



DEPARTMENT OF COMMUNITY DEVELOPMENT  
CITY OF HUDSON, OHIO

## Limits of Disturbance

### INFORMATION BULLETIN NO. 4

#### What are Limits of Disturbance?

Chapter 1207.01 of the Land Development Code proposes standards for establishing limits of disturbance in construction. For every development subject to site plan review, "limits of disturbance" must be established that indicate specific areas of a site or individual lot in which construction and other land-disturbing activities must be contained. Land-disturbing activities include preliminary and contour grading, removal of vegetation and stockpiling of fill.

Limits of disturbance do not apply in the following cases:

- ! New development in District 5, "Village Core"; and
- ! If an individual lot or development is part of an approved subdivision that included a lot-by-lot establishment of limits of disturbance

#### Requirements

The Code outlines several criteria for establishing limits of disturbance including:

- ! screening and protection of scenic views;
- ! preservation of significant trees or vegetation;
- ! erosion prevention and control;
- ! protection of aquifer recharge areas; and
- ! stream corridor and wetland protection

For most single-family residential development, limits of disturbance will cover the areas needed to provide the building sites for the principal structure and any accessory structures, plus the area necessary to provide an access driveway and necessary utilities, services and drainage facilities.

Figures 9a through 9c illustrate how limits of disturbance can be established for a single-family residential use.

Unless specifically exempted by the Code, all construction activity, including grading, excavation, or stockpiling of fill material must be contained within the approved limits of disturbance.

Exemptions include:

- ! establishment of a required bufferyard;
- ! restoration of previously disturbed areas;
- ! utility installations;
- ! habitat enhancement; and
- ! landscaping (excluding removal of trees with a minimum diameter at breast height of 9 inches)

Approved limits of disturbance must be shown on the final site plan or subdivision plan. Limits of disturbance must be designated in the field prior to

#### For more information contact:

**City of Hudson  
Department of Community Development  
46 Ravenna Street, Suite D-3  
Hudson, OH 44234**

**Telephone: (330) 342-1790  
[www.hudson.oh.us/comdev](http://www.hudson.oh.us/comdev)**

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

commencement of excavation, grading or construction with fencing approved by the City.

