



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

DATE: November 4, 2025
TO: Planning Commission
FROM: Greg Hannan, Community Development Director
Nick Sugar, City Planner
RE: LDC 2026 Updates – Density Discussion

At the October 13, 2025 Meeting, Planning Commission noted a request to have density be one of the first items to discuss as part of the 2026 LDC Updates to discussion during the moratorium. Staff offers the following support information.

Background Resources:

Residential Use and Density Chart:

Staff has prepared the attached chart which documents the various housing types permitted in each district along with the maximum net density permitted.

Potential Residential Development Map: Staff reviewed large tracts of vacant or under-developed land to see what may be feasible for future development. For each site, staff completed a generalized determination of environmental site constraints to provide a simplified net acreage for consideration of possible dwelling units. This map and chart provide a generalized view of possible future residential development.

This data does not take into account:

1. Property owner preferences (may not wish to develop)
2. Site specific constraints which will further reduce actual housing units
3. Additional sites that could be proposed by more complex parcel assembly and demolition of existing parcels (unlikely)
4. Smaller scale areas where less than five sublots could be created

Comprehensive Plan – Housing information: Staff has assembled the attached exhibit which captures the primary referencing to housing within the 2024 Comprehensive Plan.

Considerations:

Staff understands the Planning Commission may wish to study the housing types permitted in each district as well as the maximum density permitted for each housing type. In addition to these primary considerations staff has noted the following items which relate to density and may be worth discussion.

1. District 2: District 2 currently has allowances for duplexes and single family attached housing types as Conditional uses. PC may wish to consider removing these use types from District 2 as the district is intended for low density single family residential as identified in the purpose statement of Section 1205.05 of the LDC and the Comprehensive Plan's Land Use plan.
2. District 5: District 5 encourages compact, walkable neighborhoods with a variety of housing types; however, staff notes the multi-family use type is permitted at an appreciably higher maximum density than existing in the district. PC may wish to consider reducing the multi-family net density allowance to align with the net density allowance for townhomes. Thereby reducing maximum net density allowance from 30 dwelling units per acre to 20 dwelling units per acre.

3. District 8 Overlay: The District 8 Senior Housing Overlay has allowances for the following, all as conditional uses.

- Single family detached - four units per acre
- Duplex – Four units per acre
- Single family attached – six units per acre
- Multi-Family – 12 units per acre

Of the 50 acres within the district, only 8 acres remain available for possible development with an anticipated developable area of 4 acres. PC may wish to confirm this remaining acreage is still appropriate to remain D8 Overlay as it is somewhat disconnected from the rest of the overlay.

4. 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. PC may wish to consider either removing the allowances for housing within D9 or to establish maximum density and development standards.