



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

DATE: June 25, 2025
TO: Mayor Anzevino and Members of City Council
FROM: Thom Sheridan, City Manager, Brian Griffith, Ast City Manager, Greg Hannan,
Community Development Director
RE: Land Development Code Amendment – Assisted living and Continuing Care Retirement
Communities

Assisted living and continuing care retirement facilities can cause a strain on safety services and have been developed within commercial/industrial districts which have a primary focus on income tax generating development. The applicable districts where these uses could be reduced by removing them from D6 and D8. Each existing use could continue to operate as non-conforming uses, except for Laurel Lake, which is within D3 and could continue under its current conditional use status.

The Comprehensive plan includes the following recommendation:

2.1.2 – Limit large scale living facilities based on emergency service needs

Existing assisted living and continuing care retirement community facilities are as follows:

Facility	Zoning District	Description - Services
Laurel Lake	D3	CCRC - Senior living, Assisted living, Rehabilitation and skilled nursing care
Danbury/Springwood	D6	CCRC - Senior living, Assisted living, Memory care
Hudson Elms	D2	Institutional Residential – Rehabilitation and skilled nursing care
Hudson Grande	D8	CCRC - Senior living, Assisted living, Memory care
Heritage of Hudson	D8	Institutional Residential –Rehabilitation and skilled nursing care
Hudson Meadows	D8	CCRC - Senior living, Assisted living

Current Zoning allowances:

Use	Permitted by right	Conditional Use
Assisted Living	N/A	D2,D3,D4,D5,D6,D8,D8O
Continuing Care Retirement Communities	N/A	D3,D6,D8
Institutional Care (nursing)	N/a	D3,D6,D8

(26) "Assisted living" shall mean residences for the elderly that provide rooms, meals, personal care, and supervision of self-administered medication. They may provide other services, such as recreational activities, financial services, and transportation.

(73) "Continuing care retirement community" shall mean a residential and institutional complex containing dwelling units of any type permitted by this Code for independent living, and assisted living or institutional residential uses or both, with each dwelling or room occupied by not more than two residents at least one of whom is fifty-five years of age or older. Said complex shall have available on site: passive and active recreational facilities; common dining facilities; and provide primarily non-medical resident services to individuals in need of personal assistance essential for sustaining activities of daily living such as assistance or supervision in matters such as dressing, bathing, diet, financial management, transportation, evacuation of a residence in the case of an emergency, or administered medication.

(160) "Institutional residential uses" shall mean residences for nine or more unrelated persons who are elderly or developmentally disabled and who may or may not require facilities and services including restorative care and treatment, nursing services, aid with daily living skills, meal service, regular or as-needed medical supervision, social care, or other services that are supportive, restorative, or preventive in nature. Institutional residential uses include, but are not limited to, long-term care facilities, nursing homes, group homes for nine or more clients, and intermediate care facilities. "Institutional residential uses" do not include assisted living facilities, group homes for eight or fewer clients, day care centers, or family day care homes.

Proposed Amendment: Remove Assisted Living, Continuing Care Retirement Communities, and Institutional Residential from allowed uses within the commercial focused districts. Removing these use categories from commercial/industrial districts would preserve these areas for businesses development. Additionally, focusing these uses within District 3 would be more central to the community and closer to emergency services.

Use	Permitted by right	Conditional Use
Assisted Living	N/A	D2 D3, D4,D5,D6,D8,D8O
Continuing Care Retirement Communities	N/A	D3, D6,D8
Institutional Care (nursing)	N/a	D3, D6,D8

Exhibit “A”

Chapter 1206 Use Regulations

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	Special conditions
Residential													
Assisted Living		C	C	€	€	€			€	C			4,10,11,12,14
Institutional/Civic/Public Uses													
Continuing Care Retirement Community			C			€			€				4,10,11,12,14,22
Institutional residential for the handicapped or elderly (for 9 or more people)			C			€			€				4, <u>10,11,12</u> ,14, 22

Exhibit “B”

Chapter 1206 Use Regulations

1206.02 Conditional Use Standards

(a) General Provisions

(b) Conditional Uses; Generals criteria and Standards

(4) Where applicable, certification or licensing by the sponsoring state or federal governmental agency shall be a prerequisite to issuance of a zoning certificate by the City. A copy of an annual report with evidence of continuing certification shall be submitted to the Community Development Director upon request ~~in January of each year.~~

(26) “Assisted living” shall mean residences for the elderly that provide rooms, meals, personal care, and supervision of self-administered medication. They may provide other services, such as recreational activities, financial services, and transportation.

(73) “Continuing care retirement community” shall mean a residential and institutional complex containing dwelling units of any type permitted by this Code for independent living, ~~and~~ along with assisted living or institutional residential uses or both, with each dwelling or room occupied by not more than two residents at least one of whom is fifty-five years of age or older. Said complex shall have available on site: passive and active recreational facilities; common dining facilities; and provide primarily non-medical resident services to individuals in need of personal assistance essential for sustaining activities of daily living such as assistance or supervision in matters such as dressing, bathing, diet, financial management, transportation, evacuation of a residence in the case of an emergency, or administered medication.

AN ORDINANCE AMENDING CHAPTER 1206 OF THE LAND DEVELOPMENT CODE RELEVANT TO REMOVE ASSISTED LIVING, CONTINUING CARE RETIREMENT COMMUNITIES, AND INSTITUTIONAL RESIDENTIAL FROM ALLOWED USES WITHIN THE COMMERCIAL-FOCUSED DISTRICTS.

BE IT ORDAINED by the Council of the City of Hudson, Summit County, Ohio, as follows:

Section 1. That Section 1206.01 of the Codified Ordinances of the City of Hudson, titled Table of Permitted and Conditional Uses by Zone District, be amended to provide as set forth in Exhibit “A,” attached hereto and incorporated herein, with the additions being **underlined** and **bolded**.

Section 2. That Section 1206.02(4) and (73) of the Codified Ordinances of the City of Hudson be amended to provide as set forth in Exhibit “B,” attached hereto and incorporated herein, with the additions being **underlined** and **bolded**.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. This Ordinance shall be in full force and effect from and after the earliest period allowed by law.

PASSED: _____

Jeffrey L. Anzevino, Mayor

ATTEST:

Aparna Wheeler, Clerk of Council

I certify that the foregoing Ordinance No. 25-110 was duly passed by the Council of said Municipality on _____, 2025.

Aparna Wheeler, Clerk of Council