

- 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:

- a. Same as R-20.

III. Dimensional Requirements:

- a. Minimum lot area per dwelling unit: 15,000 sqft.*
- 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 building 35 ft.
- g. Maximum permissible lot coverage by the principal building and all accessory buildings shall not exceed thirty percent (30%) of the total lot area.
- *- Lots dependent upon septic tanks for sewage disposal may require 20,000 sqft. by Caldwell County Health Department for septic tank installation.

IV. Location of Accessory Structures/Building:

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 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 a height 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 100 of this Ordinance.

Section 80.21 R-12 Middle Residential Density District

The R-12 Middle Residential Density District is established as a district in which the principal use of land is for single-family, two-family and multi-family residences. The regulations of this district are intended to provide areas in the community for those persons desiring small residences and multi-family structures within a mixed density district. The regulations are intended to prohibit any use, which because of its character, would interfere with the residential nature of this district. It is expected that municipal water and sewer facilities be used in this district.

I. Permitted Uses:

- a. All uses permitted in the R-15 Residential District
- b. Modular Homes
- c. Two Family Dwellings
- d. Multi-family Dwellings

II. Conditional Uses: The following uses are permitted when allowed by the Board of Adjustment

- a. Rooming and Boarding houses and tourist homes
- b. Family Care Homes
- c. Planned Unit Developments, subject to conditions under Article X, Section 105 of this Ordinance.

III. Dimensional Requirements: Within the R-12 Middle Residential Density District(s), as shown on the Zoning Map, the following dimensional requirements shall be complied with:

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|---------------------|--------------------------------|----------------|
| a. Minimum Lot Area | 1 st Dwelling Unit: | 12,000 Sq. Ft. |
| | 2 nd Dwelling Unit: | 9,000 Sq. Ft. |
| | Further Units: | 5,650 Sq. Ft. |

NOTE: Density shall not exceed six (6) units per acre.

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| b. Minimum Lot width: | 85 ft. |
| Lots with (2) or more units: | 95 ft. |
| c. Minimum front yard setback: | 30 ft. |