



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

## PLANNING COMMISSION

### CITY OF HUDSON LAND DEVELOPMENT CODE TEXT AND MAP AMENDMENTS RELATED TO RESIDENTIAL DENSITY ALLOWANCES

#### LAND DEVELOPMENT CODE SECTIONS 1205.02, 1205.05, 1205.07, 1205.08, 1205.11, 1205.12

### RECOMMENDATION

The Planning Commission has studied residential density allowances in an effort to align with existing Land Development Code purpose statements, recommendations of the Comprehensive Plan, and best practices in Planning and Land Use. The Planning Commission has held discussions of this topic over a six-month period, dating back to November 2025. A Planning consultant firm was utilized during this period to assist with the study.

The Planning Commission has prepared the attached amendment per these discussions (Attachment A). In addition, the Planning Commission is also recommending the attached housing chart be incorporated into the LDC to help staff, residents, and the Planning Commission reference these regulations (Attachment B).

At the public meeting of the Planning Commission held at the regular meeting on April 13, 2026, the Planning Commission passed a motion to recommend City Council proceed with formal commencement of the attached amendment per the procedure of Section 1203.03.

Dated: May 8, 2026

CITY OF HUDSON  
PLANNING COMMISSION

*Sarah Norman*

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Sarah Norman, Chair

## Attachment A

Additions in **bold** and deletions being **~~stricken~~**

### 1205.05 DISTRICT 2: RURAL RESIDENTIAL CONSERVATION

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(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.~~

~~B.~~ **C.** Model homes.

~~D.~~ **C.** Open space conservation subdivisions.

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

~~F. Single family, attached.~~

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### 1205.07 DISTRICT 4: HISTORIC RESIDENTIAL NEIGHBORHOOD

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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~~ **four** dwelling units per acre.

D. Multi-family: ~~ten~~ **five** dwelling units per acre.

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### 1205.08 DISTRICT 5: VILLAGE CORE DISTRICT

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(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 5 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: eight dwelling units per acre.
  - B. Single-family attached: eight dwelling units per acre.
  - C. Duplex: twelve dwelling units per acre.
  - D. Townhomes: ~~twenty~~ **fifteen** dwellings units per acre.
  - E. Multi-family: ~~thirty~~ **fifteen** dwelling units per acre.

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

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

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- 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~~ **Five** dwelling units per acre.
  - 4. Multi-family: ~~Twelve~~ **Five** dwelling units per acre.

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## **1205.12 DISTRICT 9: DARROWVILLE COMMERCIAL CORRIDOR**

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(b) Uses By-Right. Subject to the restrictions of division (d)(5)C of this section, "maximum floor area to lot area ratio, maximum building footprint":

~~(1) Residential.~~

~~A. Dwelling units stacked above or mixed with offices or other commercial space.~~

**(21) Commercial/retail.**

- A. Artisan studios, photography shops and studios, and art galleries.
  - B. Automated teller machines (ATMs).
  - C. Banks or other financial institutions.
  - D. Bars/taverns more than 200 feet from a residential use.
  - E. Commercial nurseries.
  - F. Medical clinics.
  - G. Offices, business or professional.
  - H. Recording, radio, or television studios.
  - I. Restaurants, except drive-through restaurants, more than 200 feet from a residentially zoned property.
  - J. Retail uses without outdoor sales or storage.
  - K. Services, business, personal, or repair, except vehicle repair.
- (32)** [Reserved.]
- (43)** Institutional/civic/public.



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1205.02 OFFICIAL ZONING DISTRICT MAP



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# Attachment B

## Housing Chart

|                                       | D1                                      | D2                                              | D3                                           | D4                                      | D5                                       | D6               | D7               | D7<br>Overlay    | D8               | D8<br>Overlay                            | D9               | D10                                             |
|---------------------------------------|-----------------------------------------|-------------------------------------------------|----------------------------------------------|-----------------------------------------|------------------------------------------|------------------|------------------|------------------|------------------|------------------------------------------|------------------|-------------------------------------------------|
| <b>Single<br/>Family<br/>Detached</b> | Permitted<br>By Right<br><br>2 per acre | Permitted<br>By Right<br><br>1 per 2.5<br>acres | Permitted<br>By Right<br><br>2.5 per<br>acre | Permitted<br>By Right<br><br>4 per acre | Permitted<br>By Right<br><br>8 per acre  | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Permitted<br>By Right*<br><br>4 per acre | Not<br>Permitted | Permitted<br>By Right<br><br>1 per 2.5<br>acres |
| <b>Single<br/>Family<br/>Attached</b> | Conditional<br>Use<br><br>2 per acre    | Not<br>Permitted                                | Conditional<br>Use<br><br>3 per acre         | Conditional<br>Use<br><br>4 per acre    | Permitted<br>by Right<br><br>8 per acre  | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Permitted<br>by Right*<br><br>5 per acre | Not<br>Permitted | Not<br>Permitted                                |
| <b>Duplex</b>                         | Not<br>Permitted                        | Not<br>Permitted                                | Conditional<br>Use<br><br>2.5 per<br>acre    | Conditional<br>Use<br><br>4 per acre    | Permitted<br>by Right<br><br>12 per acre | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Permitted<br>by Right*<br><br>4 per acre | Not<br>Permitted | Not<br>Permitted                                |
| <b>Townhomes</b>                      | Not<br>Permitted                        | Not<br>Permitted                                | Not<br>Permitted                             | Not<br>Permitted                        | Permitted<br>by Right<br><br>15 per acre | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted                         | Not<br>Permitted | Not<br>Permitted                                |
| <b>Multi-Family</b>                   | Not<br>Permitted                        | Not<br>Permitted                                | Not<br>Permitted                             | Conditional<br>Use<br><br>5 per acre    | Conditional<br>Use<br><br>15 per acre    | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Conditional<br>Use*<br><br>5 per acre    | Not<br>Permitted | Not<br>Permitted                                |

*\*Size or Other Limits Apply–See Zone District Regulations*