



DEPARTMENT OF COMMUNITY DEVELOPMENT  
CITY OF HUDSON, OHIO

# Zoning Districts

## INFORMATION BULLETIN NO. 2

### Introduction

The Land Development Code divides the City of Hudson into ten zoning districts, as shown on the attached Zoning Map. The following is a brief description of the intent of each zoning district.

### District 1 Suburban Residential Neighborhood

District standards preserve and protect the existing rural residential character typified by single-family detached residential housing, with densities varying from 1 dwelling unit per one-half acre to 1 single family unit per 2.5 acres. District regulations will continue to permit single-family residential, while also providing for additional parks and open space and public service uses. To protect and preserve the existing character within this district, densities for this area are proposed at a maximum of 2 dwelling units per acre, with high priority on protecting remaining sensitive environmental areas.

### District 2 Rural Residential Conservation

District 2 requirements protect and preserve the most rural areas of the city characterized by agriculture, woodlands and low-density residential development, with an overall density of less than 1 dwelling unit per 2.5 acres. Low-density residential development will continue to be permitted; however, new rural residential conservation designs and other open space preservation techniques will be encouraged to protect the existing rural character and limit development in sensitive environmental areas.

### District 3 Outer Village Residential Neighborhood

The intent of the District standards is to preserve and protect the residential character typified by single-family detached residential development in traditional

### District 6

subdivisions with an overall density of approximately 2 dwelling units per acre. District regulations will continue to permit single family detached residential development, while also providing for attached single family, duplexes, and townhomes. Single family detached residential housing densities will mirror existing densities and character, and be permitted up to 2.5 dwelling units per acre, with continued high priority for protection of remaining sensitive environmental areas.

### District 4 Village Residential Neighborhood

District 4 requirements preserve and protect the residential neighborhoods in the city's historic district. This District is dominated by a significant number of historic detached homes and relatively high densities; with relatively shallow setbacks and yard depths and lot sizes averaging less than 30,000 square feet. This District permits compact residential densities, including multi-family uses, compatible with the historic character of existing residential neighborhoods. Potential traffic impacts from new developments will be scrutinized as part of the development review process.

### District 5 Village Core District

District standards preserve and protect the Village Core; the historic and commercial center of the City. The regulations contained in this District encourage compact and pedestrian-scale retail, service and village uses. All new development shall be consistent with the Historic Core Plan as set forth in the Comprehensive Plan. The visual focus is the Village Green and Extension and new development must reflect the appearance and pattern of the Historic District. New development will be required to submit proposed parking programs, access plans and traffic impact studies for review.

### Western Hudson Gateway

District 6 provides key development opportunities for future employment growth in the city. Permitted uses encourage the development of high-quality planned office and industrial business park developments. Serving as the key western gateway to the City, the District will employ heightened landscaping standards and industrial design/architectural guidelines to create an attractive entry into the City along Streetsboro Road and Boston Mills Road. Regulations preserve and protect the District's critical environmental, wetlands, and wellhead features, while integrating them into planned projects as valuable open space amenities.

### **District 7 Outer Village Commercial Corridor**

District standards encourage and maintain retail and service establishments which serve the immediate residential neighborhoods as well as the general community. New development shall not aggravate existing traffic and vehicular access problems along State Route 91. Regulations establish new standards of design and promote development compatible with adjacent residential development.

### **District 8 Industrial /Office Park**

District 8 provides sites to accommodate the majority of future job growth in the City. This District contains the majority of prime development areas in the City with good highway and rail access. Permitted uses encourage the development of large-scale office, industrial, business parks and accessory retail and services that serve the employers and employees in the District. No future residential development will be permitted. Significant environmental areas are located within this District. Accordingly, regulations require that new development be sited in consideration of such environmental areas.

### **District 9 Darrowville Commercial Corridor**

The District requirements preserve and bolster the unique mix of neighborhood scale retail and commercial land uses along the southern-most segment of State Route 91 that comprises the City's historic southern gateway. This District retains a semi-residential character because of the large number of historic residences converted to retail and commercial uses. Regulations permit new development compatible with existing scale and architectural patterns while mitigating new traffic impacts.

### **District 10 Ravenna Road Mixed Use Corridor**

The intent is to permit the continuation of a mix of large-lot residential and smaller-scale commercial use that are not in conflict with commercial uses permitted in the Village Core and along the State Route 91 corridor. Residential development is permitted in conformance with the rural residential and conservation standards required in District 2. Regulations ensure that new non-residential development will be compatible with adjacent residential uses.

**For more information contact:**

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**This information is intended to provide guidance only. Please consult the Land Development Code for the definitive requirements.**