

- d. Minimum side yard setback: 10 ft.  
facing a street 12 ft.
- e. Minimum rear yard setback: 30 ft.
- f. Maximum height of buildings: 35 ft.

g. Maximum lot coverage by principal building and all accessory buildings shall not exceed thirty percent or Watershed District Requirements; whichever is more stringent.

**IV. Location of Accessory Structures:**

Accessory buildings shall not be erected in any front or side yard or within 20 feet of any street or highway line or within 10 feet of any lot line not a street or highway line. An accessory building or use shall be located in the rear yard provided it is located not less than 10 feet from the property line. In the case of a corner lot with reversed frontage or a lot with double frontage, no accessory building shall extend beyond the front yard line of the lots in the rear yard.

**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 a 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 80.3 RA-15 Residential-Agricultural District.** This district is composed of medium density residential development and of open areas which are used as farmland and woodland. The regulations of this district are intended: (1) to insure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at sufficiently medium densities to insure a healthful environment and (2) to protect agricultural and residential areas from an influx of incompatible uses which would render such areas undesirable for farms and future development.

**I. Permitted Uses:**

- a. Single-family dwellings.
- b. Modular Homes.

- c. Manufactured Homes, on individual lots, subject to the provisions of Article IX, Section 97, of this Ordinance.
- d. Two-family dwellings.
- e. Multi-family dwellings up to 3 dwelling units.
- f. 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.
- g. Any form of agriculture or horticulture (greenhouses and nurseries), including the sale of products at a retail stand on the property where produced.
- h. Cemeteries, public and private.
- i. Customary home occupations, including dressmaking, cooking and baking, hairdressing, music instruction, the renting of not more than one (1) room; the practice of such professions as insurance and accounting, shall be permitted as accessory uses in a residence; backyard workshops for building tradesmen, small appliance repair shops, but excluding open storage; the Board of Adjustment shall decide whether other home occupations not listed here are within the spirit of this category of accessory uses.
- j. Kindergartens and day nurseries, provided that not less than two hundred (200) square feet of play area is provided for each child and provided further, said aggregate play space is surrounded by a sturdy fence at least five (5) feet in height.
- k. Nursing Homes.
- l. Churches and their customary related uses, including cemeteries provided that all buildings and graves shall be set back at least twenty (20) feet from any property line.
- m. Public and private elementary and secondary schools having curricula approximately the same as ordinarily given in public schools.
- n. Industrial trade schools.
- o. Public and private parks, playgrounds, community centers, clubs, and lodges, golf courses, swimming pools, fishing lakes, family campgrounds and similar recreational uses.

- p. Public safety facilities such as fire and police stations and rescue squad headquarters, provided that all vehicles and equipment shall be stored indoors; provided further, that all buildings shall be set back at least twenty (20) feet from all property lines and shall be designed and landscaped in such a way as to blend with the surrounding area.
- q. Public works and public utility facilities such as transformer stations, water towers and telephone exchanges, provided:
  - (1) Such facilities are essential to the service of the immediate area and no vehicles or material shall be stored on the premises;
  - (2) All buildings and apparatus shall be set back at least twenty (20) feet from all property lines and shall be designed and landscaped in such a way as to blend in with the surrounding area; and
  - (3) Such facilities as water towers, pumping stations, and so forth, shall be surrounded by a chain link fence at least six (6) feet in height.

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. Manufactured home parks, subject to conditions listed under Article IX, Section 96 of this Ordinance.
- b. Planned Unit Developments, subject to conditions under Article X, Section 105 of this Ordinance.
- c. Airstrips and heliports.
- d. Hotels, inns and motels.
- e. Multi-family development over 3 dwelling units. (5-21-91)

III. Dimensional requirements:

- a. Minimum lot area per dwelling unit: 15,000 sqft.\*  
**Note:** Density shall not exceed three (3) units per acre. (5-21-91)
- 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 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 a corner lot, within the area formed by the centerline 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 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 80.4 R-85 Residential Medium High Density District. The R-85 Residential Medium High 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 in relatively high density neighborhoods. 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 sewerage facilities will be available to each lot in such districts.