

ZONING

255 Attachment 2

**City of Hudson
Table of Dimensional Requirements
[Amended by Ord. No. 1-94; Ord. No. 42-94;
Ord. No. 9-97; Ord. No. 10-97; Ord. No. 13-97;
5-1-2000 by Ord. No. 9-00; 9-18-2000 by Ord. No. 14-00;
11-18-2002 by Ord. No. 19-02; 11-18-2002 by Ord. No. 20-02;
8-18-2003 by Ord. No. 7-03; 7-16-2007 by Ord. No. 10-07;
8-21-2017 by Ord. No. 11-17]**

MF	-	Multiple-family
NP	-	Not permitted
AR	-	Agricultural Residential
C	-	Conservation
R-1	-	One-Family Residential
R-2	-	Two-Family Residential
R-T	-	Transitional Two-Family Residential
RM-1	-	Multiple-Family Residential
RM-2	-	Multiple-Family Residential
RM-3	-	Multiple-Family Residential
RM-4	-	Multiple-Family Residential
B-1	-	Local Business
B-2	-	General Business
B-3	-	Central Business
B-4	-	Central Business
I-1	-	Light Industrial
I-2	-	General Industrial
OFC	-	Office
PUB	-	Public or Quasi-Public

HUDSON CODE

255 Attachment 2

City of Hudson
Table of Dimensional Requirements
Part 1

Requirement	Zoning Districts														
	AR	C	R-1	R-2 ³	R-T	RM-1/RM-3/ RM-4 ¹	RM-2	B-1	B-2	B-3	B-4	I-1	I-2	OFC	PUB
Minimum lot area per dwelling unit (square feet)															
One-family	5 acres	NP	9,000	9,000	9,000	9,000	9,000								
Two-family		NP	NP	4,500	4,500	4,500	4,500								
Zero lot line lot				4,000 ³ /5,000 ³											
Clustered (1 and 2)	NP	NP	4.5 dwelling units/acre	6.0 dwelling units/acre	6.0 dwelling units/acre	6.0 dwelling units/acre	6.0 dwelling units/acre								
Non-sewered	5 acres	NP	NP	NP	NP	NP	NP								
Minimum lot area per dwelling unit (square feet)															
1 bedroom						4,000	990	990	3,250	990	990				
2 bedrooms						4,500	1,110	1,110	3,750	1,110	1,110				
3 bedrooms						5,000	1,320	1,320	4,250	1,320	1,320				
4+ bedrooms						5,500	1,530	1,530	4,750	1,530	1,530				
Minimum lot area per dwelling unit for elderly housing (square feet)															
1 bedroom						3,250			1,750						
2 bedrooms						3,750			2,250						
3 bedrooms						4,250			2,750						
4+ bedrooms						4,750			3,250						
Minimum floor area per dwelling unit (square feet)															
One-family	960		960	960	960	960	960		NP						
Two-family	NP		NP	720	720	720	720		NP						
MF 1 bedroom	NP		NP	NP	500	500	500	500	500						
MF 2 bedrooms	NP		NP	NP	700	700	700	700	700						
MF 3 bedrooms	NP		NP	NP	900	900	900	900	900						
MF 4 bedrooms	NP		NP	NP	1,100	1,100	1,100	1,100	1,100						
Minimum lot area, nonresidential (square feet)								15,000	20,000			24,000	1 acre	24,000	
Floor area/lot area ratio						0.5	4.0	1.0	2.5	4.0					
Minimum lot width (feet)															
Front building line	300	300	80	80	80	100	100	80	100			100	150	100	
Zero lot line lot				33 ³ /40 ³											
Minimum lot depth (feet)	165		112.5	112.5	112.5	120	120	120	150			150	200	150	
Maximum lot depth	3 x width		3 x width	3 x width	3 x width	3 x width	3 x width					3 x width	3 x width	3 x width	
Minimum side yard setback (feet)															
Corner lot, street side	50		30 ¹	30 ¹	30	30	45	30	30		0 ⁷	40	40	40	40
Interior lot	30		10 ¹	10 ¹	8	20	35	20	20			20	20	20	20
Zero lot line lot, interior lot				0 ³											
Minimum front yard setback (feet)	50		30 ¹	30 ¹	30	30	45	30	30		0 ⁷	40	80	40	40
Minimum rear yard setback (feet)	50		35 ¹	35 ¹	35	35	35	25	25	25	25	20	40	40	40
Maximum height (feet)															
Principal building	35		35	35	35	35	75	35	60	45		60	60	45	45
Maximum allowable coverage	20%		50%	50%	50%	70%	70%	80%	80%			80%	80%	80%	80%

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Part 2

Requirement	Zoning Districts														
	AR	C	R-1	R-2 ³	R-T	RM-1/RM-3/ RM-4 ⁴	RM-2	B-1	B-2	B-3	B-4	I-1	I-2	OFC	PUB
Accessory buildings															
Maximum height (feet)	16		20 ⁶	20 ⁶	20 ⁶	20	20	16	16			30	30	16	16
Maximum door height (feet)	12		10	10	10	10	10	10	12					12	12
Minimum front yard setback (feet)	50		30	30	30	30	45	30	30			40	80	40	30
Minimum side yard setback, interior (feet)	30		3 ²	3 ²	6	10	10	10	10			20	20	20	20
Minimum side yard setback, street (feet)	30		30	30	30	30	25	30	30			40	40	40	40
Minimum rear yard setback (feet)	50		6 ²	6 ²	8	10	10	20	20			40	40	40	30
Maximum number of accessory buildings	2		2	2	2	2	2	1							
Maximum area of total accessory buildings (square feet)	1.350-5 acres		1,000 ⁵	1,000 ⁵	1,000 ⁵	240/dwelling unit	240/dwelling unit								
Maximum sidewall height (feet)			12	12	12										
Height of farm structures (feet)															

NOTES:

¹ In the R-1 One-Family Residential and R-2 Two-Family Residential Districts for lots of record prior to November 19, 1993, and 12,000 square feet or less, minimum setback requirements shall be as follows:

Front yard: 25 feet.

Side yard: 7½ feet (1½ stories or less in height).

Side yard: 10 feet (greater than 1½ stories in height).

Side yard abutting street: 20 feet.

Rear yard: 20% of lot depth but not less than 20 feet nor greater than 30 feet.

² In the R-1 One-Family Residential and R-2 Two-Family Residential Districts, side and rear yard setbacks for accessory buildings shall be as denoted, except that when the garage door is parallel with the alleyway, the minimal setback shall be 10 feet.

³ Required subdivision approval. Zero lot line lots are subject to approval of subdivision by the Plan Commission and Common Council. Lots of record located in the R-2 Two-Family Residential District created prior to November 19, 1993, may be subdivided to create zero lot line lots for the development of two-family residences with minimum standards of 33 feet in width and 4,000 square feet in area. The smaller lot created may not be less than 41% of the total width of the initial lot proposed for subdivision. Lots of record located in the R-2 Two-Family Residential District created after November 19, 1993, may be subdivided to create zero lot line lots for the development of two-family residences with the minimum standards of 40 feet in width and 5,000 square feet in area. The smaller lot created may not be less than 41% of the total width of the initial lot proposed for subdivision.

⁴ Limitation of units per building. The RM-4 District limits the maximum number of dwelling units per building to eight.

⁵ Except upon approval of a conditional use permit, but the maximum area shall not exceed 12% of the lot area with a maximum area of 1,320 square feet.

⁶ The height of garages may exceed 20 feet upon approval of a conditional use permit.

⁷ Except abutting residential-zoned properties when it is to be 10 feet.