



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

DATE: February 12, 2026

TO: Mayor Anzevino and Members of City Council

FROM: Thom Sheridan, City Manager, Brian Griffith, Ast City Manager, Greg Hannan, Community Development Director, Nick Sugar, City Planner, Katie Behnke, Economic Development Manager

RE: Land Development Code Amendment – District 11

Council Meeting on January 27, 2026:

In an effort to be responsive to Planning Commissions requests for additional review while also keeping the LDC amendment progressing to guide future development, Council passed a motion to request the Planning Commission review the further staff recommendations relevant to density, setback, and bufferyards at their February 9, 2026 meeting and forward any additional comment prior to the City Council public hearing.

Planning Commission discussion: Planning Commission reviewed the staff recommendations on February 9, 2026. Please see the following summary:

1. Revise the proposed minimum acreage of a Planned Development within District 11 from 10 acres to 50 acres
 - a. Planning Commission recommended this be incorporated
2. Adjust the proposed residential density for multifamily from 30 units per acre to 20 units per acre. Require Bufferyard D (25 ft) along the Terex Road frontage where adjacent to existing residential development.
 - a. Planning Commission recommended this be incorporated
3. Maximum Net Density: Adjust the allowable residential density to 20 units per acre for both townhomes and multifamily.
 - a. Planning Commission recommended that the maximum next density be further reduced to 15 units per acre.

Planning Commission is separately completing a city-wide review of density standards for Council consideration. These proposed considerations may include recommending a reduction in D5 maximum next density from 30 units per acre for multifamily to 15 units per acre. Staff suggests the D11 density be established at 20 units per acre as proposed in January 2026 (Note: D5 currently at 30 per acre). If Council considers advancing broader city-wide density review, staff recommends D11 be further studied at that time. Of note, residential in D11 can only be permitted within a Planned Development, and can

only occupy 20% of a planned Development. This standards would lessen potential impacts of residential within the district.

4. Planned Development Bonus: In addition to review of the three requested items, Planning Commission provided a further recommendation related to PD bonuses. Section 1204.02(c) provides opportunities to consider bonuses to floor area maximum size or floor-area-to-lot-area ratios of up to 25% when specific criteria are met. Planning Commission recommended that D11 be exempted from such allowances and noted challenges with possible administration of the non-specific criteria when considering bonuses.

Staff notes that PD bonuses previously included allowances from density bonuses; however, such was removed from the LDC per Ordinance 21-46. The current bonuses are now limited to narrow subset of items. Rather than consider exempting D11, staff recommends the full bonus allowance text be removed.

~~1204.02 Planned Developments~~

~~(c) Bonuses. Upon satisfaction of all applicable standards and requirements, and at the City's sole discretion, bonuses in floor area maximum or floor area to lot area ratios of no greater than twenty-five percent may be granted to a proposed PD based upon incorporation within the PD of any of the following:~~

- ~~— (1) Landscaping in excess of the minimum requirements set forth in this Code;~~
- ~~— (2) Preservation of historical structures;~~
- ~~— (3) Provision of specified public benefits/amenities (e.g., a day care center or community center);~~
- ~~— (4) Dedication of permanent open space, including trails or trail access, beyond what would be roughly proportional to the demand for such open space or trails/trail access generated by the proposed PD;~~
- ~~— (5) Preservation of critical and sensitive environmental areas in excess of the minimum requirements set forth in this Code, including preservation of key wetlands and significant stands, sizes, or unusual species of trees; or~~
- ~~— (6) Other exceptional site and/or building designs as determined by the PC.~~

2.12.26 Draft: The below text incorporates the initial draft in underline and bold. Revision through the January 2026 Planning Commission meeting are depicted in red underline and bold. Additional revisions proposed by staff since the January PC meeting are documented in yellow highlight.

Chapter 1205

Zoning Districts – City of Hudson Zoning Map

1205.01 Establishment of Districts

The following zoning districts are hereby established. They may be referred to throughout this Code by their name or district number:

- (a) District 1: Suburban Residential Neighborhood;
- (b) District 2: Rural Residential Conservation;
- (c) District 3: Outer Village Residential Neighborhood;
- (d) District 4: Historic Residential Neighborhood;
- (e) District 5: Village Core District;
- (f) District 6: Western Hudson Gateway;
- (g) District 7: Outer Village Commercial Corridor and Office Overlay Zone;
- (h) District 8: Industrial/Business Park and Hike Bike Senior Housing Overlay Zone;
- (i) District 9: Darrowville Commercial Corridor;
- (j) District 10: Ravenna Road Corridor; ~~and~~
- (k) ~~Overlay District FFO: Floodplain/Floodway Overlay.~~ **District 11: South Darrow Road Corridor; and**
- (l)** Overlay District FFO: Floodplain/Floodway Overlay.

1205.02 OFFICIAL ZONING DISTRICT MAP.

(a) Adoption of Official Zoning Map. The boundaries of the zoning districts established by this Code shall be shown on a map or series of maps entitled "Official Zoning Map." The official zoning map, together with all notations, references, and other information shown thereon, is hereby adopted by reference and declared to be a part of this Code as if set forth herein. Original copies of the official zoning map and all amendments thereto shall be maintained in the office of the Director of Community Development. In case of any dispute regarding the zoning classification of property subject to this Code, the original maps maintained by the Director of Community Development shall control.

(b) Omitted Land. If any land subject to this Code has not been specifically included within any of the districts shown on the official zoning map, such land shall automatically be classified in District 2, Rural Residential Conservation.

Official Zoning District Map in easy to read PDF, click [HERE](#)

(map to be amended)

1204.02 PLANNED DEVELOPMENTS

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(b) Standards for Review of a Preliminary PD Plan. An application for approval of a preliminary PD plan, together with submitted plans and reports, shall be reviewed for their conformance with the following standards:

...

(8) The proposed PD shall comply with the following requirements, which shall not be modified or varied except as expressly set forth below or as permitted by Section 1203.08, Minor Modifications:

A. Minimum area requirement. All planned developments shall have a minimum size of five acres except for District 5 which shall [have] a minimum size of two acres and District 11 which shall have a minimum size of ten fifty acres.

...

~~(c) Bonuses. Upon satisfaction of all applicable standards and requirements, and at the City's sole discretion, bonuses in floor area maximum or floor area to lot area ratios of no greater than twenty-five percent may be granted to a proposed PD based upon incorporation within the PD of any of the following:~~

~~(1) Landscaping in excess of the minimum requirements set forth in this Code;~~

~~(2) Preservation of historical structures;~~

~~(3) Provision of specified public benefits/amenities (e.g., a day care center or community center);~~

~~(4) Dedication of permanent open space, including trails or trail access, beyond what would be roughly proportional to the demand for such open space or trails/trail access generated by the proposed PD;~~

~~(5) Preservation of critical and sensitive environmental areas in excess of the minimum requirements set forth in this Code, including preservation of key wetlands and significant stands, sizes, or unusual species of trees; or~~

~~(6) Other exceptional site and/or building designs as determined by the PC.~~

~~(d)~~ Standards for Review for a Final PD Plan. A final PD plan application, together with all submitted plans and reports, shall be reviewed and evaluated to determine their compliance with the following standard:

(1) The final PD plan conforms in all respects with the approved preliminary PD plan and incorporates all recommended changes, modifications, and conditions attached to approval of the preliminary plan.

1205.03 COMPLIANCE WITH DISTRICT STANDARDS.

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Section 1205.14 District 11: South Darrow Road Corridor

a) Purpose:

1. This district ~~contains~~ is intended to encourage a predominance a mix of commercial and light industrial land uses to benefit the income and property tax base of the community. The district also allows for retail and service uses intended to provide support amenities and services to the adjacent commercial office and industrial districts. The district serves as a transition between the office and industrial uses to the south and the retail and service focused area of District 7 to the north. Curb cuts along Darrow Road are significantly limited with a strong internal network of pedestrian and vehicular access between uses. The existing, developed nature of District 11 with limited environmental constraints allows for more concentrated development. Development will implement the Comprehensive Plan recommendations for the area including streetscape enhancements and improved connectivity. New development will incorporate greenspace accessible to all users within the development including employees and customers.
2. The district provides the opportunity to create a transformational mixed use district through a Planned Development. A mixed use development will help support a significant income tax ~~generator~~ generation and provide expanded amenity uses to support the larger office and industrial uses in the surrounding office and industrial parks. Residential uses are permitted when secondary to and integrated with the commercial and industrial uses in a mixed use setting. Residential uses are encouraged along the Terex Road frontage to help transition to the existing residential development to the north.

b) Uses by-right

1. Commercial/Retail

- a. Bank or other financial institution
- b. Medical Clinic
- c. Office, business or professional
- d. Business Park, Office ~~business park~~
- d.e. Lodging, Boutique
- e.f. Recreational Facility, Private membership ~~recreational facility or club~~
- f.g. Recording, radio or television studios

~~g-h.~~ Restaurant provide the use is at or greater than 200 feet from a residential use

~~h-i.~~ Retail provided that the gross floor area does not exceed a total of 10,000 square feet per use or building.

~~i-j.~~ ~~Services, P~~ersonal, business, or repair ~~services~~, except for vehicle repair, provided that the gross floor area does not exceed a total of 10,000 square feet per use or building.

~~j-k.~~ Showrooms and salesrooms for wholesale distribution

2. Industrial Uses

a. Distribution

b. Industrial use, light

~~c. Industrial Business Parks~~

~~d.c.~~ Research laboratories

3. Institutional/civic/public uses

a. ~~Installations by E~~ssential public utility and public services, ~~including but not limited to bus shelters and bus stops, but not including water towers, power generating stations, transfer stations, or outdoor storage~~

b. Government administrative offices and services

c. Government public works and service facilities

d. Hospitals, including heliports as accessory use

e. Public safety and emergency services

f. Public recreational facilities, indoor or outdoor

g. Public park or recreation area, including multi-purpose trails

4. Planned Developments , subject to the standards and procedures set forth in Sections 1203.04 and 1204.02.

5. Accessory uses See Section 1206.03 , Accessory Uses.

c) Conditional Uses The following uses shall be conditionally permitted in District 11 subject to meeting all applicable requirements set forth in division (d) of this section and Section 1206.02 , Conditional Uses:

1. Residential

a. ~~Dwelling~~, Townhomes subject to approval within a Planned Development

b. ~~Dwelling~~, Multifamily -subject to approval within a Planned Development

2. Commercial/retail

a. Artisan studios, photography studios and shops, and art galleries

b. Bar or tavern.

c. ~~Nursery, c~~ommercial ~~nurseries~~

d. Day care center, ~~child or adult~~

- e. Grocery store provided that the gross floor area does not exceed a total of 40,000 square feet **subject to approval within a Planned Development**
- f. Lodging, **full service**
- g. Recreational facilities, commercial or sports training facility
- h. Recreational facilities, outdoor
- i. Restaurant located within 200 feet of a residential use
- j. Retail greater than 10,000 sq ft up to a maximum of 20,000 sq ft gross floor area per use or building.
- k. Services, personal, business, or repair, except for vehicle repair, with a ground floor footprint not to exceed 10,000 square feet of floor area per use or building.
- l. Veterinary facilities or small animal clinics, including overnight indoor boarding
- m. Wireless telecommunication facilities

3. Industrial Uses

a. Industrial Uses, Heavy

4.3. Institutional/civic/public uses

5.4. Planned Developments

- 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 11 shall comply with all of the following development/design standards (all standards are minimums unless otherwise noted):
 - 1. Maximum Net Density
 - a. Townhomes: Twenty units per acre.
 - b. Multi-family: **Thirty-Twenty** units per acre.
 - 2. Open Space. All residential development shall comply with the standards and requirements governing open space set forth in Section 1207.05
 - 2.3. Buffervard D shall be incorporated along the Terex Road frontage where adjacent to existing residential development pursuant to Section 1207.04.
 - 3.4. Mix of uses. More than one principal **commercial/retail** use permitted by-right or conditionally in District 11 may be developed or established together on a single lot or site, or within a single structure, provided all applicable requirements set forth in this section and Code, including trip generation limitations, and all other applicable ordinances, are met.
 - 5. Maximum residential allowance: Residential uses shall not exceed 20% of the gross acreage of a Planned Development and no more than 200 units total shall be within any Planned Development.

6. Residential location: Residential uses are not permitted on the ground floor of buildings fronting Darrow Road.

4.7. Minimum parcel size: One acre.

5.8. Maximum number of dwelling units per structure.

- a. Townhomes: eight dwelling units.
- b. Multi-family: thirty dwelling units.

6.9. Setbacks Unless modified pursuant to Section 1203.08 , Minor Modifications, the yard setbacks in District 11 shall be:

- a. Minimum front yard setback: 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.

7.10. Maximum structure height

- a. Wireless telecommunication towers: less than 200 feet.
- b. Wireless telecommunication equipment shelter: fifteen feet.
- c. Townhomes: 35 feet
- ~~b.~~d. Multifamily and mixed-use residential: 40 feet.
- ~~e.~~e. All other uses: fifty feet

8.11. Architecture and design standards See Architectural Design Guidelines located in Appendix D .

9.12. Vehicular access/driveway curb cuts

- a. All Development shall comply with the standards and requirements set forth in **Comprehensive Plan including the referenced city wide traffic studies.**
- 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.

10.13. 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.

11.14. 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.

12.15. 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:

- i. Sidewalks or paved paths at least five feet wide shall be provided on both sides of an abutting public street.**
- ii. 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.**
- iii. 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.**
- ~~e. 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.c.~~ 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.**

1205.14 **1205.15**

Floodplain/Floodway Overlay District

CHAPTER 1206

Use Regulations

1206.01 Table of permitted and conditional uses by zone district.

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- (a) By-Right Permitted Uses
- (b) Conditional Uses
- (c) Use Not Permitted

Use Table

(to be amended)

Chapter 1027

Zoning Development and Site Plan Standards

Section 1207.01 MAXIMUM IMPERVIOUS SURFACE COVERAGE.

(a) Maximum Impervious Surface Coverage

...

- 3) All other non-residential uses. The maximum impervious surface coverage for commercial, industrial, and institutional uses shall be determined on a case-by-case basis based on the criteria set forth in division (b) of this section, but in no case shall the maximum impervious surface coverage exceed sixty percent of the total gross area of the underlying lot or lots except for the following:
 - a. The impervious surface coverage in District 5 for commercial/retail buildings may not exceed eighty percent and for single-family attached, townhomes, and multi-family residential may not exceed seventy-five percent.
 - b. The impervious surface coverage in the District 7 Overlay may not exceed fifty percent.
 - c. The impervious surface coverage for development in Districts 6, ~~and 8,~~ and 11 may not exceed seventy-five percent.

CHAPTER 1213

Definitions

1213.01 GENERAL

1213.02 DEFINITIONS

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(85) “Distribution” shall mean a use engaged in the short term storage, movement, and distribution of manufactured products, supplies, and equipment, including accessory offices and showrooms, and including incidental retail sales, but excluding bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions.

Lodging, Boutique shall mean a facility containing less than fifty guest rooms and offering transient overnight accommodations at a daily rate to the general public and that only provides

limited additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities accessory to the lodging.

Lodging, Full service shall mean a facility containing fifty or more guest rooms and offering transient overnight accommodations at a daily rate to the general public and commonly providing additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities.

Renumber 85-141

(141-142) "Grocery store, specialty" shall mean a retail store selling predominately food with emphasis on prepared food, specialty foods based on season, nationality, holidays and dietary needs, and providing in-store dining and having a ground floor area of 20,000 square feet or less **within District 5 and a square footage of 40,000 square feet or less within District 11.**

Renumber 142-345

(~~346~~ **347**) "Warehousing, ~~distribution~~, and enclosed storage" shall mean a use engaged in enclosed storage, wholesale, and/or distribution of manufactured products, supplies, and equipment, including accessory offices and showrooms, and including incidental retail sales, but excluding bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions.

Renumber 347-364

DRAFT