



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

Date: June 9, 2023
To: City Council
From: Greg Hannan, Community Development Director
CC: Thomas J. Sheridan, Asst City Manager, Nick Sugar, City Planner
Re: LDC Text Amendment – Residential blending

City staff has prepared the attached Land Development Code text amendment in response to the City Council request to review the LDC regulations applicable to addressing changes in density which occur between proposed projects and adjacent existing neighborhoods.

Existing Relevant LDC Standard:

Planning Commission has used the following existing general conditional use standard to respond to this issue:

1206.02(b)(9) *The residential use is proposed at a density consistent with that of the existing neighborhood density or is compatible by its use of architecture, orientation of structures and parking, and landscape buffer.*

Residential districts (D1, D2, D3, &D4) all regulate duplexes, single family attached, and townhomes as conditional uses allowing the Planning Commission to apply the above standard in residential districts.

Additionally, the issue of changes in density between proposed and existing development may be due to the fact that Zoning Districts 3 and 4 have permitted maximum net densities that are appreciably greater than the existing development in those districts. A minor reduction in the maximum density permitted may also provide some ability to respond to proposed changes in density.

Proposed Amendment

1. Strengthening the existing conditional use standard with revised text to clearly state the proposed project density should not exceed the adjacent neighborhood density for a 100 foot perimeter. Such standard along with existing landscaping and setback requirements would provide expanded protection while permitting high density development internal to larger acreage site. The use of 100 foot perimeter setback/measurement is already common to the LDC and would be similar to the 100ft setbacks requirements for arterial

streets and the 100 foot perimeter setbacks required for Open Space Conservation Subdivisions.

*1206.02(b)(9) The residential use is proposed at a density consistent with that of the existing neighborhood density or is compatible by its use of architecture, orientation of structures and parking, and landscape buffer. **The density proposed within 100 feet of the development boundary should not exceed the adjacent neighborhood density.***

2. Amend the maximum net density standards with a minor reduction so the permitted maximums are not significantly beyond densities currently present.

	Single family	Duplex	Single family attached	Townhomes	Multifamily
D1	2 per acre	Not listed	2 per acre	2 per acre	Not permitted
D2	1 per 2.5 acres	1 per 2.5 acres	One per 2.5 acres	Not permitted	Not permitted
D3	2.5 per acre	2.5 per acre	3 4 per acre	4 5 per acre	Not permitted
D4	4 per acre	4 per acre	5 6 per acre	6 8 per acre	10 12 per acre

Note: D4 contains additional restrictions on density beyond the above base standards.