



DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF HUDSON, OHIO

An Overview of the Land Development Code

INFORMATION BULLETIN NO. 1

After merger in 1994, the City of Hudson embarked upon an extensive program of studying and planning for the future development of our Community. The Comprehensive Plan, Growth Management System and Comprehensive Plan Compatibility Overlay Zoning are products of this effort completed to-date. In 1996, the City initiated the next stage of this program: to rewrite all of the zoning and subdivision regulations of the former Hudson Township and Hudson Village into a comprehensive and consistent planning and development code. The City is near adoption of the proposed Land Development Code. The proposed Land Development Code implements policies of the Comprehensive Plan, adopted in 1995. The Code provides greater guidance on future growth and development than the document it will replace; the Comprehensive Plan Compatibility Overlay, adopted in 1996. The proposed Land Development Code establishes zoning regulations on what can be built or developed at specific sites. The Code contains regulations outlining permitted uses in addition to the location, density and quality of development in accord with the Comprehensive Plan.

Features

- The Land Development Code (LDC) consolidates and updates regulations otherwise dealt with in separate ordinances such as zoning, growth management, subdivision design and site plan standards into a single document.
- The LDC contains development standards that are rigorous, while still allowing some flexibility.
- The LDC establishes consistent and equitable rules for administering land use processes.
- The LDC provides clear Application Submittal Requirements that are set forth in the Appendix.

- The LDC uses summary tables to illustrate requirements such as district standards, permitted and conditional uses by zone district, administrative review and roles and application processes.
- The LDC contains diagrams to illustrate selected provisions such as landscaping and site design.

Contents

The following is a listing of the chapters within the Land Development Code:

Chapter 1201 General Provisions

This chapter states provisions regarding Government Authority, Purpose and Intent, and Rules of Interpretation.

Chapter 1202 Administrative and Review Roles

This chapter describes the powers and functions of The Mayor and City Council, Municipal Planning Commission, Board of Zoning and Building Appeals, Architectural and Historical Board of Review, Industrial Design Sub-Committee and City Manager.

Chapter 1203 Development Review and Administration Procedures

This chapter outlines step-by-step development review procedures and general public notice requirements by application type. This information is also summarized in tabular form.

Chapter 1204 General Review Standards

This chapter describes specific review standards used to evaluate each type of application.

Chapter 1205 Zoning Districts

This chapter describes the types of established zoning districts and permitted uses by-right and conditional uses within each district. This chapter also contains property development/design standards for each zoning district such as building setbacks, density, structure height and lot dimensions.

Also included within this section is the Floodplain/Floodway Overlay District which establishes flood hazard areas and addresses methods of reducing flood losses, requirements and procedures for development permits, variance procedures and evaluation criteria and general standards for flood hazard reduction.

Chapter 1206 Use Regulations

This chapter includes a tabular summary of uses permitted either by-right or as conditional uses within each zone district. A conditional use is granted only after meeting applicable special criteria and standards. Included are general and special criteria and standards for granting conditional uses. This chapter also states permitted accessory and temporary uses with relevant development and operational standards. An accessory use is clearly incidental to a permitted principal use. An example of a residential accessory use is a garage that serves a single family dwelling. Also included are standards regarding nonconforming uses/ structures/lots.

Chapter 1207 Zoning Development and Site Plan Standards

This chapter provides detailed requirements for environmental matters such as establishment of limits of disturbance, tree and vegetation protection, wetland/stream corridor protection, landscaping buffering, open space, clustering, stormwater management and wellhead protection. In addition, this chapter also includes detailed requirements regarding utilities, performance standards, adequate public facilities, off-street parking and loading, transportation/ circulation/pedestrian linkage, exterior lighting, telecommunication facilities and dish-type satellite antennas, signs, architectural and design standards and special development standards.

Chapter 1208 Subdivision Design and Improvements/Dedication Standards

This chapter states the procedures and requirements for evaluating subdivision applications such as conveyance, vacation of plats, site design and lot layout. Also outlined in the chapter are required off-site improvements and improvement guarantees for subdivisions

Chapter 1209 Development Agreements

This chapter relates to requirements for development agreements and provisions regarding vesting of property rights.

Chapter 1210 Beneficial Use Determination

This chapter contains procedures and regulations for the provision of relief from substantial economic hardship arising from the application of zoning and other land development regulations to private property in the City. This chapter also outlines criteria and procedures by which to evaluate petitions of economic hardship/takings.

Chapter 1211 Growth Management Residential Development Allocation System

This chapter states detailed criteria and procedures for awarding, calculating and monitoring residential development allotments.

Chapter 1212 Appeals & Enforcement

This chapter outlines appeal mechanisms for final actions and decisions by the City Manager, Architectural and Historical Board of Review, Municipal Planning Commission, Board of Zoning and Building Appeals and City Council. Also described in this chapter is the legal effect of the zoning regulations and penalties relating to zoning violations.

Chapter 1213 Definitions

This chapter contains definitions for words and terms used frequently throughout the Land Development Code.

Appendix

The Appendix consists of three sub-sections, which include the following:

- C. Application Submittal Requirements;
- D. Architectural Design Standards
- E. Index of Ecological Integrity (IEI)
- F. Plant List

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