

Exhibit A - Internal and External Input for Phase One

LDC Rewrite
Summary of Input from Phase One – Internal
September 8, 2017

<i>What Changes Would You Like to See in the LDC Rewrite?</i>	<i>Number of Responses</i>
Increase Diversity of Uses in the LDC	2
Provide for More Flexibility in the Uses in the LDC	1
Simplify LDC/Easier to Navigate/Improve Organization	20
Provide a Mix of Rural and Downtown Development Options	1
Increase the Amount of Applications that Are Subject to Administrative Approval	4
Preserve Hudson's Historic Character	2
Ease Development Restriction Outside of the City's Historical District	1
Shorten the Application Processes in the LDC	3
Promote a Mix of Lot Sizes and Shapes	1
Promote an Increase in Trail/Path Connectivity	1
Sidewalks on Only One Side of Street	1
Promote an Increase in Walkability w/in the Neighborhoods	1
Improve Code Enforcement/Increase Penalties	8
Ensure Consistency Between the Comprehensive Plan and any Proposed LDC Changes	2
Retain the Checks and Balances on Applications, but Reduce the Unnecessary Length and Complexity of the Application Process	3
Be More Judicious When Granting Variances to Riparian Setback/Wetland Areas	1
Deal with the Marijuana Issue Now	2
Provide for and Regulate Cottage Homes	4
Create a Larger Critical Mass for the Downtown Area Through Development of Veteran's Way	1
Allow Bed and Breakfasts	1
Incorporate the International Property Maintenance Code into the LDC	1
Keep Things at an 8 th Grade Reading Level	2
Include Footnotes to the Proper Application/Process Section within the LDC	1
Add Start/End Dates for Substantial Completion of Projects	1
Signs – Clarify Location Restrictions	1
Create the Ability to Intervene in Situations Where Grading Effects Drainage	2
Clearly Distinguish Between Regulations that Apply City-Wide and Those That Do Not	1
Clarify What is Needed in Any Given Application	2
Simplify Section 1203 and 1204	1
Promote Residential Growth	1
Simplify and Standardize Standards Between Districts	1
Ensure that the LDC Does Not Prohibit Affordable Housing	1
Allow Flexibility in Garage/Garage Door Orientation	6
Allow Drive-Thrus	2
Streamline the Table of Contents and Make it More Useful	3
Employ More Charts, Tables, and Visual Aids	5
Do Not Include Zoning Regulations in Definitions	1
Clarify Definitions	3
Allow for Administrative Time Extensions on Projects that Have Received Approval	1
Promote a Variety of Housing Types	8
Implement More Overlay Districts	2

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Include Regulations that will Attract Millennials, Young Families, and Empty Nesters – From Both a Style and Affordability Standpoint	5
Signs – Regulate Sandwich Board Signs	3
Signs – Add More Forgiveness for Sign Setback and Size in Industrial Districts	1
Revise the Parking Code to Accommodate Both Downtown and Current Needs	4
Consistently Apply the LDC in Both the Historic and Outer Areas – Or, Lighten Regulation for Non-Historic Areas	1
Ensure Accountability for Contractors Who Willfully Violate LDC Standards	1
Require Grading Permits for Residential Projects w/in 10 Feet of Property Line	1
Craft Regulations that Will Encourage Property Owners to Update Existing Nonconforming Uses and Structures	1
Allow Variable Roadway Width on Secondary Streets and/or Cul-de-Sacs	1
Require LED Lighting in New Developments	1
Revise Accessory Structure Regulations so that The Regulations on Size Match Current Standard Building Materials and Sizes	2
Add Regulations for Wind Turbines	1
Improve Storm Water Regulation	1
Review Sidewalk Regulations	1
Grant Planning Commission the Authority to Relax Landscaping Requirements	1
Promote and Incentivize Green Building Techniques	1
Promote Improved Bicycle Connectivity	1
Promote and Incentivize Revitalization of the City’s Southern Corridor	1
Promote and Incentivize Building Rehab	1

<i>What Works in the Current LDC?</i>	<i>Number of Responses</i>
Robust Collection of Definitions	1
Districts Mapped Well	2
General Rules for Number and Size of Signs	1
Parking Code	1
Relaxed Development Standards in Districts 6 and 8	1
Roles of Reviewing Boards and Commissions	1
<i>Changes Most Frequently Requested by Respondents:</i>	
<ol style="list-style-type: none"> 1. Simplify the LDC/Make it Easier to Navigate/Improve Organization (20) 2. Improve Code Enforcement/Provide for Enhanced Penalties for Noncompliance (8) 3. Promote a Variety of Housing Types (8) 4. Allow Flexibility in Garage/Garage Door Orientation (6) 5. Employ More Charts, Tables, and Visual Aids (5) 	
<i>Facts About Input from Phase One – Internal (the City’s Elected and Appointed Staff):</i>	
<ul style="list-style-type: none"> • 19 individual interviews, 1 online survey available to interviewees, and input from the City’s land use boards during public meetings (AHBR, BZBA, and PC) 	

<i>What Changes Would You Like to See in the LDC Rewrite?</i>	<i>Number of Responses</i>
Should be better organized, simplified, with less references to other sections	1
Create a clause addressing “similar uses as approved by PC” for uses that may not currently be addressed	1
Sidewalk requirements for developers – create a sidewalk fund	1
Open space conservation subdivisions are an opportunity for both the developer and the city	1
The LDC should be easier to find on the city’s website	1
No building in flood plain areas	1
Chapter 1207: use “shall” instead of “should” – gives more teeth to the code	1
Chapter 1207: “sight distance triangle” doesn’t make sense. Should see more than 25 feet from the intersection	1
Preservation and planting of new trees and enforcement follow up after 1-2 years would help to achieve the goals of Chapter 1201.03	1
Improve Code Enforcement process, increase penalties	1

** Six respondents indicated they do not utilize the LDC*

<i>What Works in the Current LDC?</i>	<i>Number of Responses</i>
Overall it works well	1
New online permitting application system	1

<i>Facts About Input from Phase One – External:</i>
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Stakeholder Group	# of Attendees/Recipients	# of Respondents
Public Open House on June 29, 2017	12	1
Building contractors (filed 4 or more apps since 2013)	50	3
Environmental Awareness Committee	9	0
HOAs	32	0
Hudson Heritage Association	14	0
League of Women Voters	8	0
Merchants	49	0
Tree Commission	6	1
	180	5

**Presenting to League of Women Voters on 9/14/17*

** 168 reminder emails were issued on August 24, 2017*

Land Development Code Rewrite Online Public Survey
(15 Respondents; Advertised for in the Hudson Hub Times, Facebook, and City Website)
Majority of the Respondents Believe: <ul style="list-style-type: none">• It is difficult to find what they are looking for in the LDC• Information on topics is scattered throughout the LDC• Application processes are too complex• It is clear what needs to be submitted with applications• The LDC's use of tables is helpful• There should be more public notice for development projects• Parking is regulated appropriately• Landscape standards are regulated appropriately• Signage is regulated appropriately• Home occupations are regulated appropriately• Environmental protection standards are regulated appropriately• Commercial and industrial development is regulated appropriately• Hudson's historic community character is protected appropriately
Split: <ul style="list-style-type: none">• Most believe residential development is regulated appropriately, but some believe the regulations should be more restrictive.
What issues should the LDC promote? <ul style="list-style-type: none">• 80% said walkability• 60% said bicycle friendly development• 40% said renewable energy use• 40 % said housing options for aging seniors• 35% said sustainability and smart development• 30% said increased variety of housing types• 20% said mixed use development