

Section 80.55: R-SF Residential Single Family District. The R-SF Residential Single Family District is established in which the principal use of land is for single family residences, along with limited home occupations and public and private community uses. The regulations are intended to prohibit any use which, because of its character, would interfere with the residential nature of this district. It shall be required that municipal water and sewerage facilities will be available to each lot in such districts.

I. Permitted Uses:

- a. Cluster Subdivisions: as defined in Section 72.10 of the Town of Hudson's Subdivision Ordinance.

II. Conditional Uses:

- a. No Conditional Uses are allowed in this district.

III. Dimensional Requirements:

- a. Minimum lot area per dwelling unit: 7,500 sqft.
- b. Minimum mean lot width: 75 ft.
- c. Minimum front yard setback: 15 ft.
- d. Minimum side yard setback: 8 ft.  
Side yard abutting a street: 10 ft.
- e. Minimum rear yard setback: 25 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 Buildings:

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.

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 80.6 R-75A Residential High Density District. The purpose of the T-75A District is to provide high density living areas consisting of single-family detached and attached dwellings and multi-family dwellings. Housing types include both immobile and mobile dwellings, subject to the applicable housing provisions of this Ordinance. 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, or a reasonable expectation of service in the near future.

I. Permitted Uses:

- a. All uses permitted in R-75.
- b. Manufactured Homes, located on individual lots, subject to Article IX, Section 98, of this Ordinance.

II. Conditional Uses:

- a. Same as R-75.

III. Dimensional requirements:

- a. Same as R-75.

IV. Location of Accessory Buildings:

Accessory buildings shall not be erected in any front or side yard or within 20 feet of any