

# OHIO HUDSON

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

**DATE:** August 15, 2025  
**TO:** Mayor Anzevino and City Council  
**FROM:** Greg Hannan, Community Development Director  
**CC:** Thom Sheridan, City Manager, Brian Griffith, Ast City Manager  
**RE:** 25-92 – LDC Amendment to Veterinary Clinics and Boarding Kennels

The proposed amendments to the LDC relevant to Veterinary Clinics and Boarding Kennels would amend per the following summary table:

<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
Commercial/Retail													
Boarding Kennel		€				C			C				<b>16</b>
Veterinary facility, small animal clinic (allow overnight, indoor boarding)		€			€	C	C	C	C			€	1, 4, <b>16</b> , 29, 32

*Special Condition 16: the use or building housing such use shall be located a minimum of 500 feet away from the lot line of any residential use, except for a transfer station or any building housing a transfer station, shall be located a minimum of 1,000 feet away from the lot line of any residential use.*

The amendment is proceeding through the following review process:

Council workshop	My 27, 2025
Council First Reading and Referral	June 3, 2025
Planning Commission Public Hearing and Recommendation	July 14, 2025
Council second reading and Public Hearing	August 5, 2025
Council Third Reading	August 19, 2025

Staff and Planning Commission indicated these uses could have potential negative impacts to residential development including traffic, noise, and hours of operation. Therefore, this text amendment would primarily encourage these uses in commercial and industrial zoning districts.

**Boarding Kennels:** The amendment would remove Boarding Kennels from the residential D2 district. The amendment would expand where Boarding Kennels are permitted by adding them as a conditional use in both D6 and D8. These two district only permit commercial/industrial uses

and generally contain larger lot size development.

Veterinary Facilities: The amendment would remove Veterinary Facilities from the residential D2 district and the mixed commercial/residential districts of D5 and D10.

The amendment would expand where Veterinary Facilities are permitted by adding them as a conditional use in both D6 and D8. Within D7 and D7Overlay, Veterinary Facilities would remain as a conditional use as these are commercial use districts and the 500 ft expanded setback to residential would address potential impacts.