

CHAPTER 1205 Zoning Districts-City of Hudson Zoning Map

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1205.05 DISTRICT 2: RURAL RESIDENTIAL CONSERVATION.

(a) Purpose. This district is established to protect and preserve the most rural areas of the City in which agriculture, woodlands, wetlands, other sensitive environmental areas, and low-density residential development are the predominant land use patterns. Overall existing residential density is less than one dwelling unit per five acres, consisting primarily of single-family detached estate homes. There remain large amounts of open space and potential development areas. The regulations contained in this district will permit continued, low-density residential development, but will encourage new residential development that incorporates rural residential conservation designs and other open space preservation techniques, in order to preserve the existing rural character and limit development in sensitive environmental areas such as wetlands, floodplains, or aquifer recharge areas. Other permitted uses include agriculture, park and recreational uses, institutional uses, and public uses.

(b) Uses By-Right.

(c) Conditional Uses. The following uses shall be conditionally permitted in District 2 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.

(2) Commercial/retail.

- A. Bed and breakfast inns.
- B. Boarding kennels.
- C. Commercial nurseries.
- D. Golf courses, private.
- E. Private-membership recreational facilities or clubs.
- F. Recreational or sports training facilities, commercial.
- G. Veterinary facilities or small animal clinics, including overnight indoor boarding.

(3) Institutional/civic/public.

- ~~A.~~ Cemeteries.
- ~~A.B.~~ Continuing Care Retirement Community
- ~~C.~~ Golf courses, public.
- ~~B.D.~~ Institutional residential for the handicapped or elderly (for 9 or more people)
- ~~C.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.
- ~~D.F.~~ Public non-commercial facility for composting.
- ~~E.G.~~ Public safety and emergency services, including police or fire stations and emergency medical services, provided the size of the facility or service shall not exceed 10,000 square feet.

- ~~F.H.~~ Schools, public or private preschool, elementary, secondary, or post-secondary.
- (4) 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.

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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.A.~~ Duplexes.

~~C.B.~~ Model homes.

~~D.C.~~ Multi-family.

~~E.D.~~ Residential group homes for the handicapped or elderly (from six to eight people).

~~F.E.~~ Single-family, attached.

~~G.F.~~ 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.

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1205.08 DISTRICT 5: VILLAGE CORE DISTRICT.

- (a) Purpose.

- (b) Uses By-Right. Subject to the restrictions in division (d)(4) of this section:

(c) Conditional Uses. The following uses shall be conditionally permitted in District 5 subject to meeting all applicable requirements set forth in division (d) of this section, including the locational restriction of division (d)(4) of this section and Section 1206.02, Conditional Uses:

- (1) Residential.

~~A. — Assisted living.~~

~~B.~~A. Model homes.

~~C.~~B. Multi-family.

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1205.09 DISTRICT 6: WESTERN HUDSON GATEWAY.

(a) Purpose.

- (1) District 6, together with District 8, is intended to provide key development opportunities for future employment growth in the City of Hudson. Permitted uses encourage the development of high-quality planned office and industrial business park developments. District 6 also serves as the key western gateway to the City of Hudson and district regulations, including heightened landscaping standards and application of industrial design/architectural guidelines, are intended to create attractive entryways into the City along Route 303 (Streetsboro Road) and Boston Mills Road. In addition, in order to better manage traffic generation patterns in the City, District 6 is intended to encourage relatively more intense traffic-generating

uses to concentrate at the western edge of Hudson in order to benefit from easy access to Route 8.

- (2) District 6 also contains significant natural wetlands and features. Accordingly, a primary purpose of these District 6 regulations is to preserve and protect the district's critical environmental and wetlands features, while integrating them into planned projects as valuable open space amenities. New development is encouraged to respect existing land forms and to limit grading and site disturbance adjacent to wetlands.
- (3) In addition, with large land areas that fall within the boundaries of the City's designated wellhead protection area, the District 6 regulations are intended to advance the goals of the Hudson Wellhead Protection Study (dated February 13, 1997), the Ohio EPA Wellhead Protection Program (dated May 1992), and the Spill Prevention Plan.

(b) Uses by-right, except as limited by division (d) of this section:

(1) Commercial/retail.

- A. Banks, subject to the conditions set forth in division (d) of this section;
- B. Office business parks;
- C. Offices, business or professional, not located in a business park;
- D. Recording, radio, or television studios;
- E. Restaurant, subject to the conditions set forth in division (d) of this section;
- F. Retail uses, subject to the conditions set forth in division (d) of this section;
- G. Services, business personal or repair, subject to the conditions set forth in division (d) of this section;
- H. Showrooms and salesrooms for wholesale distribution;
- I. Wholesale trade.

(2) Industrial uses.

- A. Industrial business parks;
- B. Industrial use, 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. Warehousing, distribution, and/or storage;
- E. Workshop and custom small industry uses.

(3) Institutional/civic/public uses.

- A. Public park or recreation areas, including multipurpose trails.
- B. Public recreational facilities, indoor or outdoor.
- C. Government administrative offices.
- D. Government public works and service facilities.
- E. Public safety and emergency services.

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- F. Essential public utility and public services installations, including bus shelters and bus stops, but not including water towers, power generating stations or transfer stations.
 - (4) Planned developments.
 - A. Planned developments, subject to the standards and procedures set forth in Sections 1203.04 and 1204.02.
 - (5) 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 6 subject to meeting all applicable requirements set forth in this section and Section 1206.02, Conditional Uses.

- (1) Residential.
 - ~~A. — Assisted living.~~
- (2) Commercial.
 - A. Day care centers, child or adult.
 - B. Lodging.
 - C. Medical clinics.
 - D. Recreational or sports training facilities, commercial.
 - E. Vehicle and equipment rentals.
 - F. Vehicle repair and service.
 - G. Wireless telecommunications facility.
- (3) Institutional/civic/public uses.
 - ~~A. — Continuing care retirement community.~~
 - ~~B.~~A. Convention or conference center.
 - ~~C.~~B. Government facilities, administrative offices, and services, including but not limited to police or fire stations, emergency medical service facilities, post office, library, or similar uses.
 - ~~D.~~C. Hospitals, including heliports as an accessory use.
 - ~~E. — Institutional residential for the elderly and handicapped (for nine or more people).~~

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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.

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(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)~~(1) 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)~~(2) Industrial uses.

- A. Industrial use, heavy.
- B. Recreational vehicle, boat, or truck storage.

~~(4)~~(3) Institutional/civic/public uses.

~~A. — Continuing care retirement community.~~

~~B.~~A. Convention or conference center.

~~C.~~B. Government facilities, offices, and services.

~~D.~~C. Hospitals, including heliports as an accessory use.

~~E. — Institutional residential for the handicapped or elderly.~~

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

(5)(4) 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.

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(d) 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.~~1. Dwelling units above or mixed with offices or other commercial space.

~~3.~~2. Model homes.

~~4.~~3. Multi-family.

5.4. 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.

CHAPTER 1206 Use Regulations

1206.01 Table of Permitted and conditional uses by zone district

<i>P = Permitted By Right C = Conditional</i> <i>*Size or Other Limits Apply—See Zone District Regulations, Chapter 1205</i>													
Zoning Districts													
Use Type	1	2	3	4	5	6	7	7ol	8	8ol	9	10	Special conditions
Residential													
Assisted Living		C	C	€	€	€			€	€			4,10,11,12,14, <u>35</u>
Institutional/Civic/Public Uses													
Continuing Care Retirement Community		<u>C</u>	C			€			€				4,10,11,12,14,22, <u>35</u>
Institutional residential for the handicapped or elderly (for 9 or more people)		<u>C</u>	C			€			€				4, <u>10,11,12</u> ,14,22, <u>35</u>

1206.02 Conditional Use Standards

(a) General Provisions

(b) Conditional Uses; Generals criteria and Standards

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

(10) Adequate vehicle turning areas shall be provided on the site so that vehicles and equipment can be maneuvered on site without interrupting traffic flow or blocking public streets.

(11) The parking area for the use shall be a minimum of fifty feet from adjacent properties used for residential purposes.

(12) Safe areas for pick-up and discharge of persons shall be provided.

(14) Adequate provisions shall be made for access by emergency medical and fire vehicles on two sides of the building.

(35) The use or building housing such use shall be located a maximum of one mile from the lot line of the City of Hudson Emergency Medical Services station.

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CHAPTER 1213 Definitions

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1213.02 Definitions

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

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

_____bathing, diet, financial management, transportation, evacuation of a residence in the case of an emergency, or administered medication.

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