



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

## PLANNING COMMISSION

### CASE NO. 2025-200

CITY OF HUDSON LAND DEVELOPMENT CODE TEXT AMENDMENT TO SECTIONS 1205.04, 1205.06, 1205.07, 1205.11, AND 1206.01 OF THE LAND DEVELOPMENT CODE. THE AMENDMENT REMOVES TOWNHOMES FROM ALL ZONING DISTRICTS EXCEPT DISTRICT 5: VILLAGE CORE DISTRICT.

### RECOMMENDATION

Based on the evidence and representations to the Commission by City staff at a public hearing of the Planning Commission held at the regular meeting of March 31, 2025, the Planning Commission finds the proposed text amendment to be in substantial compliance with the appropriate review standards of Section 1204.01, with the following findings:

1. The amendment is in accordance with the basic intent and purpose of the Land Development Code, specifically Section 1201.03 stating *the regulations of this Land Development Code are intended to implement the City of Hudson Comprehensive Plan, as amended.*
2. The amendment furthers the Comprehensive Plan's goals and objectives, specifically Goal 2.1.1 to *"update or amend zoning regulations to allow for desired housing types and density. Refer to the statistically valid community survey regarding desired housing types and density until the Land Development Code is updated."*
3. Few townhome developments have been constructed in zoning districts other than District 5 since the Land Development Code was adopted.
4. The amendment avoids unlawful exclusionary zoning and avoids granting special privileges. The amendment would permit townhomes to remain as a use by right in Zoning District 5. This zoning district is the most appropriate district for townhomes and has seen the majority of townhome development since the Land Development Code was adopted.
5. The amendment does not affect the City's ability to provide adequate services.
6. The amendment supports the Comprehensive Plan, which provides an indication of current social, economic conditions, community values, and community goals of Hudson.

The Planning Commission recommends approval of the amendment as presented in Case #2025-200 as attached.

Dated: April 11, 2025

CITY OF HUDSON  
PLANNING COMMISSION

Angela Smith, Vice Chair (Acting Chair)

## EXHIBIT A

### **1205.04 DISTRICT 1: SUBURBAN RESIDENTIAL NEIGHBORHOOD.**

(a) Purpose. District 1 is established to preserve and protect an existing community character typified by single-family detached residential housing developed at densities varying from one dwelling unit per one-half acre to one dwelling unit per two and one-half acres. The district is relatively more rural in density given its distance from the Village Core. The amount of prior development has left few environmental constraints on additional development; on the other hand, there remain few potential development areas. District regulations are intended to continue the predominant single-family detached use, while providing for additional parks and open space, supporting institutional uses (such as churches and schools), and public service uses. Densities will mirror existing densities and character, and be permitted up to a maximum of two dwelling units per acre. Protection of remaining sensitive environmental areas will also be a high priority.

(b) Uses By-Right. The following uses shall be permitted by right in District 1 subject to meeting all applicable requirements set forth in this section and this Code.

(1) Residential.

- A. Family day care homes, small (one to six children).
- B. Residential group homes for up to five handicapped or elderly people.
- C. Single-family, detached.

(2) [Reserved.]

(3) Planned developments.

A. Planned developments, subject to standards and procedures set forth in Sections [1203.04](#) and [1204.02](#).

(4) Institutional/civic/public.

- A. Public park or recreation areas, including multipurpose trails.
- B. Public recreational facilities, indoor or outdoor, provided they are no greater than 10,000 square feet in gross floor area.
- C. Public safety and emergency services.

D. Essential public utility and public service installations, including bus shelters and bus stops, but not including water towers, power generating stations, transfer stations, or outdoor storage.

(5) Accessory uses. See Section [1206.03](#), Accessory Uses.

(c) Conditional Uses. The following uses shall be conditionally permitted in District 1 subject to meeting all applicable requirements set forth in this section and in Section [1206.02](#), Conditional Uses.

(1) Residential.

- A. Model homes.
- B. Open space conservation subdivisions.
- C. Residential group homes for the handicapped or elderly (from six to eight people).
- D. Single-family, attached.

~~E. Townhomes.~~

(2) Agricultural.

- A. General agricultural operations.

(3) Commercial/retail.

- A. Bed and breakfast inn.
- B. Golf courses, private.
- C. Private-membership recreational facilities or clubs.
- D. Fireworks storage and fireworks retail facility.

(4) Institutional/civic/public.

- A. Cemeteries.
- B. Golf courses, public.
- C. Places of religious worship, including churches and synagogues. Religious schools and day care centers may be permitted as accessory uses within the same structure as the principal conditional use.
- D. Public recreational facilities, indoor or outdoor, greater than 10,000 square feet in gross floor area.

E. Public safety and emergency services, including police or fire stations and emergency medical services, provided the size of the building housing the facility or service shall not exceed 10,000 square feet.

F. Schools, public or private—preschool, elementary, secondary, or post-secondary.

(5) Accessory uses.

A. Oil and gas exploration and extraction of lots of at least twenty acres in size under single ownership.

B. Shared driveways for dwellings.

C. See Section [1206.03](#), Accessory Uses.

(d) Property Development/Design Standards. In addition to compliance with all applicable standards set forth in Chapter [1207](#), Zoning Development and Site Plan Standards, development in District 1 shall comply with the following development/design standards (all standards are minimums unless otherwise noted):

(1) Maximum net density: two dwelling units per acre.

(2) Open space. In addition to compliance with the standards and requirements governing open space set forth in Section [1207.05](#), developments in District 1 shall set aside a minimum of twenty-five percent of the gross land area for private open space.

(3) Minimum lot size.

A. Residential uses on lots fronting an arterial: one acre.

B. All other residential uses: 20,000 square feet, except that the minimum lot size may be reduced to a minimum of 6,000 square feet if open space conservation subdivision lots are developed pursuant to the requirements set forth in Section [1207.06](#).

C. Non-residential uses: one and one-half acres.

(4) Minimum lot width.

A. Lots fronting an arterial: 200 feet.

B. All other lots: 100 feet.

(5) Setbacks. Unless modified pursuant to Section [1203.08](#), Minor Modifications, or unless developed as lots subject to the yard setback requirements in Section [1207.06](#), Open Space Conservation Subdivision, yard setbacks in District 1 shall be:

A. Minimum front yard setbacks:

1. Non-residential uses: 100 feet.
2. Residential uses: fifty feet, provided that averaging shall be required for residential uses as follows: Except for new residential development on lots fronting arterial roads, the front setback shall not differ by more than ten percent from the average of the front yard setbacks existing on the two properties immediately adjoining the subject property, unless approved by the Architectural and Historic Board of Review. If one or more of the adjoining properties is vacant, the front yard setback shall be fifty feet.
3. All uses on lots fronting arterial roads: 100 feet, of which the front fifty feet shall comprise a bufferyard that shall be landscaped pursuant to Section [1207.04\(k\)](#).

B. Front yard setbacks—lots fronting arterial roads: 100 feet, of which the front fifty feet shall comprise a bufferyard that shall be landscaped pursuant to Section [1207.04\(k\)](#).

C. Side yard setbacks:

1. Principal residential structures: fifteen feet.
2. Principal non-residential structures: thirty feet.
3. Side-facing attached garage: twenty-five feet.
4. All other accessory structures: fifteen feet.
5. Corner lots: fifty feet for street side not designated as "front."

D. Rear yard setbacks:

1. Principal structure: fifty feet.
2. Accessory garage: fifteen feet.
3. Other accessory structure: fifteen feet.

E. Arterial setbacks: See arterial setback and landscaping requirements in Section [1207.04\(l\)](#), Landscaping/Buffering.

(6) Maximum structure height: thirty-five feet.

(7) Building siting and orientation. The following building siting and orientation requirements shall apply to new development in District 1, except for new development with a front yard depth of 130 feet or more:

A. Principal residential structures.

1. The main entrance to the residence shall face the street.
2. The front wall of the principal structure shall be parallel to the street or perpendicular to a radius of the curve of the street extended through the approximate center of the main mass, if the street is curved.

B. Principal residential structures on corner lots.

1. In general, the structure shall face one of the streets and not the corner.
2. One side of the structure shall be designated the "front" and shall be subject to the requirements set forth in division (d)(7)A. of this section.

C. Private garages.

1. Doors of attached garages shall not face the street.
2. Detached garages shall be located only in the rear yard.
3. New development of a principal single family detached dwelling shall provide space for the storage of at least two cars within an enclosed garage.

D. Non-residential development.

1. The main entrance to the principal structure shall face the street.
2. The front wall of the principal structure shall be parallel to the street or perpendicular to a radius of the curve of the street extended through the approximate center of the main mass, if the street is curved.
3. The main body of the principal structure shall be closest to the street.
4. An accessory garage shall be sited so that its door is not visible from the primary direction of approach.

(8) Bufferyard requirements for lots abutting a historic landmark. New development on lots that abut a historic landmark shall establish a bufferyard equivalent to or greater than "Bufferyard C" as set forth in Section [1207.04](#) (g). The bufferyard shall be established on the boundary that abuts the historic landmark.

(9) Driveway curb cuts.

- A. Lot widths of 150 feet or less: No more than one driveway curb cut per lot.
- B. Lot widths of more than 150 feet: No more than two driveway curb cuts per lot.

C. See Section [1207.13\(c\)\(5\)](#) regarding limits on curb cuts to arterial and collector roads.

(10) Location of parking. In addition to the off-street parking requirements set forth in Section [1207.12](#), off-street parking shall be located to the side or rear of the principal building.

(11) Pedestrian/bicycle pathways and linkages.

A. Provision shall be made in the design of all developments for non-vehicular circulation systems, including but not limited to sidewalks, pathways, and bikeways. Funds-in-lieu of public sidewalks and other non-vehicular circulation systems may be provided as set forth in Section [1207.13\(e\)](#).

B. Any amount of land set aside for trails in a development shall be credited toward either the public or private open space requirements set forth in this section and in Section [1207.05](#).

C. Sidewalks at least five feet wide shall be provided on both sides of all streets in District 1, shall run parallel to the street within the right-of-way, and shall be separated from the curb by a planting strip of at least seven feet in width.

D. To the maximum extent feasible, provision shall be made in the design of developments for interconnections with existing or planned streets and pedestrian or bikeway systems on adjoining properties, unless the City determines that such interconnections would have adverse impacts on open spaces, wetlands, sensitive environmental areas, or other significant natural areas.

(12) Architecture and design standards. See architectural design guidelines located in [Appendix D](#).

(Ord. 16-44, § 1. Passed 7-19-16; Ord. 16-148, § 9. Passed 2-21-17; Ord. 18-93. Passed 10-15-19; Ord. 21-141. Passed 1-4-22.)

### **1205.06 DISTRICT 3: OUTER VILLAGE RESIDENTIAL NEIGHBORHOOD.**

(a) Purpose. District 3 is established to preserve and protect an existing community character typified by single-family detached residential housing developed at moderate densities averaging about two dwelling units per acre. Being relatively closer to the Village Core, neighborhoods in this district have greater accessibility and connection to the Village Core than residences in District 1. Existing single-family developments are characterized by traditional subdivision designs with curvilinear street patterns and some examples of open space dedications. Few potential development areas remain,

and are constrained in many instances by the Brandywine Creek drainage corridor. District regulations are intended to continue the predominant single-family detached use, while providing for the addition of attached single-family, ~~and~~ duplexes, ~~and townhomes~~, into the housing mix, as well as additional parks, open space, and trail/bikeway linkages to the Village Core. Additional uses include supporting institutional uses (such as churches and schools) and public service uses. Single-family detached residential housing densities will mirror existing densities and character, and be permitted up to a maximum of two and one-half dwelling units per acre. Protection of remaining sensitive environmental areas, including wellhead protection areas, will be a high priority.

(b) Uses By-Right.

(1) Residential.

- A. Family day care homes, small (one to six children).
- B. Residential group homes for up to five handicapped or elderly people.
- C. Single-family, detached.

(2) Planned developments.

- A. Planned developments, subject to standards and procedures set forth in Sections [1203.04](#) and [1204.02](#).

(3) Institutional/civic/public.

- A. Public park or recreation areas, including multipurpose trails.
- B. Public recreational facilities, indoor or outdoor.
- C. Public safety and emergency services.
- D. Essential public utility and public services installations, including bus shelters and bus stops, but not including water towers, power generating stations, transfer stations, or outdoor storage.

(4) Accessory uses. See Section [1206.03](#), Accessory Uses.

(c) Conditional Uses. The following uses shall be conditionally permitted in District 3 subject to meeting all applicable requirements set forth in this section and Section [1206.02](#), Conditional Uses.

(1) Residential.

- A. Assisted living.



- B. Duplexes.
- C. Model homes.
- D. Open space conservation subdivisions.
- E. Residential group homes for the handicapped or elderly (from six to eight people).
- F. Single-family, attached.

~~G. Townhomes.~~

(2) Agricultural.

- A. General agricultural operations.

(3) Commercial/retail.

- A. Bed and breakfast inns.
- B. Golf courses, private.
- C. Private-membership recreational facilities or clubs.

(4) Institutional/civic/public.

- A. Cemeteries.
- B. Continuing care retirement community.
- C. Golf courses, public.
- D. Institutional residential for the handicapped or elderly (for nine or more people).
- E. Places of religious worship, including churches and synagogues. Religious schools and day care centers may be permitted as accessory uses within the same structure as the principal conditional use.
- F. Public, nonprofit, or private cultural facilities including but not limited to libraries and museums.
- G. Public safety and emergency services, including police or fire stations and emergency medical services, provided the size of the building housing the facility or service shall not exceed 10,000 square feet.
- H. Schools, public or private (preschool, elementary, secondary, or post-secondary).

(5) Accessory uses.

A. Oil and gas exploration and extraction of lots of at least twenty acres in size under single ownership.

B. Shared driveways for dwellings.

C. See Section [1206.03](#), Accessory Uses.

(d) Property Development/Design Standards. In addition to compliance with all applicable standards set forth in Chapter [1207](#), Zoning Development and Site Plan Standards, development in District 3 shall comply with all of the following development/design standards (all standards are minimums unless otherwise noted):

(1) Maximum net density.

A. Single-family detached and duplexes: two and one-half dwelling units per acre.

B. Single-family attached: three dwelling units per acre.

~~C. Townhomes: four dwelling units per acre.~~

(2) Open space. In addition to compliance with the standards and requirements governing open space set forth in Section [1207.05](#), developments in District 3 shall set aside a minimum of twenty-five percent of the gross land area for private open space.

(3) Minimum lot size.

A. Residential uses ~~, except townhomes~~: 16,000 square feet, except that the minimum lot size may be reduced to 6,000 square feet if open space conservation lots are developed pursuant to the requirements set forth in Section [1207.06](#).

~~B. Townhomes: 2,500 square feet.~~

C. Residential uses ~~(except townhomes)~~ on lots fronting arterial roads: one acre.

D. Non-residential uses: two acres.

(4) Minimum lot width.

A. All uses except single-family attached ~~and townhomes~~: 100 feet, except that minimum lot width may be reduced to sixty feet if open space conservation lots are developed pursuant to the requirements set forth in Section [1207.06](#).

B. Single-family attached: forty-eight feet.

~~C. Townhomes: twenty-four feet.~~

D. Lots abutting railroad right-of-way: In order to enable an increase in the rear yard setback and allow room for a landscaped buffer between the dwelling and the railroad right-of-way when a lot abuts and backs onto a railroad right-of-way, the minimum lot width may be reduced by not more than ten percent provided the lot depth is at least 250 feet.

(5) Setbacks.

A. Open space conservation subdivisions: All residential open space conservation subdivisions shall comply with the setback and yard requirements set forth in Section [1207.06](#)(e).

B. All other developments—case-by-case determination:

1. In order to provide for the maximum preservation of environmentally sensitive areas within District 3, building setbacks and yard requirements for all other developments in District 3 shall be determined on a case-by-case basis by the PC either during the subdivision approval process or during the site plan approval process.

2. Except for development on lots that were two acres or larger as of the effective date of this Code, all determinations of setbacks and yard requirements shall use as a starting point the setbacks set forth in divisions (d)(5)C. through E. of this section, which may be modified pursuant to the conditions and criteria set forth in Section [1207.01](#), Establishment of Maximum Impervious Surface Coverage.

3. Residential development on lots of record that were two acres or larger in area as of the effective date of this Code shall use as a starting point the minimum setbacks for District 2 set forth in Section [1205.05](#).

C. Minimum front yard setbacks:

1. Residential uses: fifty feet, provided that averaging shall be required for residential uses. Except for new residential development on lots fronting arterial roads, the front setback shall not differ by more than ten percent from the average of the front yard setbacks existing on the two properties immediately adjoining the subject property, unless approved by the Architectural and Historic Board of Review. If one or more of the adjoining properties is vacant, the front yard setback shall be fifty feet.

2. Non-residential uses: seventy-five feet.

3. All uses on lots fronting arterial roads: 100 feet, of which the front fifty feet shall comprise a bufferyard that shall be landscaped pursuant to Section [1207.04](#)(k).

D. Minimum side yard setbacks:

1. Principal residential structure: fifteen feet.

2. Principal non-residential structure: thirty feet.
3. Side-facing attached garage: twenty-five feet.
4. All other accessory structures: fifteen feet.
5. Residential corner lots: fifty feet for street side not designated as "front."

E. Minimum rear yard setbacks:

1. Principal structure: fifty feet.
2. Accessory garage: fifteen feet.
3. Other accessory structure: fifteen feet.

F. Arterial setbacks: See arterial setback and landscaping requirements in Section [1207.04\(k\)](#), Landscaping/Buffering.

(6) Maximum number of units per structure.

A. Attached single-family: four attached units per structure.

~~B. Townhomes: six units per structure.~~

(7) Maximum structure height.

- A. Single-family detached, attached, and duplexes: thirty-five feet.
- B. All other uses: forty feet.

(8) Distance between residential buildings. Structures containing either single-family-attached, ~~or~~ duplexes, ~~or townhomes~~ shall be separated from each other by a minimum of twenty feet at their closest points.

(9) Building siting and orientation. The following building siting and orientation requirements shall apply to new development in District 3, except for new development with a front yard depth of 130 feet or more:

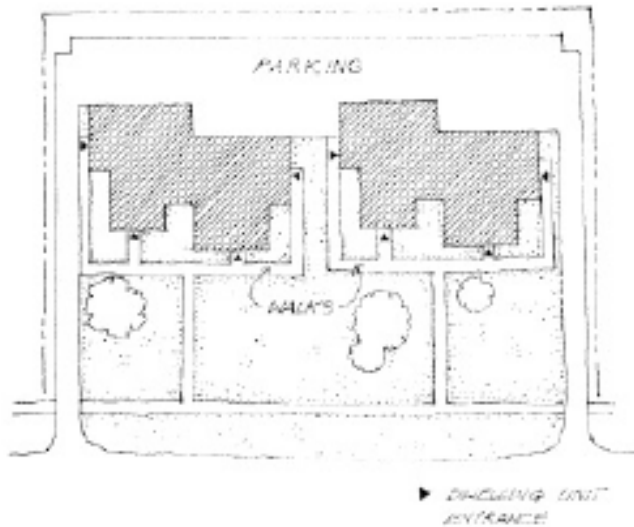
A. Principal residential structures—single-family detached and duplexes.

1. The main entrance(s) to the residence shall face the street.
2. The front wall of the principal structure shall be parallel to the street or perpendicular to a radius of the curve of the street extended through the approximate center of the main mass, if the street is curved.

B. Principal residential structures—single-family attached ~~and townhomes~~.

1. The entrance to at least one dwelling unit within each building shall face the street. (See Figure 6.)

Figure 6.



2. The front wall of the principal structure, or the front wall of at least one principal structure in a multi-building development, shall be parallel to the street or perpendicular to a radius of the curve of the street extended through the approximate center of the main mass, if the street is curved.

C. Principal residential structures on corner lots.

1. In general, the structure shall face one of the streets and not the corner.
2. One side of the structure shall be designated the "front" and shall be subject to the requirements set forth in division (d)(9)A. of this section.

D. Private garages.

1. Doors of attached garages shall not face the street.
2. Detached garages shall be located only in the rear yard.
3. New development of a principal single-family detached or attached dwelling shall provide space for the storage of at least two cars within an enclosed garage.

E. Non-residential development.

1. The main entrance to the principal structure shall face the street.

2. The front wall of the principal structure shall be parallel to the street or perpendicular to a radius of the curve of the street extended through the approximate center of the main mass, if the street is curved.

3. The main body of the principal structure shall be closest to the street.

(10) Pedestrian/bicycle pathways and linkages.

A. Provision shall be made in the design of all developments for non-vehicular circulation systems, including but not limited to sidewalks, pathways, and bikeways. Funds-in-lieu of public sidewalks and other non-vehicular circulation systems may be provided as set forth in Section [1207.13\(e\)](#).

B. Any amount of land set aside for trails in a development shall be credited toward either the public or private open space requirements set forth in this section and in Section [1207.05](#).

C. Sidewalks at least five feet wide shall be provided on both sides of all streets in District 3, shall run parallel to the street within the right-of-way, and shall be separated from the curb by a planting strip of at least seven feet in width.

D. To the maximum extent feasible, provision shall be made in the design of developments for interconnections with existing or planned streets and pedestrian or bikeway systems on adjoining properties, unless the City determines that such interconnections would have adverse impacts on open spaces, wetlands, sensitive environmental areas, or other significant natural areas.

(11) Architecture and design standards. See Architectural Design Guidelines located in [Appendix D](#).

(12) Environmental standards. See Section [1207.08](#), Wellhead Protection Area Standards.

(13) Bufferyard requirements for lots abutting a historic landmark. New development on lots that abut a historic landmark shall establish a bufferyard equivalent to or greater than "Bufferyard C" as set forth in Section [1207.04](#) (g). The bufferyard shall be established on the boundary that abuts the historic landmark.

(14) Driveway curb cuts.

A. Lot widths of 150 feet or less: No more than one driveway curb cut per lot.

B. Lot widths of more than 150 feet: No more than two driveway curb cuts per lot.

C. See Section [1207.13\(c\)\(5\)](#) regarding limits on curb cuts to arterial and collector roads.

(15) Location of parking. In addition to the off-street parking requirements set forth in Section [1207.12](#), off-street parking shall be located to the side and rear of the principal building.

(Ord. 16-148, § 9. Passed 2-21-17; Ord. 18-93. Passed 10-15-19; Ord. 21-84. Passed 11-9-21; Ord. 21-71. Passed 1-4-22; Ord. 23-84. Passed 12-12-23.)

#### **1205.07 DISTRICT 4: HISTORIC RESIDENTIAL NEIGHBORHOOD.**

(a) Purpose. This district is established to preserve and protect the residential neighborhoods in the City's historic district. These neighborhoods, while containing some multi-family and single-family attached units, are dominated by a significant number of historic detached homes with relatively shallow setbacks and yard depths. Densities are relatively high, with lot sizes generally less than 30,000 square feet. There are strong connections and easy accessibility to the Village Core; however, increasing traffic congestion is a growing detriment to the quality of life in this district's residential neighborhoods. There are few environmental constraints on new development, but there also are few potential development areas. The regulations contained in this district are intended to permit compact residential densities, including multi-family residential uses, while assuring compatibility with existing residential neighborhoods and their historic character and strengthening this district's linkages with the Village Core. Potential traffic impacts from new developments will be scrutinized as part of the development approval process.

(b) Uses By-Right.

(1) Residential.

- A. Family day care homes, small (one to six children).
- B. Residential group homes for up to five handicapped or elderly people.
- C. Single-family, detached subject to the restrictions in division (d)(4) of this section.

(2) Institutional/civic/public.

- A. Public park or recreation areas, including multipurpose trails.
- B. Public recreational facilities, indoor or outdoor.
- C. Public safety and emergency services.

D. Essential public utility and public services installations, including bus shelters and bus stops, but not including water towers, power generating stations, transfer stations, or outdoor storage.

(3) Accessory uses. See Section [1206.03](#).

(c) Conditional Uses. The following uses shall be conditionally permitted in District 4 subject to meeting all applicable requirements set forth in this section and Section [1206.02](#), Conditional Uses.

(1) Residential.

- A. Assisted living.
- B. Duplexes.
- C. Model homes.
- D. Multi-family.
- E. Residential group homes for the handicapped or elderly (from six to eight people).
- F. Single-family, attached.

~~G. Townhomes.~~

(2) Commercial/retail.

- A. Bed and breakfast inns.
- B. Private-membership recreational facilities or clubs.

(3) Institutional/civic/public.

- A. Cemeteries.
- B. Places of religious worship, including churches and synagogues. Religious schools and day care centers may be permitted as accessory uses within the same structure as the principal conditional use.
- C. Public, non-profit, or private cultural facilities, including but not limited to libraries and museums.
- D. Public safety and emergency services, including police or fire stations and emergency medical services.
- E. Schools, public or private—preschool, elementary, secondary, or post-secondary—including dormitories.



(4) Accessory uses.

- A. Shared driveways for dwellings.
- B. See Section [1206.03](#).

(d) Property Development/Design Standards. In addition to compliance with all applicable standards set forth in Chapter [1207](#), Zoning Development and Site Plan Standards, development in District 4 shall comply with all of the following development/design standards (all standards are minimums unless otherwise noted):

(1) Maximum net density.

A. Single-family detached: four dwelling units per acre unless the net density of a proposed development exceeds 150 percent of the net density of the residential development within 600 feet of a proposed development, excluding vacant parcels. In such case, while the maximum net density is four dwelling units per acre, the proposed development shall be a conditional use subject to procedures of this Code.

- B. Duplexes: four dwelling units per acre.
- C. Single-family attached: five dwelling units per acre.

~~—— D. Townhomes: six dwelling units per acre.~~

- E. Multi-family: ten dwelling units per acre.

(2) Permitted mix of residential uses per development. Within any one residential development project in District 4, no more than twenty-five percent of the total number of housing units in the development shall be single-family attached and/or multi-family units.

(3) Open space. In addition to compliance with the standards and requirements governing open space set forth in Section [1207.05](#), development in District 4 shall set aside a minimum of twenty-five percent of the gross land area for private open space.

(4) Minimum lot size.

- A. Single-family detached and duplex: 6,000 square feet.
- B. Single-family attached: 6,000 square feet.

~~—— C. Townhomes: 2,500 square feet.~~

- D. Multi-family: 10,000 square feet.

(5) Minimum lot width.

- A. Single-family detached: sixty feet.
- B. Duplexes: sixty feet.
- C. Single-family attached: twenty feet.

~~D. Townhomes: twenty-four feet.~~

- E. Multi-family uses: 150 feet.
- F. Non-residential uses: 150 feet.

G. Lots abutting railroad right-of-way: In order to enable an increase in the rear yard setback and allow room for a landscaped buffer between the dwelling and the railroad right-of-way when a lot abuts and backs onto a railroad right-of-way, the minimum lot width may be reduced by not more than ten percent provided the lot depth is at least 250 feet.

(6) Setbacks. Unless modified pursuant to Section [1203.08](#), Minor Modifications, the minimum yard setbacks in District 4 shall be:

A. Minimum front yard setback:

- 1. Residential uses except multi-family: thirty-five feet.
- 2. Multi-family uses: fifteen feet.
- 3. Non-residential uses: minimum of one and one-half times the maximum height of the principal building.
- 4. Averaging shall be required for setbacks: Except for new residential development on lots fronting arterial roads, the front setback shall not differ by more than ten percent from the average of the front yard setbacks existing on the two properties immediately adjoining the subject property, unless approved by the Architectural and Historic Board of Review. If one or more of the adjoining properties is vacant, the front yard setback shall be fifty feet.

B. Minimum side yard setback:

- 1. Single-family uses: eight feet.
- 2. Duplexes: ten feet.
- 3. Multi-family uses: ten feet.
- 4. Side-facing attached garage: twenty-five feet.
- 5. Other accessory structures: four feet.

6. Corner lots: thirty-five feet for street side not designated as "front."

C. Rear yard depth:

1. Principal structure: forty feet.
2. Accessory structure: four feet.

D. Arterial setbacks: See arterial setback and landscaping requirements in Section [1207.04](#)(k), Landscaping/Buffering.

(7) Maximum number of units per structure.

A. Single-family attached: eight attached units per structure.

~~B. Townhomes: six units per structure.~~

C. Multi-family: twelve units per structure.

(8) Maximum structure height.

- A. Single-family detached and duplexes: thirty-five feet.
- B. Single-family attached ~~and townhomes~~: thirty-five feet.
- C. Multi-family: forty feet.
- D. Non-residential: forty feet.

(9) Building siting and orientation. The following building siting and orientation requirements shall apply to new development in District 4, except for new development with a front yard depth of 130 feet or more:

A. Principal residential structures—single-family detached and duplexes.

1. The main entrance(s) to the residence shall face the street.
2. The front wall of the principal structure shall be parallel to the street or perpendicular to a radius of the curve of the street extended through the approximate center of the main mass, if the street is curved.

B. Principal residential structures—single-family attached, ~~townhomes~~, and multi-family.

1. The entrance to at least one dwelling unit within each building shall face the street. (See Figure 6.)
2. Each unit within a structure shall have its own front entryway to the outside.

3. The front wall of the principal structure, or the front wall of at least one principal structure in a multi-building development, shall be parallel to the street or perpendicular to a radius of the curve of the street extended through the approximate center of the main mass, if the street is curved.

C. Principal residential structures on corner lots.

1. In general, the structure shall face one of the streets and not the corner.

2. One side of the structure shall be designated the "front" and shall be subject to the requirements set forth in division (d)(9)A. or B. of this section, and requirements regarding private walks and entryways set forth below in division (d)(12) of this section.

D. Private garages.

1. Doors of attached garages shall not face the street.

2. Detached garages shall be located only in the rear yard.

3. New development of a residential dwelling shall provide space for the storage of at least one car within an enclosed garage.

E. Non-residential development.

1. The main entrance to the principal structure shall face the street.

2. The front wall of the principal structure shall be parallel to the street or perpendicular to a radius of the curve of the street extended through the approximate center of the main mass, if the street is curved.

3. The main body of the principal structure shall be closest to the street.

(10) Architecture and design standards. See Architectural Design Guidelines located in [Appendix D](#).

(11) Bufferyard requirements for lots abutting a historic landmark. New development on lots that abut a historic landmark shall establish a bufferyard equivalent to or greater than "Bufferyard C" as set forth in Section [1207.04](#) (g). The bufferyard shall be established on the boundary that abuts the historic landmark.

(12) Private walkway entrances. All new development shall connect the front entrance of the principal structure to the sidewalk with a private connecting walkway surfaced with either concrete, brick, or stone, except where the front yard is greater than sixty feet.

(13) Driveway curb cuts.

A. Single-family detached and duplexes: No more than one driveway curb cut per lot.

B. Single-family attached and multi-family: No more than two driveway curb cuts per development site.

C. Non-residential uses: No more than one driveway curb cut per lot, except that when the lot is wider than 150 feet then no more than two driveway curb cuts per lot.

(14) Location of parking. In addition to the off-street parking requirements set forth in Section [1207.12](#), off-street parking shall be located only to the side and rear of the principal building. Off-street parking shall not be allowed within the front setback area.

(15) Distance between residential buildings. Structures containing either single-family-attached, ~~townhomes~~, or multi-family dwelling units shall be separated from each other by a minimum of twenty feet at their closest points.

(16) Pedestrian/bicycle pathways and linkages.

A. Provision shall be made in the design of all developments for non-vehicular circulation systems, including but not limited to sidewalks, pathways, and bikeways.

B. Any amount of land set aside for trails in a development shall be credited toward either the public or private open space requirements set forth in this section and in Section [1207.05](#).

C. Sidewalks at least five feet wide shall be provided on both sides of all streets in District 4, shall run parallel to the street within the right-of-way, and shall be separated from the curb by a planting strip at least five feet in width.

D. To the maximum extent feasible, provision shall be made in the design of developments for interconnections with existing or planned streets and pedestrian or bikeway systems on adjoining properties, unless the City determines that such interconnections would have adverse impacts on open spaces, wetlands, sensitive environmental areas, or other significant natural areas.

(17) Environmental standards. See Section [1205.13](#), Floodplain/Floodway Overlay.

(Ord. 16-148, § 9. Passed 2-21-17; Ord. 18-93. Passed 10-15-19; Ord. 23-84. Passed 12-12-23.)

## **1205.11 DISTRICT 8: INDUSTRIAL/BUSINESS PARK.**

(a) Purpose.

(1) District 8 contains the bulk of prime, potential commercial development areas in the City of Hudson, and is intended to provide sites to accommodate the majority of future job growth in the community. The district enjoys good access to both rail and key arterial highways, and will be the focus of several significant interchange improvements. Accordingly, permitted uses encourage the development of large-scale office, industrial, and business parks. Only clean manufacturing and other industrial uses are permitted; industries that produce significant quantities of hazardous substances are specifically prohibited.

(2) Only to the extent necessary to serve employers and employees in the district or only as an accessory use to a principal office or industrial use, retail and services are permitted. The district also contains significant sensitive environmental areas, in particular wetlands, floodplains, and waterways. The district regulations thus require all new development to be sited in consideration of such environmental areas and, to the maximum extent feasible, to leave such areas as natural, open spaces. District 8: Hike Bike (HB) Senior Housing Overlay Zone begins at division (f) of this section.

(b) Uses By-Right.

(1) Commercial/retail.

- A. Adult businesses, subject to Section [1207.19\(a\)](#).
- B. Banks or other financial institutions, subject to the conditions set forth in division (d) of this section.
- C. Medical clinics.
- D. Office business parks.
- E. Offices, business or professional, not located in a business park.
- F. Recording, radio, or television studios.
- G. Restaurant, subject to the conditions set forth in division (d) of this section.
- H. Retail uses, subject to the conditions set forth in division (d) of this section.
- I. Services, business, personal or repair, subject to the conditions set forth in division (d) of this section.
- J. Showrooms and salesrooms for wholesale distribution.
- K. Wholesale trade.

(2) Industrial uses (subject to the performance standards set forth in Section [1207.10](#)).

- A. Industrial business parks.
  - B. Industrial uses light.
  - C. Research laboratories, including but not limited to:
    - 1. Theoretical and applied research in all the sciences;
    - 2. Product development and testing;
    - 3. Product engineering development; or
    - 4. Market development.
  - D. Resource recovery operations conducted entirely within an enclosed structure.
  - E. Warehousing, distribution, and/or storage.
  - F. Workshops and custom small industry uses.
- (3) Institutional/civic/public uses.
- A. Essential public utility and public services installations, including but not limited to bus shelters and bus stops, but not including power generating stations, or transfer stations.
  - B. Government administrative offices.
  - C. Government public works and service facilities.
  - D. Public park or recreation areas, including multipurpose trails.
  - E. Public recreational facilities, indoor or outdoor.
  - F. Public safety and emergency services.
- (4) Planned developments.
- A. Planned development, subject to the standards and procedures set forth in Sections [1203.04](#) and [1204.02](#).
- (5) Agricultural uses.
- A. General agricultural operations.
- (6) Accessory uses.
- A. Storage of goods, non-hazardous materials and equipment is permitted in the side and rear yard. Storage shall be screened from view on the front by Bufferyard B

and shall be screened from view of the side lot lines by Bufferyard A as described in Section [1207.04](#)(g).

B. See Section [1206.03](#), Accessory Uses.

(c) Conditional Uses. The following uses shall be conditionally permitted in District 8 subject to meeting all applicable requirements set forth in this section and Section [1206.02](#), Conditional Uses.

(1) Residential uses.

A. Assisted living.

(2) Commercial/retail uses.

A. Automobile repair and services, but not including automobile wrecking or salvage, provided any accessory retail sales use shall not exceed 2,500 square feet in gross floor area.

B. Commercial nurseries.

C. Commercial operations that involve operation, parking, and maintenance of vehicles, cleaning of equipment, or work processes involving solvents, transfer stations, storage of goods, including self storage.

D. Day care centers, child or adult.

E. Lodging.

F. Recreational or sports training facilities, commercial.

G. Vehicle and equipment rentals.

H. Vehicle repair/services.

I. Wireless telecommunication facilities, including towers as regulated by the requirements of Section [1207.15](#).

(3) Industrial uses.

A. Industrial use, heavy.

B. Recreational vehicle, boat, or truck storage.

(4) Institutional/civic/public uses.

A. Continuing care retirement community.

B. Convention or conference center.



- C. Government facilities, offices, and services.
- D. Hospitals, including heliports as an accessory use.
- E. Institutional residential for the handicapped or elderly.

F. Public safety and emergency services, including but not limited to police or fire stations, emergency medical service facilities, or similar uses.

(5) Accessory uses.

A. Oil and gas exploration and extraction of lots of at least twenty acres in size under single ownership.

B. See Section [1206.03](#), Accessory Uses.

(d) Special Conditions.

(1) Commercial and retail uses permitted by right or conditionally and that reference this division whether the use is one or more than one business establishment, shall be permitted in Districts 6 and 8 only if one of the following conditions is met:

A. The commercial or retail activity is part of a planned development and the total commercial or retail use does not exceed 10,000 gross square feet in any one building and the total commercial and/or retail uses does not exceed 40,000 gross square feet within any planned development; or

B. The total commercial or retail uses does not exceed the lesser of 10,000 gross square feet or twenty-five percent of the gross floor area of any one building used or designed for office or industrial uses and does not exceed 40,000 gross square feet of the existing combined building gross floor area on the same parcel; or

C. Commercial or retail uses may occupy a building separate from an office or industrially-used building, provided there exists at least 30,000 gross square feet of building space used or designed for office or industrial use on the same parcel. The total commercial or retail uses shall not exceed twenty-five percent of the gross floor area of the total building gross floor area on the parcel, and shall not exceed a total of 40,000 gross square feet on the same parcel.

(e) Property Development/Design Standards. In addition to compliance with all applicable standards set forth in Chapter [1207](#), Zoning Development and Site Plan Standards, including but not limited to Section [1207.18](#), Zoning Development and Site Plan Standards for Districts 6 and 8, development in District 8 shall comply with all of the following development/design standards (all standards are minimum unless otherwise noted).

(1) Maximum floor area to lot area ratio.

A. Office uses:

1. Stand-alone: .40 to 1.0
2. As part of a business park: 1.0 to 1.0

B. Industrial and warehouse uses:

1. Stand-alone: .40 to 1.0
2. As part of a business park: 1.0 to 1.0

C. Mixed office and industrial uses: 1.0 to 1.0

(2) Minimum parcel size.

A. Office uses: two acres.

B. Office or industrial park: five acres.

C. Industrial uses: two acres.

(3) Setbacks. Setbacks in District 8 shall be: determined on case-by-case basis. Because of the pervasiveness of sensitive environmental areas within District 8, building setbacks and yard requirements for development shall be determined on a case-by-case basis by the Planning Commission or City Manager in cases of administrative review, either during the subdivision approval process or during the site plan approval process. All determinations of setbacks and yard requirements shall use as a starting point the setbacks set forth in division (e)(3)B. and C. of this section, which may be modified pursuant to the criteria set forth in Section [1207.18](#) (b)(3). The determination shall also be based on setbacks of existing buildings on adjacent lots and parcels and protection of any adjacent residential uses.

A. Minimum front yard setbacks: fifty feet for principal and accessory buildings; and twenty-five feet for parking areas/lots.

B. Minimum side and rear yard setbacks: twenty-five feet.

C. Setbacks from adjacent residential uses other than the Hike Bike (HB) Senior Housing Overlay Zone: Notwithstanding the provisions above:

1. All buildings and structures, shall be located at least 100 feet from the lot line of any adjacent residentially zoned property.

2. All materials, and vehicles, whether such vehicle is parked or stored, shall be located at least fifty feet from the lot line of any adjacent residentially zoned property.

3. All buildings and structures shall be located at least fifty feet from the lot line of any adjacent residentially used property.

4. All materials, and vehicles, whether such vehicle is parked or stored, shall be located at least twenty-five feet from the lot line of any adjacent residentially used property.

5. The minimum setbacks of division (e)(3)A., B., and C. of this section shall apply within District 8 proper and its permitted uses including office and industrial uses adjacent to all property within the Hike Bike Senior Housing Overlay Zone.

D. Bufferyards adjacent to Hike Bike Senior Housing Overlay Zone: Any permitted use developed in District 8 proper adjacent to property located with the overlay shall not be required to install a bufferyard more intense than Bufferyard "B".

(4) Maximum structure height.

A. Wireless telecommunication towers: less than 200 feet.

Wireless telecommunication equipment shelter: fifteen feet.

B. All other uses: fifty feet.

(5) Architecture and design standards. All uses in District 8 shall comply with the design standards set forth in Section [1207.18](#).

(6) Vehicular access/driveway curb cuts.

A. All development shall comply with the standards and requirements set forth in any adopted comprehensive access management plans for the State Route 91 corridor.

B. Driveway curb cuts. To the maximum extent feasible, the number of curb cuts shall be minimized by consolidation, shared driveways, or other means. See Section [1207.18\(f\)](#) regarding restrictions on curb cuts to arterial and collector streets.

(7) Location of parking. Off-street parking should be located at the rear or side of buildings. Parking may be located in the building front yard if limited to twenty-five percent of the required off-street parking, or a one aisle parking bay across the front of the building. There is no maximum amount of parking in the building front yard if the parking is screened with trees and/or mounding in addition to parking lot perimeter landscaping.

(8) Loading areas. Loading docks and other loading areas may be sited at the rear or to the side of buildings, provided that such areas are screened in compliance with Section [1207.18](#).

(9) Pedestrian amenities/linkages.

A. Provision shall be made in the design of all developments for non-vehicular circulation systems, including but not limited to sidewalks, pathways, and bikeways.

B. Sidewalks:

1. Sidewalks or paved paths at least five feet wide shall be provided on one side of an abutting public street, except on Darrow Road where they shall be provided on both sides of the street.

2. Sidewalks at least five feet wide shall be provided along the full length of a building facade that features a customer entrance and along any building facade abutting a public parking area.

3. All internal pedestrian walkways shall be designed to be visually attractive and distinguishable from driving surfaces through use of durable, low-maintenance surface materials such as pavers, brick, or scored concrete to enhance pedestrian safety and comfort.

C. Compliance with access management plan: As applicable, all development with frontage on State Route 91 shall comply with the pedestrian access standards and requirements set forth in any adopted comprehensive access management plans for the State Route 91 corridor.

D. Linkages: To the maximum extent feasible, provision shall be made in the design of developments for connections with existing or future pedestrian systems on adjoining properties, including but not limited to connections to existing or planned future sidewalks, bikeways, walkways, or trail systems.

(f) Hike Bike (HB) Senior Housing Overlay Zoning District 8.

(1) Purpose of overlay zone.

A. This overlay zone within District 8 recognizes the unique presence of the Metro Parks Hike and Bike (HB) Trail as a geographic feature and community amenity. The overlay zone is intended to house residents age fifty-five and over providing smaller yards for convenience and ease of maintenance within a larger subdivision that will maximize connections to the Hike and Bike Trail. All portions of the overlay zone are within 1,100 feet, less than one-quarter mile from the Hike and Bike Trail. This housing will assist the goal of providing diversity in housing options in the City with proximity to centers of employment and health/wellness with a variety of housing types and lot sizes.

B. Adjacent District 9 and amenity retail allowed within the overlay zone offers a proximity of current and future facilities and services which especially benefit active adult seniors. It recognizes a community planning trend away from the isolation of uses given the changing nature of "industrial" and the desire for mixed and adjacent uses,

such as housing, retail and offices. There is a specific intention to not offer a residential environment protected from the effects of usual and customary commercial and industrial business activity. Non-vehicular circulation is given a high priority and potential traffic impacts will be mitigated through implementation of the State Rt. 91 Traffic Corridor Study. The overlay zone supersedes the underlying industrial and business park zoning in District 8.

(2) Uses by-right.

A. Age restricted residential, see property development standards below:

1. Duplexes.
2. Single-family, attached.
3. Single-family, detached.
4. Residential group homes for up to five handicapped or elderly people.

~~5. Townhomes.~~

B. Institutional/civic/public:

1. Public park or recreation areas, including multi-purpose trails.
2. Public recreational facilities, indoor or outdoor.
3. Public safety and emergency services.
4. Essential public utility and public services installations.

(3) Conditional uses. The following uses shall be conditionally permitted in the District 8 Overlay Zone subject to meeting all applicable requirements set forth in this section and Section [1206.02](#), Conditional Uses.

A. Residential:

1. Assisted living.
2. Dwelling units above or mixed with offices or other commercial space.
3. Model homes.
4. Multi-family.
5. Residential group homes for the handicapped or elderly (from six to eight people).

B. Commercial:

1. Bed and breakfast inn.
2. Offices\*, business or professional.
3. Private membership recreational facilities or clubs.
4. Restaurants\*, except drive-through restaurants.
5. Retail uses.\*
6. Services\* for personal, business, or repair, except for vehicle.

\* Subject to special condition that such use must be located within 1,000 feet of both the Metro Parks Hike and Bike Trail and District 9.

C. Institutional/civic/public: Public, non-profit, or private cultural facilities, including but not limited to libraries and museums.

D. Planned developments: Planned developments, subject to the standards and procedures set forth in Sections [1203.04](#) and [1204.02](#), except "bonuses", Section [1204.02](#)(c) shall not apply.

(4) Property development/design standards. In addition to compliance with all applicable standards set forth in Chapter [1207](#), Zoning Development and Site Plan Standards, development in the District 8 Overlay Zone shall comply with all of the following development/design standards (all standards are minimums unless otherwise noted):

A. Residential occupant restrictions on years of age.

1. Homeowners association. All dwellings shall be included within a development having a mandatory homeowners association. Said homeowners association shall be incorporated in Ohio and the association shall provide for building and grounds maintenance and repair, insurance and working capital to accomplish such purposes. Said association shall publish and adhere to policies and procedures that demonstrate that the community is intended and operated to provide housing for persons fifty-five years of age and older including maintaining surveys or affidavits verifying compliance with fifty-five years of age and older occupancy requirements as permitted by 42 U.S.C. 3607(b)(2)(C) of the Housing for Older Persons Act of 1995 and its implementing regulations. Said association shall also be governed by the declarations of covenants and restrictions and by laws including rules and regulations which shall at a minimum regulate and control the following:

a. A restriction that requires homes to be occupied by persons fifty-five years of age or older, or a demonstration that at least eighty percent of the occupied units are occupied by at least one resident who is age fifty-five years of age or older; and

b. A restriction on homes to the effect that persons under the age of nineteen years of age shall not occupy or reside in a residential unit for more than ninety consecutive days or more than 120 cumulative days in any one calendar year.

c. The association may grant variance from the above restrictions, unless the granting of a variance would result in less than eighty percent of the residential units being occupied by one person fifty-five years of age or older or would jeopardize the property's status as housing for older persons under the Fair Housing Acts. Any request for a variance submitted to the association pursuant to this division shall set forth the names and ages of all proposed residents of the residential unit, the reason for the request and such other information as the association may reasonably require.

2. Covenants and restrictions. Legally binding covenants and/or deed restrictions that run with the land shall apply to all dwelling units that will bind the applicant, any assignee, mortgagee, or buyer, and all other parties that receive title to the property to the restrictions contained within this section. The grantor must state in any deed or instrument conveying title to a dwelling unit, that the property conveyed is an adult dwelling unit and is subject to the restrictions contained in this section. No covenant referencing any of the regulations or restrictions herein shall be recorded, nor shall any plat for land containing dwelling units be recorded, until and unless said covenant and/or deed restrictions that are consistent with the requirements of this section are approved by the City and enforceable by the City. The City of Hudson reserves the right, but not the responsibility, to enforce deed restrictions.

3. Each developer, condominium association, or homeowner association, in a form satisfactory to the City Solicitor, shall protect and indemnify the City from and against all damages, claims for damages or costs of litigation which may arise directly or indirectly as a result of the age restrictions of the overlay district. The form may be an insurance policy, surety bond, or other satisfactory mechanism in a form satisfactory to the City Solicitor.

B. Maximum net density:

1. Single-family detached: Four dwelling units per acre.
2. Duplexes: Four dwelling units per acre.
3. Single-family attached: Six dwelling units per acre.

~~4. Townhomes: Eight dwelling units per acre.~~

5. Multi-family: Twelve dwelling units per acre.

C. Permitted mix of residential uses per development: No more than sixty-five percent of the dwellings of any residential development shall be single-family detached.

At least thirty-five percent of the dwellings shall be single-family attached, duplex, ~~townhome~~ or multi-family type and at least three of these four dwelling types shall be included in each development.

D. Age oriented accessibility: Each single-family (attached or detached) or duplex type dwelling shall have at least one house entry from the exterior be a step-free entrance.

E. Open space: Residential development shall set aside a minimum of twenty-five percent of the gross land area for private open space. As active adult age restricted dwellings, for purposes of calculating the amount of public open space dedication a dwelling unit shall be assumed to contain 1.8 persons per residence.

F. Allowed lot size: minimum/maximum.

1. Single-family detached and duplex: 6,000/9,000 SF.
2. Single-family attached: 6,000/9,000 SF.

~~3. Townhomes: 2,500/no max SF.~~

4. Multi-family: 10,000/no max SF.

G. Maximum building footprint:

1. Retail and services: 2,000 gross square feet.
2. Office: 5,000 gross square feet.

H. Minimum lot width:

1. Single-family detached: fifty-six feet, with limited use of lesser lot widths allowed as narrow as forty-five feet. "Limited" means lot widths less than fifty-six feet shall be used no more than four lots within a span of 500 feet.

2. Duplexes: sixty feet.
3. Single-family attached: twenty feet.

~~4. Townhomes: twenty-four feet.~~

5. Multi-family uses: 150 feet.
6. Non-residential uses: fifty feet.

I. Setbacks: Unless modified pursuant to Section 1203.08, Minor Modifications, the yard setbacks shall be:

1. Front yard setback: twenty feet minimum, thirty-five feet maximum.



2. Minimum side yard setback:

- a. Single-family detached/attached: five feet, fifteen feet total both sides.
- b. Other residential: ten feet.
- c. Side-facing attached garage: twenty-five feet.
- d. Other accessory structures: five feet.
- e. Corner lots: twenty feet for street side not designated as "front".

3. Minimum rear yard depth:

- a. Principal structure: thirty feet.
- b. Accessory structure: eight feet.

J. Maximum number of units per structure:

~~1. Townhomes: eight units per structure.~~

- 2. Multi-family: twelve units per structure.

K. Maximum structure height: thirty-five feet.

L. Building siting and orientation.

1. Principal residential structures—single-family detached and duplexes.

- a. The main entrance(s) to the residence shall face the street.
- b. The front wall of the principal structure shall be parallel to the street or perpendicular to a radius of the curve of the street extended through the approximate center of the main mass, if the street is curved.

2. Principal residential structures—single-family attached, ~~town-homes~~, and multi-family.

- a. The entrance to at least one dwelling unit within each building shall face the street.
- b. Each unit within a structure shall have its own front entryway to the outside.
- c. The front wall of the principal structure, or the front wall of at least one principal structure in a multi-building development, shall be parallel to the street or perpendicular to a radius of the curve of the street extended through the approximate center of the main mass, if the street is curved.

3. Principal residential structures on corner lots.

- a. In general, the structure shall face one of the streets and not the corner.
- b. One side of the structure shall be designated the "front" and shall be subject to the requirements set forth in division (f)(4)A. or B. of this section, and requirements regarding private walks and entryways set forth below in division (f)(4)N. of this section.

4. Private garages.

- a. Doors of attached garages may face the street of no more than fifty percent of the single-family attached and detached, and duplex, ~~and townhome~~ dwellings within a street frontage of 500 feet.
- b. Detached garages shall be located only in the rear yard.
- c. New development of a residential dwelling shall provide space for the storage of at least one car within an enclosed garage.
- d. Garages for single-family ~~or townhome~~ dwellings shall not be larger than 720 square feet.

5. Non-residential development.

- a. The main entrance to the principal structure shall face the street.
- b. The front wall of the principal structure shall be parallel to the street or perpendicular to a radius of the curve of the street extended through the approximate center of the main mass, if the street is curved.
- c. The main body of the principal structure shall be closest to the street.

M. Architecture and design standards. Architectural design guidelines located in [Appendix D](#) apply except for those regarding parking garages and the look alike standards. These two topics have been modified as follows:

- 1. Attached garages are restricted within each single-family attached, single-family detached ~~and townhomes~~ development so that:
  - a. No more than fifty percent of the dwellings shall have front facing garages within a span of street of 500 feet; and
  - b. No more than sixty percent of the dwellings shall have the garage forward of the main house mass; and

c. No dwelling shall have an attached garage that is both a front facing and forward of the main house mass.

d. Front facing garage doors must be single car widths and finished to blend with the main cladding materials of the home. Each individual opening is not to exceed nine feet clear height and twelve feet clear width.

e. Front elevations shall be designed to minimize the visual impact of the garage. A front entry garage must be set back a minimum of two feet from the front line of the main mass of the house. Second floors may project over the garage and porches or other architectural elements may project beyond the face of the garage. (Garages whose doors are located on a side or rear elevation of the building are not required to step back from the facade.)

2. No parking garage accessory structures are allowed for multifamily or mixed-use structures. Parking must be surface lots, or if structured and attached to the principal structure containing the dwelling units then is permitted.

3. Single and two family dwellings shall not look alike. The subject building shall not look like the buildings on two lots to either side of it and three buildings facing it across the street.

N. Private walkway entrances. All new development shall connect the front of the principal structure to the sidewalk with a private connecting walkway entrance and/or driveway surfaced with either concrete, brick, or stone.

O. Driveway curb cuts.

1. Single-family detached: No more than one driveway curb cut per lot.

2. Single-family attached, duplexes and multi-family: No more than driveway curb cuts per development site.

3. Non-residential uses: No more than one driveway curb cut per lot.

4. Compliance with traffic study: All developments must comply with the State Route 91 Traffic Corridor Study.

P. Location of parking. In addition to the off-street parking requirements set forth in Section [1207.12](#), off-street parking requirements set forth in Section [1207.12](#), off-street parking shall be located only to the side and rear of the principal building. Off-street parking shall not be allowed within the front setback area.

Q. Distance between residential buildings. Structures containing either single-family-attached, ~~townhomes~~, or multi-family dwelling units shall be separated from each other by a minimum of sixteen feet at their closest points.

[illegible]

