



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

DATE: April 2, 2026
TO: Planning Commission
FROM: Nick Sugar, City Planner
Greg Hannan, Community Development Director
RE: LDC 2026 Updates – Density Discussion

This discussion occurred over the following timeline:

- November 10, 2025: The topic was introduced to the Planning Commission. The Planning Commission provided brief comment and continued the discussion.
- December 8, 2025: The Planning Commission continued the discussion and requested OHM Advisors, the city's consultant, prepare additional study on housing densities.
- January 12, 2025: The Planning Commission continued the discussion with the intent to resume dialogue after Council consideration on the proposed LDC amendment for senior focused living facilities. OHM Advisors would be present for the February 9, 2026 meeting.
- February 9, 2026: OHM Advisors attended the meeting and presented their findings. The Planning Commission held discussion and directed staff to prepare draft text with the intent to initiate a Text and Zoning Map Amendment.
- March 9, 2026: Staff presented the draft text to the Planning Commission. The Planning Commission held limited discussion, as it was late in the evening. The Planning Commission requested staff update the housing table to reflect the proposed changes for better orientation.

Staff Updates:

- Staff has prepared the attached housing chart depicting the following edits

Proposed Changes:

1. District 2:
 - Removal of duplexes and single family attached housing types.
2. District 4:
 - Reduction in maximum single-family attached net density from 5 to 4 dwelling units per acre.
 - Reduction in maximum multi-family net density to from 10 to 5 dwelling units per acre.
3. District 5:
 - Reduction in maximum townhome net density from 20 to 15 dwelling units per acre.
 - Reduction in maximum multi-family net density to from 30 to 15 dwelling units

per acre.

4. District 8 Overlay:

- Reduction in maximum net density to align with the built-out conditions of the Redwood senior housing development (Trails of Hudson Subdivision).
- Reduction in maximum single-family attached net density from 6 to 5 dwelling units per acre.
- Reduction in maximum multi-family net density to from 12 to 5 dwelling units per acre.
- Include rezoning the 8 undeveloped acres to District 8 (see figure below).



5. District 9:

- Removal allowances for residential with District 9 by striking “dwelling units stacked above or mixed with offices or other commercial space”.

Next Steps: Staff recommends the Planning Commission review the attached draft text. Staff anticipates the Planning Commission will proceed with a formal motion to City Council pursuant to Section 1203.03.

1203.03 CODE AMENDMENTS.

(a) Initiation. Applications for text or official zoning map amendments may be initiated by the following:

- (1) By motion of the Planning Commission;*
- (2) By adoption of a resolution by City Council;*
- (3) By application for a rezoning by one or more of the owners, holders of options to purchase, or lessees of the property for which the amendment or supplement is requested*

City Council would receive the request from the Planning Commission and Council would determine if they wish to proceed with the amendment process by conducting a first reading and referral back to the Planning Commission for a public hearing and formal recommendation.

Chapter 9.02 of the Charter indicates that

...or any ordinance referring to zoning or building codes or other regulations controlling the use or development of land be passed unless and until Council shall have submitted the same to the Planning Commission for report and recommendation.

Housing Chart with Proposed Amendments

	D1	D2	D3	D4	D5	D6	D7	D7 Overlay	D8	D8 Overlay	D9	D10
Single Family Detached	Permitted By Right 2 per acre	Permitted By Right 1 per 2.5 acres	Permitted By Right 2.5 per acre	Permitted By Right 4 per acre	Permitted By Right 8 per acre	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Permitted By Right* 4 per acre	Not Permitted	Permitted By Right 1 per 2.5 acres
Single Family Attached	Conditional Use 2 per acre	Conditional Use 1 per 2.5 acres Not Permitted	Conditional Use 3 per acre	Conditional Use 5 4 per acre	Permitted by Right 8 per acre	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Permitted by Right* 6 5 per acre	Not Permitted	Not Permitted
Duplex	Not Permitted	Conditional Use 1 per 2.5 acres Not Permitted	Conditional Use 2.5 per acre	Conditional Use 4 per acre	Permitted by Right 12 per acre	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Permitted by Right* 4 per acre	Not Permitted	Not Permitted
Townhomes	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Permitted by Right 20 15 per acre	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Multi-Family	Not Permitted	Not Permitted	Not Permitted	Conditional Use 10 5 per acre	Conditional Use 30 15 per acre	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Conditional Use* 12 5 per acre	Not Permitted	Not Permitted

*Size or Other Limits Apply–See Zone District Regulations

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.

Housing Zoning Analysis Memorandum

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.

Housing Zoning Analysis Memorandum

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

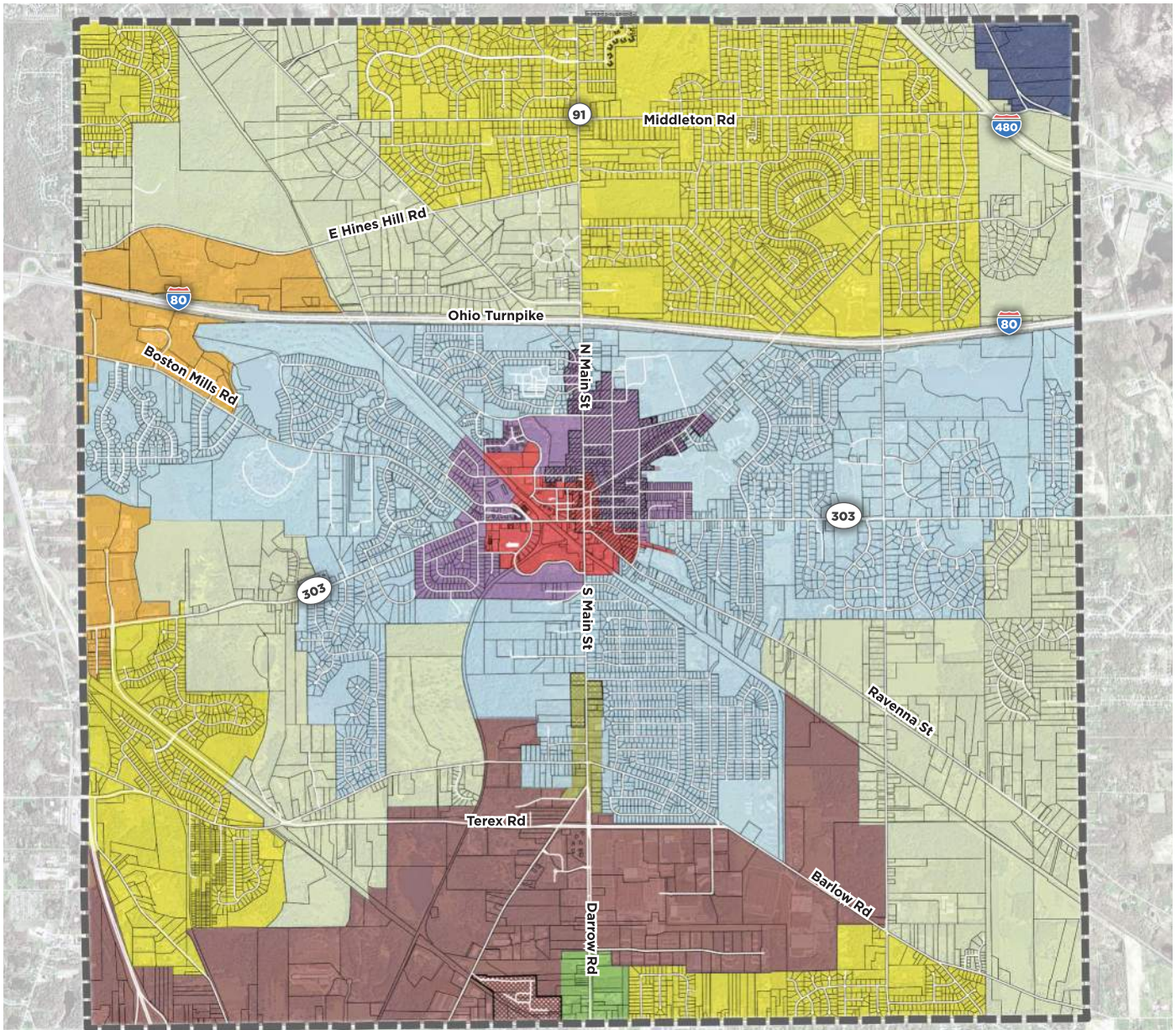
	DISTRICT 1 <i>SUBURBAN RESIDENTIAL NBHD.</i>	DISTRICT 2 <i>RURAL RESIDENTIAL CONSERVATION</i>	DISTRICT 3 <i>OUTER VILLAGE RESIDENTIAL NBHD.</i>	DISTRICT 4 <i>HISTORIC RESIDENTIAL NBHD.</i>	DISTRICT 5 <i>VILLAGE CORE DISTRICT</i>	DISTRICT 10 <i>RAVENNA ROAD CORRIDOR</i>
SINGLE FAMILY DETACHED	By Right 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

Housing Zoning Analysis Memorandum

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 - Ravenna 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		

Housing Zoning Analysis Memorandum

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

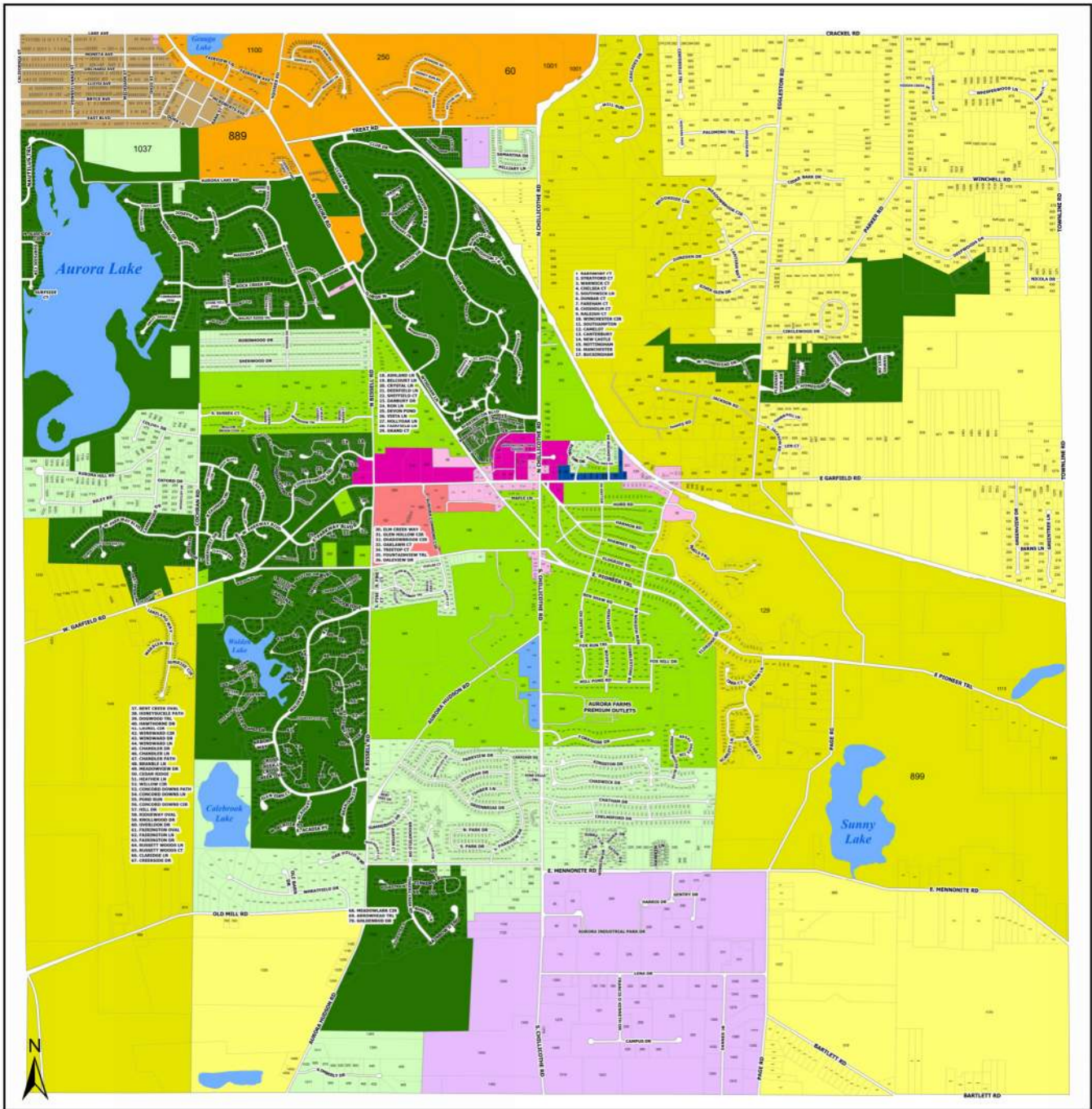
NOTES:

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

Housing Zoning Analysis Memorandum

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



Housing Zoning Analysis Memorandum

CITY OF TWINSBURG

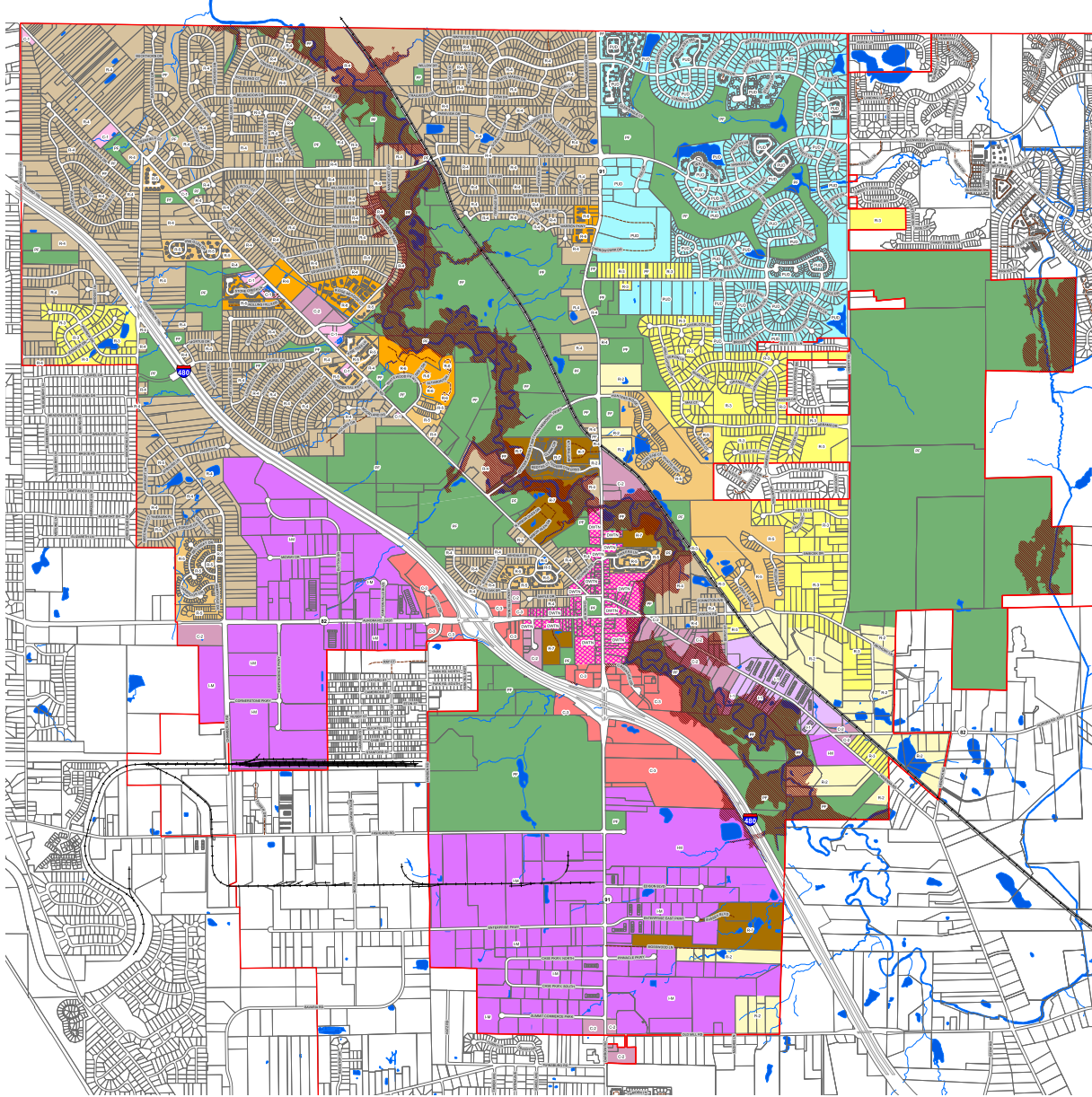
ZONING DISTRICT	RESIDENTIAL USE	MIN. LOT AREA	PRINCIPAL DWELLING FLOOR AREA (MIN)	MAX. UNITS PER ACRE (U/A)
SINGLE-UNIT RESIDENTIAL ZONES R-2, R-3, R-4	One-Unit Dwelling	1 acre (R-2) 19,000 SF (R-3) 13,600 SF (R-4)	1,500 SF	1 u/a (R-2) 2.29 u/a (R-3) 3.2 u/a (R-4)
SINGLE-UNIT CLUSTER RESIDENTIAL ZONE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

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.

Housing Zoning Analysis Memorandum

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

Housing Zoning Analysis Memorandum

CITY OF BRECKSVILLE

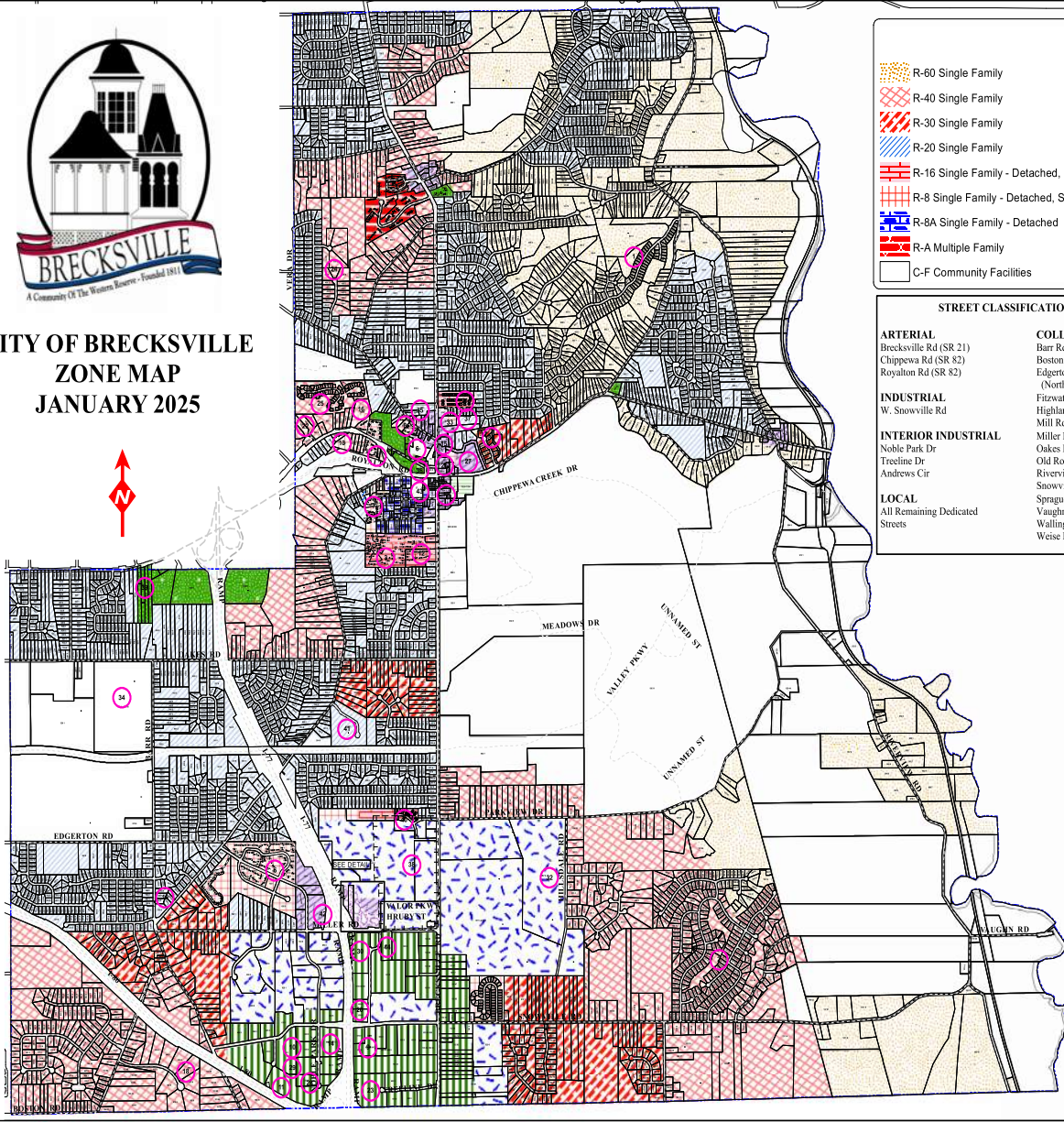
ZONING DISTRICT	MAIN BUILDING AND USE	MIN. LOT AREA	MAX. UNITS PER ACRE (U/A)
R-60	Detached one-family dwellings (see note #2)	60,000 SF	0.72 u/a (standard) 0.5 u/a (planned development)
R-40	Detached one-family dwellings	40,000 SF	1.09 u/a (standard) 0.75 u/a (planned development)
R-30	Detached one-family 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.



CITY OF BRECKSVILLE
ZONE MAP
JANUARY 2025



LEGEND

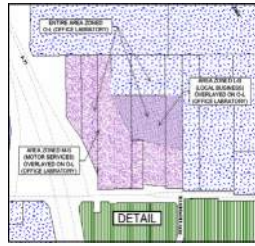
- R-60 Single Family
- R-40 Single Family
- R-30 Single Family
- R-20 Single Family
- R-16 Single Family - Detached, Semi-Attached or Attached
- R-8 Single Family - Detached, Semi-Attached or Attached
- R-BA Single Family - Detached
- R-A Multiple Family
- C-F Community Facilities
- O-B Office Building
- L-B Local Business
- S-C Shopping Center
- O-L Office - Laboratory
- M-D Manufacturing - Distribution
- M-S Motor Services
- A-P Auto Parking
- C-S Commercial Services (NO LAND SO ZONED)
- O-P Office Park (NO LAND SO ZONED)

STREET CLASSIFICATION

- ARTERIAL**
Brecksville Rd (SR 21)
Chippewa Rd (SR 82)
Royallton Rd (SR 82)
- INDUSTRIAL**
W. Snowville Rd
- INTERIOR INDUSTRIAL**
Noble Park Dr
Treeline Dr
Andrews Cir
- LOCAL**
All Remaining Dedicated Streets
- COLLECTOR**
Barr Rd
Boston Rd
Edgerton Rd
(North of Miller Rd)
Fitzwater Rd
Highland Dr
Miller Rd
Oak Rd
Old Royallton Rd
Riverview Rd
Snowville Rd
Sprague Rd
Vaughn Rd
Wallings Rd
Weise Rd

PLANNED DEVELOPMENT/SPECIAL ZONING AREAS

#	P.C. REC	DEVELOPMENT	DESIGNATION
1	10/74, 75, 77, 87	Stones Throw (Brecksville Estates) RZA	R-40 Intg. Topo Req
2	5/76, 76, 77, 78	Echo Hills Estates II (R-20 Lot Req) RZA	R-40/20 PDA
3	8/76, 88, 90, 94	Windward Hills	R-16 PDA
4	8/77	Brecksville Place (Old Royallton)	R-4 PDA
5	1/81, 85, 90, 96	Grand Bay (Turtle Rock)	R-4 PDA
6	2/85	Chippewa Place (Sr. Housing)	CF RA PDA
7	8/85, 94	Charlie Court	R-4 PDA
8	1/86	Winding Creek	R-4 PDA
9	1/87	Norran Business Park (South Point)	M-D PDA
10	3/88	Brecksville Business Center	M-D PDA
11	3/88, 89	Andrews Moving & Storage	M-D PDA
12	11/88	Wooden	R-40 PDA
13	12/88	Whispering Woods	R-40/40 PDA
14	4/89	Brecksville Corporate Center (Crow Clave I)	M-D PDA
15	6/89	Midlake Center I & II	L-B PDA
16	8/91	Chippewa Creek Condos (Old Royallton)	R-4 PDA
17	2/92	East Side Business (Cinder, Salupo, 3rd Floor)	L-B PDA
18	4/92	Brecksville Reserve	R-40 PDA
19	12/92	Brecksville Point	R-20 PDA
20	3/94	Gateway (Computer Systems)	M-D PDA
21	4/95	Hillbrook Estates	R-16 PDA
22	2/96	The Summit (Special Lot Req)	R-40 PDA
23	4/96	Treeline Business Park	M-D PDA
24	6/97, 99	Hunting Valley Farms (Special Lot Req)	Mod R-20/8-40 PDA
25	8/97	Chippewa Hills (Special Req)	Mod R-40 PDA
26	8/99	Saugus Square	L-B PDA
27	10/99	NE Quadrant Overlay District (Voter Appr)	PDA Overlay
28	12/99	Salvatore Office Storage	M-D PDA
29	12/99	Brecksville Business Center II	M-D PDA
30	1/01	Gateway Expansion	M-D PDA
31	6/05	One Chippewa Trail	R-30 PDA
32	5/06	Hidden Hills Court (Voter Appr)	R-30 PDA
33	11/08	The Oaks of Brecksville (Voter Appr)	PDA Overlay
34	11/13	Blossom Hill (Voter Appr)	O-B Overlay except R-40
35	11/14	Brecksville Assisted Living (Voter Appr)	PDA Overlay
36	11/15	Red Brick House Retail (Voter Appr)	Retail Conditional Use
37	7/16	Overlook at Hillbrook	R-20 PDA
38	11/16	VA property (Voter Appr)	Mixed Conditional Use Overlay
39	5/17	Royallton Rd Re-Zoning (Voter Appr)	O-A Conditional Use O-L
40	5/21	Brecksville Rd - Value Acres Residential	R-A, R-16, R-20 & R-A PDA
41	11/22	Highland Dr School (Voter Appr)	R-20/CF C & D Only
42	11/22	6040/7002 S Edgerton	L-B PDA Event Center
43	6/23	Central School Re-Zoning (Voter Appr)	L-B Cond Use R-A
44	11/24	25 Public Sq. - Church Re-Zoning	A-P Cond Use R-A
		650 Miller Rd - True North (Voter Appr)	M-S & L-B Overlay



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Housing Zoning Analysis Memorandum

CITY OF MEDINA

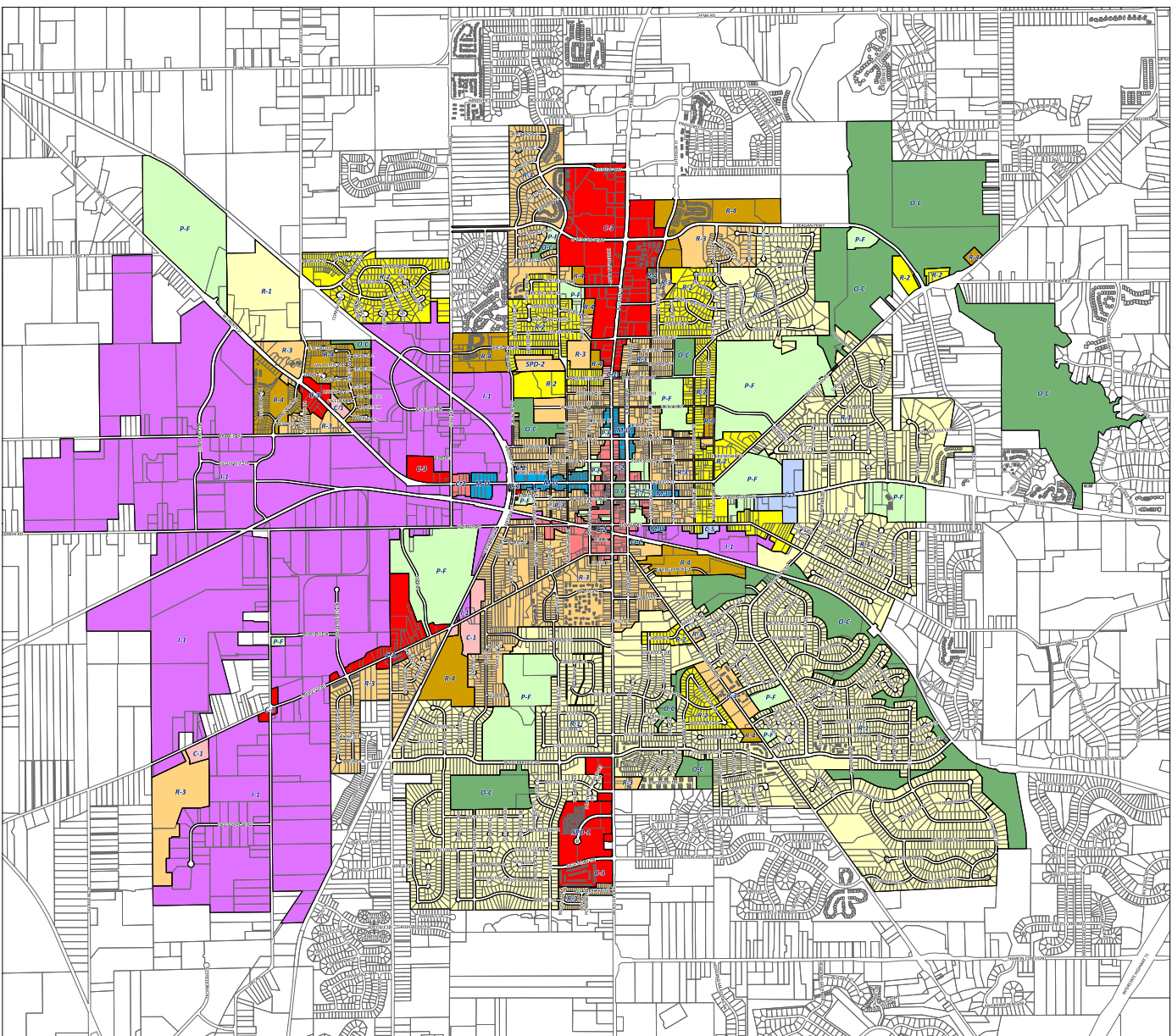
ZONING DISTRICT	USE	MIN. LOT SIZE	MAX. UNITS PER ACRE (U/A)
LOW DENSITY URBAN RESIDENTIAL R-1	Single Family Detached Residential	10,000 SF	4.35 u/a
MEDIUM DENSITY URBAN RESIDENTIAL R-2	Single Family Detached Residential Two-Family*	9,000 SF (Single) 18,000 SF (Two-Family)	4.84 u/a (Single Family Detached) 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.

Housing Zoning Analysis Memorandum

EXISTING ZONING MAP



City of Medina Official Zoning Map

Zoning District

- O-C (Open Space Conservation)
- R-1 (Low Density Residential)
- R-2 (Medium Density Residential)
- R-3 (High Density Urban Residential)
- R-4 (Multi-Family Residential)
- M-U (Multi-Use)
- P-F (Public Facilities)
- C-S (Commercial Services)
- C-1 (Local Commercial)
- C-2 (Central Business)
- C-3 (General Commercial)
- I-1 (Industrial)
- Special Planning District



Effective: 3/29/23
(Ordinance 18-25)



0 0.25 0.5 0.75 1 Miles

Housing Zoning Analysis Memorandum

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.

Housing Zoning Analysis Memorandum

EXISTING ZONING MAP

