. This approach is referred to as “gentle density”.
- Many cities (and even states) have moved to loosen or eliminate exclusive Single-Family zoning allowing for greater housing diversity and density.
 - Research has shown that restrictive single-family zoning still prevents affordable housing types across much of the country.
 - Multiple states (i.e. Minnesota) have amended land-use laws to enable more types of housing (townhomes, duplexes, triplexes, etc.) in traditionally single-family zones. Cities within California (i.e. Berkeley) have repealed certain single family restrictions.
- Increase in policies that promote higher densities and concentrate housing near jobs and transit hubs.
 - Cities are promoting zoning text amendments around height, density, and parking requirements where housing is located near job centers or transit hubs reducing development costs.
 - The elimination of parking minimums or the creation of parking maximums has also occurred across other zoning district types to assist in development costs and increase density potential.
- Adding zoning reforms as permitted language within existing zoning codes rather than conditional uses.
 - Zoning reforms are changes to local land use laws and regulations designed to increase housing supply, affordability, and development by removing restrictive rules like minimum lot sizes, height limits, or exclusive singly-family zoning.
 - Zoning reforms frequently face legal and community resistance due to concerns about traffic, neighborhood character, or property values.
 - Cities are having these conversations early with community members and stakeholders, to then incorporate directly into their zoning text by-right to eliminate project-by-project debates.

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PEER-CITY ANALYSIS OVERVIEW

The following are highlights from the analysis of peer city zoning codes relating to housing. Subsequent pages outline key housing standards within each municipal zoning code, along with their zoning maps. Note: For cities that do not have discrete maximum net density established by ordinance, maximum dwelling units per acre have been calculated from permitted minimum lot sizes in each zoning district. This calculation results in the gross permitted density, but not net permitted density. An exact comparison of net density cannot be calculated for cities that have not defined net density within their ordinance, or have definitions of net and gross density that vary from the City of Hudson's.

The cities reviewed included: City of Aurora, City of Twinsburg, City of Brecksville, City of Medina, and City of Solon.

- Hudson's District 1, 2, and 3 housing densities are fairly comparable to peer cities with similar residential zones, with the exception of Medina. Medina's allowances are higher than what is outlined.
- Hudson's District 5 (Village Core District) is closer aligned to Medina's "Multi-Use" and "Central Business District" (C-2) which permit a mix of housing, offices, commercial and retail uses.
- Across the peer-reviewed cities single family districts are typically one unit per lot permitted.
- The City of Aurora outlines the number of units per acre in their code whereas Twinsburg, Brecksville, Medina, and Solon regulate by minimum lot area and in some cases additionally by minimum living area.
- The City of Solon uses four (4) single family zoning districts, with minimum living areas ranging from 1,600 SF - 2,000 SF
- The City of Medina permits both one and two family housing in three of their residential zoning districts.
- Both Medina and Twinsburg's zoning codes contain mixed use or multi-use districts which permit various housing types. In each case, these districts are located near the center or "downtown" of the respective cities. This aligns with Hudson's allowance of various housing types within the Village Core District (District 5).
 - Hudson's density allowance is higher than the two cities (Medina and Twinsburg), however Hudson has a larger district and development availability as compared to the other cities.
- Hudson's District 10 (Ravenna Road Corridor) could allow for additional housing typologies (duplex, townhomes, and multi-family) either as a sole development or part of mixed use type.

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CITY OF HUDSON'S GENERALIZED LDC HOUSING TYPE AND DENSITY ALLOWANCES PER ZONING DISTRICT

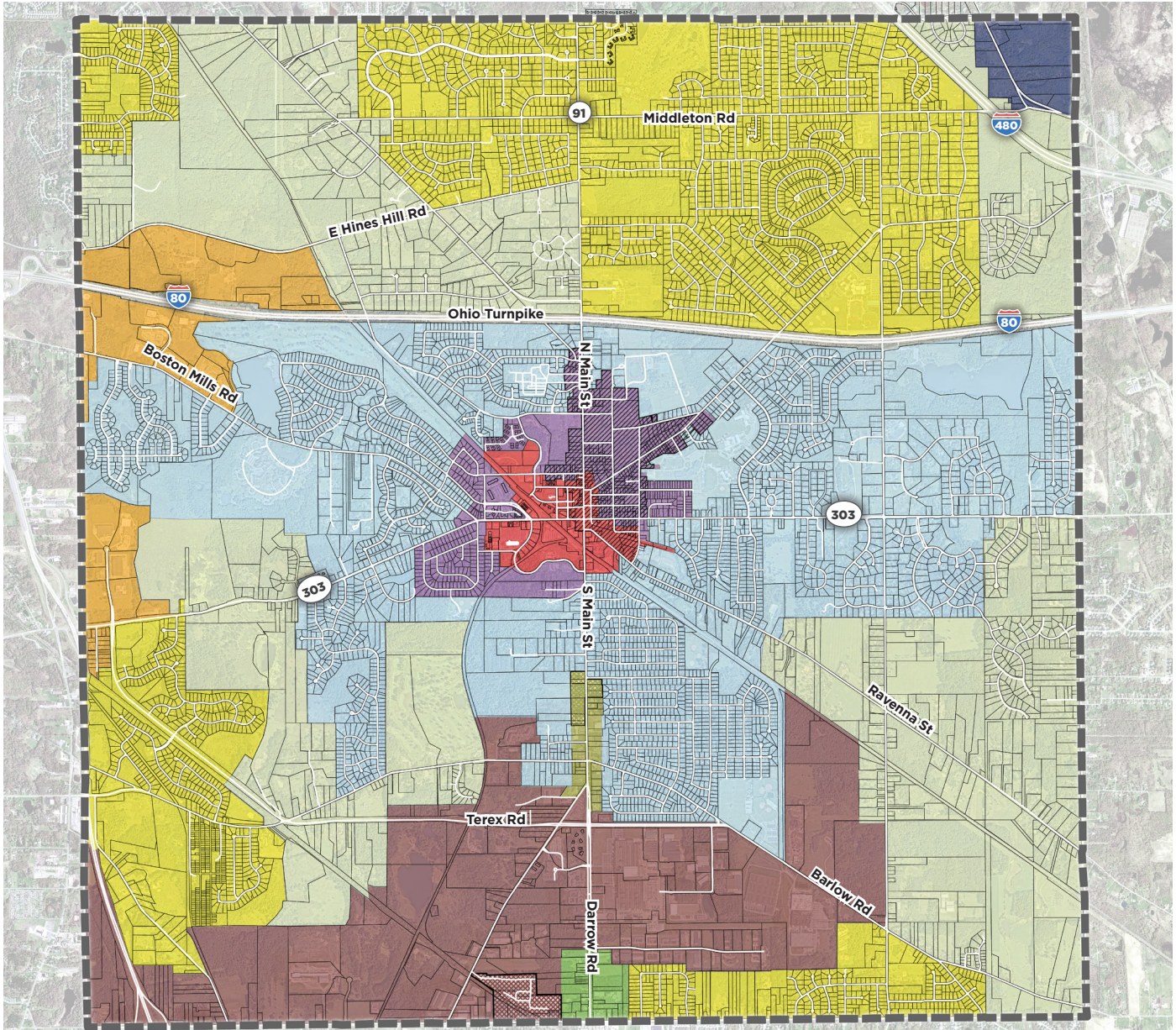
	DISTRICT 1 <i>SUBURBAN RESIDENTIAL NBHD.</i>	DISTRICT 2 <i>RURAL RESIDENTIAL CONSERVATION</i>	DISTRICT 3 <i>OUTER VILLAGE RESIDENTIAL NBHD.</i>	DISTRICT 4 <i>HISTORIC RESIDENTIAL NBHD.</i>	DISTRICT 5 <i>VILLAGE CORE DISTRICT</i>	DISTRICT 10 <i>RAVENNA ROAD CORRIDOR</i>
SINGLE FAMILY DETACHED	By Right 2 per acre	By Right 0.4 per acre	By Right 2.5 per acre	By Right 4 per acre	By Right 8 per acre	By Right 0.4 per acre
SINGLE FAMILY ATTACHED	Conditional 2 per acre	Conditional 0.4 per acre	Conditional 3 per acre	Conditional 5 per acre	By Right 8 per acre	Not Permitted
DUPLEX	Not Permitted	Conditional 0.4 per acre	Conditional 2.5 per acre	Conditional 4 per acre	By Right 12 per acre	Not Permitted
TOWNHOMES	Not Permitted	Not Permitted	Not Permitted	Not Permitted	By Right 20 per acre	Not Permitted
MULTI- FAMILY	Not Permitted	Not Permitted	Not Permitted	Conditional 10 per acre	Conditional 30 per acre	Not Permitted

NOTES:

1. Dwelling units are not permitted in Districts D6, D7, and D8
2. District 9: Within D9, the following is permitted as a use by right: Dwelling units stacked above or mixed with offices or other commercial space. The District 9 standards do not provide any additional use specific information related to density or other development standards.
3. District 8 Overlay: The District 8 Senior Housing Overlay has allowances for the following, all as conditional uses. Of the 50 acres within the district, only eight (8) gross acres remain available for possible development with an anticipated net developable area of four (4) acres.
 - Single family detached - 4 units per acre
 - Duplex - 4 units per acre
 - Single family attached - 6 units per acre
 - Multi-Family - 12 units per acre

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EXISTING ZONING MAP



ZONING KEY

	1 - Suburban Residential Neighborhood		8 - Industrial/Business Park
	2 - Rural Residential Neighborhood		9 - Darrowville Commercial Corridor
	3 - Outer Village Residential Neighborhood		10 - Ravena Road Corridor
	4 - Historic Residential Neighborhood		Historic District
	5 - Village Core District		District 7 Office Overlay
	6 - Western Hudson Gateway		District 8 Hike Bike Senior Housing Overlay
	7 - Outer Village Commercial Corridor		

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CITY OF AURORA

ZONING DISTRICT	DWELLING UNITS PER ACRES (U/A)
R-1 RESIDENTIAL	0.67 U/A One -Family
R-2 RESIDENTIAL	0.38 U/A One - Family
R-3 RESIDENTIAL	1.5 U/A One - Family
R-4 RESIDENTIAL	2.5 U/A One - Family
R-5 RESIDENTIAL	3.89 U/A One & Two Family
PLANNED DEVELOPMENT DISTRICT	2 U/A Single & Multi Family

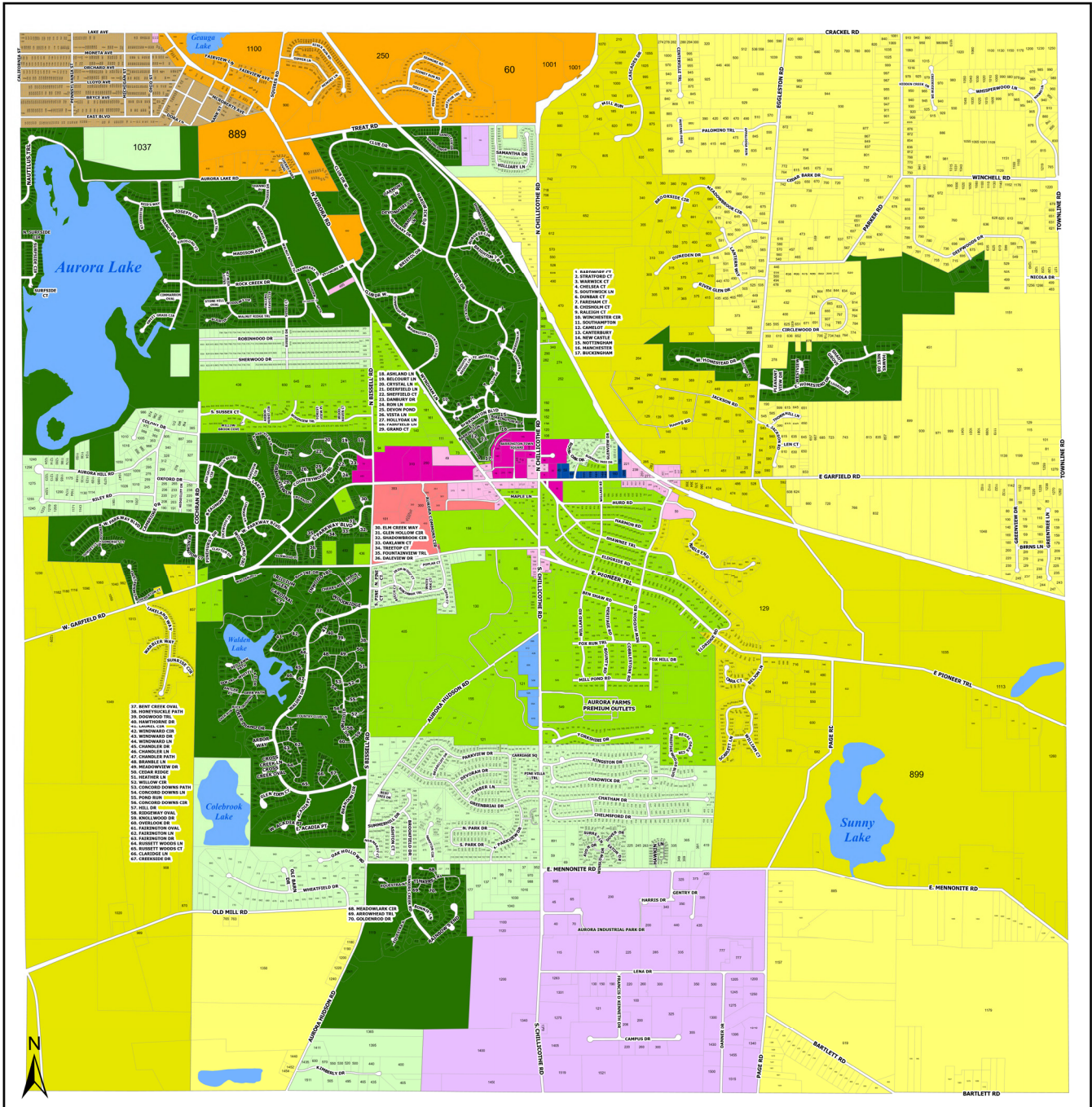
NOTES:

1. Zoning approved in 1999
2. All other districts are commercial, industrial, or manufacturing districts which do not permit residential uses.
3. "Assisted living and other comparable uses" are conditional permitted in R-4 district.

CITY OF HUDSON

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EXISTING ZONING MAP



Zoning Districts

R-1	R-3	R-5	C-1	C-3	O-1	M-1
R-2	R-4	PD	C-2	I-1	T-1	

0 0.25 0.5 1 1.5 2 Miles



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CITY OF TWINSBURG

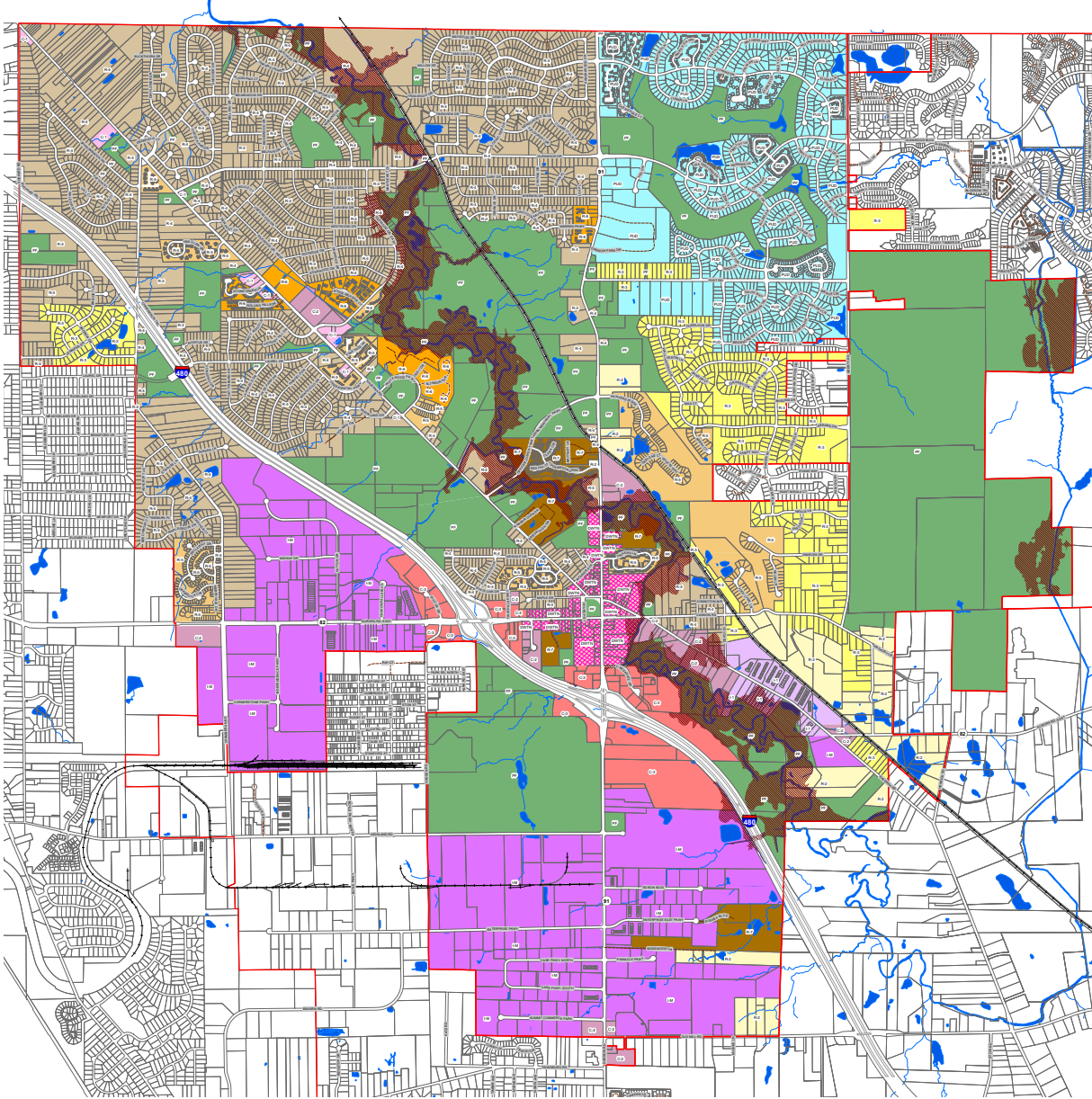
ZONING DISTRICT	RESIDENTIAL USE	MIN. LOT AREA	PRINCIPAL DWELLING FLOOR AREA (MIN)	MAX. UNITS PER ACRE (U/A)
SINGLE-UNIT RESIDENTIAL ZONES R-2, R-3, R-4	One-Unit Dwelling	1 acre (R-2)	1,500 SF	1 u/a (R-2)
		19,000 SF (R-3)		2.29 u/a (R-3)
		13,600 SF (R-4)		3.2 u/a (R-4)
SINGLE-UNIT CLUSTER RESIDENTIAL ZONE R-5	One-Unit Dwelling*	N/A (see notes #3)	1,400 SF	3.5 u/a
	Attached One-Unit Dwelling*			
MULTI-UNIT RESIDENTIAL ZONE R-6	Attached One-Unit Dwelling*	8,172 SF	N/A	5.33 u/a
	Multi-Unit Dwelling*			
MIXED RESIDENTIAL ZONE R-7	Life Care Facility	3,360 SF (Multi-Unit)	N/A (Multi-Unit)	12.96 u/a (Multi-Unit)
	One-Unit Dwelling*	8,712 SF (One-Unit)	1,100 SF (One-Unit)	5 u/a (One-Unit)
	Multi-Unit Dwelling*			
MIXED-USE ZONES/DISTRICTS PLANNED DEVELOPMENT ZONE	One-Unit Dwelling	Based upon an agreed PUD development agreement (see notes #4)	1,500 SF	N/A (see notes #7)
	Attached One-Unit Dwelling*			
	Multi-Unit Dwelling			
MIXED-USE ZONES/DISTRICTS DOWNTOWN DISTRICT	Attached One-Unit Dwelling*	N/A (see notes #5)	N/A	N/A (see notes #7)
	Multi-Unit Dwelling			
	One-Unit Dwelling			

NOTES:

1. Zoning approved in 2024
2. (*) indicates a conditional approval required
3. For the R-5 zoning district, a specific units per acre provision was created separate from the other zoning districts. Additional setback and lot standards are applied.
4. PUDs require a minimum development area of 200 acres
5. Multi-unit dwellings shall not exceed 50% of the residential component of a mixed use development which exceeds 3 acres.
6. The R-7 district permits "life care facilities"; conditionally permitted in C-2 commercial district and as part of Planned Unit Development proposals.
7. Since the lot design of these development types would be individually negotiated, there is no guaranteed minimum lot size to infer maximum density per acre.

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EXISTING ZONING MAP



Legend

- CITY BOUNDARY
- ZONING CLASSIFICATION:**
- C-1 = LOCAL COMMERCIAL ZONE
- C-2 = COMMUNITY COMMERCIAL ZONE
- C-3 = INTERCHANGE BUSINESS ZONE
- DWTN = DOWNTOWN DISTRICT
- I-1 = INTENSIVE COMMERCIAL & LIGHT INDUSTRIAL ZONE
- I-M = INNOVATION & MANUFACTURING ZONE
- R-2 = SINGLE UNIT RESIDENTIAL ZONE
- R-3 = SINGLE UNIT RESIDENTIAL ZONE
- R-4 = SINGLE UNIT RESIDENTIAL ZONE
- R-5 = SINGLE-UNIT OPEN SPACE/CLUSTER ZONE
- R-6 = MULTI-UNIT ZONE
- R-7 = SENIOR RESIDENCE ZONE
- PUD = PLANNED DEVELOPMENT ZONE
- PF = PUBLIC FACILITIES ZONE
- FD = FLOOD DAMAGE REDUCTION OVERLAY

Twinsburg
NATURALLY BEAUTIFUL Ohio
SAM SCAFFIDE - MAYOR



ZONE MAP ADOPTED VIA ORD. NO. 68-2024 WHICH WAS APPROVED AS BALLOT ISSUE #19 BY THE ELECTORATE AT THE NOVEMBER 5, 2024 ELECTION.

FLOOD BOUNDARIES DERIVED FROM FLOOD INSURANCE RATE MAP (FIRM, EFFECTIVE DATE APRIL 19, 2016 BY FEMA.) UNINCORPORATED MAP AMENDMENTS AND REVISIONS HAVE BEEN ADDED TO REFLECT CURRENT BOUNDARIES AS 05/2016.

ZONING MAP ISSUE DATE: DECEMBER 2, 2025

UPDATES & CHANGES:
- ORD 57-2025 (PASSED 11/04/2025) 9392 RAVENNA RD, C-2 TO I-1

PREVIOUS ISSUE DATE: DECEMBER 4, 2024

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CITY OF BRECKSVILLE

ZONING DISTRICT	MAIN BUILDING AND USE	MIN. LOT AREA	MAX. UNITS PER ACRE (U/A)
R-60	Detached one-family dwellings (see note #2)	60,000 SF	0.72 u/a (standard) 0.5 u/a (planned development)
R-40	Detached one-family dwellings	40,000 SF	1.09 u/a (standard) 0.75 u/a (planned development)
R-30	Detached one-family dwellings	30,000 SF	1.45 u/a (standard) 1.1 u/a (planned development)
R-20	Detached one-family dwellings	20,000 SF	2.18 u/a (standard) 1.4 u/a (planned development)
R-16	Detached one-family dwellings	16,000 SF	2.72 u/a (standard) 3 u/a (planned development)
R-8 & R-8A	Detached one-family dwellings	8,000 SF	5.44 u/a (standard) 6 u/a (planned development, R-8 only)
R-A	Apartments	5 acres	10 units per acres

NOTES:

1. Zoning approved in 1997
2. Planned Development Areas and Rural Residential Subdivisions are conditional use approvals in R-60, R-40, R-30, and R-20 districts.
3. A rural residential subdivision requires a minimum of 10 ten acres and lot sizes to be a minimum of three acres.
4. Nursing homes are conditionally permitted within the "Community Facilities District" and as part of any Planned Development Areas.

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CITY OF MEDINA

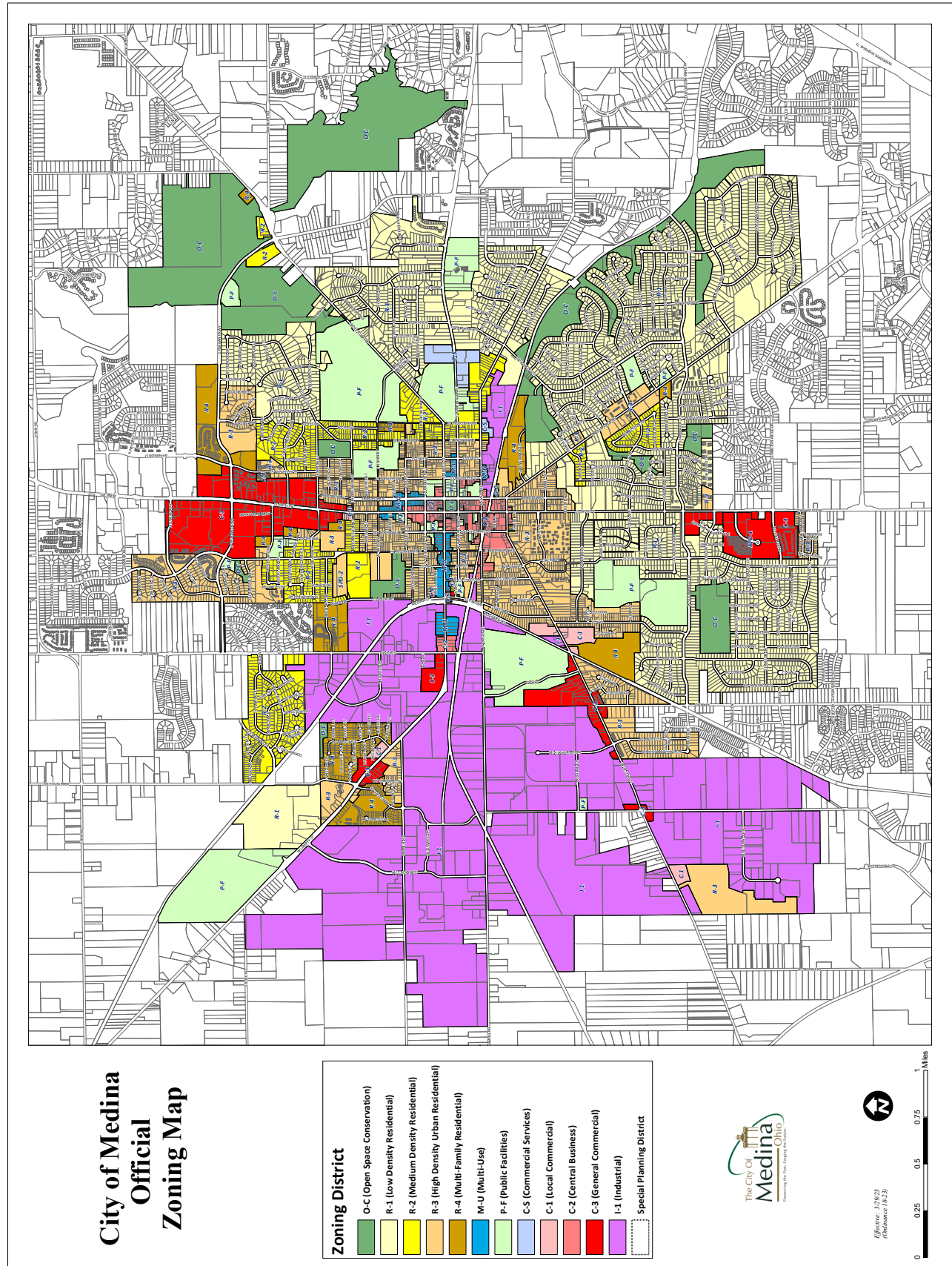
ZONING DISTRICT	USE	MIN. LOT SIZE	MAX. UNITS PER ACRE (U/A)
LOW DENSITY URBAN RESIDENTIAL R-1	Single Family Detached Residential	10,000 SF	4.35 u/a
MEDIUM DENSITY URBAN RESIDENTIAL R-2	Single Family Detached Residential Two-Family*	9,000 SF (Single) 18,000 SF (Two-Family)	4.84 u/a (Single Family Detached) 2.42 u/a (Two-Family)
HIGH DENSITY URBAN RESIDENTIAL R-3	Single Family Detached Residential Two-Family*	8,000 SF (Single) 14,000 SF (Two-Family)	5.44 u/a (Single Family Detached) 3.11 u/a (Two-Family)
MULTI-FAMILY URBAN RESIDENTIAL R-4	Single Family Attached Single Family Detached Two Family Multi-Family*	7,000 SF (Single Attached & Detached) 14,000 SF (Two-Family) 5,400 SF (Multi-Family)	6.22 u/a (Single Family Detached) 3.11 u/a (Two-Family) 8.06 u/a (Single Attached, Multi-Family)
MULTI-USE DISTRICT M-U	Single Family Attached Single Family Detached Two Family Multi-Family*	7,000 SF (Single Attached & Detached) 14,000 SF (Two-Family) 5,400 SF (Multi-Family)	6.22 u/a (Single Family Detached) 3.11 u/a (Two-Family) 8.06 u/a (Single Attached, Multi-Family)

NOTES:

1. Zoning approved in 2014 with varying updates approved in 2023 and 2024.
2. (*) indicates a conditional approval required
3. The City also permits dwelling units on the upper floors in there C-2 Central Business District. Ground floor residential requires a conditional approval. There are no lot area requirements for dwelling units.
4. Group home, independent living facility, nursing home, transitional care, and assisted living are conditionally permitted in the R-2, R-3, R-4, and Multi-Use Districts. They are also conditionally permitted within their Public Facilities, C-1, C-2, and C-3 commercial districts.

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EXISTING ZONING MAP



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CITY OF SOLON

ZONING DISTRICT	PRINCIPAL USE	MIN. LOT AREA	MINIMUM LIVING AREA PER UNIT	MAX. UNITS PER ACRE (U/A)
R-1-A SINGLE FAMILY RESIDENTIAL	One-single family dwelling per lot	16,000 SF	1,600 SF	2.72 u/a
R-1-B SINGLE FAMILY RESIDENTIAL	One-single family dwelling per lot	18,000 SF	1,800 SF	2.42 u/a
R-1-C SINGLE FAMILY RESIDENTIAL	One-single family dwelling per lot	24,000 SF	1,800 SF	1.81 u/a
R-1-D SINGLE FAMILY RESIDENTIAL	One-single family dwelling per lot	1 acre	2,000 SF	1 u/a
R-1-E SINGLE FAMILY RESIDENTIAL	One-single family dwelling per lot	5 acres	2,000 SF	0.2 u/a
R-2 TWO-FAMILY RESIDENTIAL	One two family dwelling unit per lot	20,000 SF	1,000 SF	2.17 u/a
R-3 MULTI FAMILY RESIDENTIAL	Multi Family residences containing 3 or more dwelling units	5,000 SF (per dwelling unit) 30,000 SF	900 SF	8.7 u/a
MIXED USE PLANNING DISTRICTS (MPD & MPD-A)	Townhomes, Multi-Family Buildings, Residences above retail/office	8 contiguous acres	(see note #2)	-

NOTES:

1. Updates through December 2025
2. Minimum residential development acreage is 10% of the total site, with the maximum set at 25% of the total site.
3. "Assisted living" as defined by the code is permitted within specific districts created by the code including, R-2-A (one/two family residential senior citizen), R-3-A (multi-family senior citizen), R-3-B (multi-family residential senior citizen), and R-3-C (multi-family special needs) districts.

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EXISTING ZONING MAP

