

Section 73. Rules Governing Boundaries. Where uncertainty exists as to the boundaries of any of the aforesaid districts shown on the zoning map, the following rules shall apply (Such uncertainty shall be determined by the Board of Adjustment):

- 73.1 Where district boundaries are indicated as approximately following the centerline of streets or highways, railroad right-of-way lines or such lines extended, such centerlines, street lines, or railroad right-of-way lines shall be construed to be such boundaries.
- 73.2 Where district boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be such boundaries.
- 73.3 Where district boundaries are so indicated that they are approximately parallel to the centerlines of streets, highways, or railroads, or right-of-ways of same, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimension shall be determined by use of the scale shown on said zoning map.
- 73.4 Where a district boundary line divides a lot in single ownership, the district requirements for the least restrictive portion of such lot shall be deemed to apply to the whole thereof, provided that such extensions shall not include any part of such a lot more than thirty-five (35) feet beyond the district boundary line. The term "least restricted" shall refer to zoning restrictions, not lot or tract size.

ARTICLE VIII

USE REQUIREMENTS BY DISTRICTS

Within the districts indicated on the zoning map, no building or land shall be used, and no building shall be erected or altered which is intended or designed to be used in whole or in part, for any use other than those listed as permitted for that district in this Article.

Section 80.1 R-20 Residential Low Density District. This district is composed of certain quiet, low density residential sections of the community, plus certain open areas where similar residential development appears likely to occur, as indicated by the Land Development Plan. The regulations of this district are intended to discourage any use which, because of its character, would substantially interfere with the development of single-family residences in the districts which would be detrimental to the quiet residential nature of the areas included within this district.

I. Permitted Uses:

- a. Single Family Dwellings; exclusive of manufactured homes.

- b. Accessory buildings to residential uses, provided that no accessory building shall be rented or occupied for gain, and provided further, that no accessory building shall be used for human habitation.
- c. Any form of agriculture or horticulture.
- d. Churches and other places of worship.
- e. Home occupation, as defined in Section 60.25.
- f. Small professional or announcement sign unilluminated not over two (2) square feet in area mounted flat to the main wall of the building, and unilluminated real estate signs not over six (6) square feet in area.
- g. Off-street parking.

II. Conditional Uses: The following conditional uses are permitted when authorized by the Hudson Board of Adjustment after said Board holds a public hearing:

- a. Cemeteries.
- b. Fire Stations.
- c. Colleges and schools.
- d. Grounds and facilities for recreational and community center buildings, country clubs, lakes, parks, and similar facilities operated on a non-profit basis.
- e. Public utility distribution lines, transformer stations, transmission lines and towers, water tanks, but not service or storage tanks.
- f. Nursing Homes.

III. Dimensional Requirements:

- a. Minimum lot area per dwelling unit: 20,000 sqft. (15,000 sqft. with public sewer)
- b. Minimum mean lot width: 100 ft.
- c. Minimum front yard setback: 50 ft.
Note: May be 40 ft. if not located on a major or minor thoroughfare as designated in the Lenoir-Hudson Thoroughfare Plan. (5-21-91)

- d. Minimum side yard setback: 12 ft.
Side yard abutting a street: 15 ft.
- e. Minimum rear yard setback: 35 ft.
- f. Maximum height of buildings: 35 ft.
- g. Maximum permissible lot coverage by the principal building and all accessory buildings shall not exceed 30% of the total lot area.

IV. Location of Accessory Structures/Buildings:

No accessory structure/building shall be erected in any front or side yard or within twenty (20) feet of any street or highway line or within (10) of a lot line not a street or highway line. An accessory structure/building or use shall be located in the rear yard provided it is located no less than ten (10) from the property line. In the case of a corner lot with reverse frontage or a lot with double frontage, no accessory structure/building shall extend beyond the front yard line of the lots in the rear, except in the case of irregularly shaped lots, and corner lots with multiple street frontage. Location of the front, side and rear yard building lines shall be determined by the Zoning Administrator.

On lots with three or more street frontages, accessory structures may be placed in rear and side yards, as long as the accessory structure meets the setbacks of that district. A buffer strip is also required, as defined in Section 60.15. Buffer Strip. (Amended 6/20/2017)

V. Corner visibility:

On a corner lot, within the area formed by the centerlines of the intersecting streets and a line joining points of such centerlines at a distance of eighty (80) feet from their intersection, there shall be no obstruction to vision between a height of two (2) feet and height of ten (10) feet above the average centerline grade of each street.

VI. Off-street Parking:

Off-street parking shall be provided, as required in Article XI, Section 110 of this Ordinance.

Section 80.2 R-15 Residential Medium Density District. This district is established to provide a quiet, medium density living environment consisting of single-family detached dwellings and related uses necessary for a sound neighborhood. The regulations for this district are designed to stabilize and encourage a healthful environment for family life in areas where either or both public water or sewer facilities are available.

I. Permitted Uses:

- a. All uses permitted in R-20

II. Conditional Uses. The following conditional uses are permitted when authorized by the Hudson Board of Adjustment after said Board holds a public hearing: