

f. Maximum height for buildings and structures: 50 ft.

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. Any open storage is strictly prohibited. Accessory structures used for signs shall comply with Article IX, Section 94.9 of this Ordinance.

V. Off Street Parking and Loading Requirements:

Off-street parking and loading requirements shall be provided as required in Article XI, of this Ordinance.

NOTE: Off-street parking as required by this Ordinance may be permitted in required yards but shall not be closer than 10 feet from the front property line or any dedicated street or railroad right-of-way line.

VI. Buffer/Screening Requirements:

Same as O-I District.

Section 80.10 C-B Central Business District. The Central Business District (C-B) is established as the centrally located trade and commercial service area of the community. The regulations of this district are designed to encourage the continued use of land for community trade and commercial service uses, and to permit a concentrated development of permitted uses while maintaining a substantial relationship between the intensity of land uses and the capacity of utilities and streets.

I. Permitted Uses:

- a. All uses permitted in the (N-B) Neighborhood Business District.
- b. Automobile parts and supplies, repair garages, excluding open storage of wrecked vehicles.
- c. Automobile parking lots and structures.

- d. Automobile washing establishments.
- e. Bus stations.
- f. Business colleges, barber and beauty colleges, art schools, music and dance studios and similar uses.
- g. Convenience stores with gas pumps, provided such pumps are located at least 15 feet from all property lines.
- h. Dairy bars and ice cream manufacturing for retail sales on the premises only.
- i. Hotels, inns and motels.
- j. Indoor Shooting Ranges; subject to the following conditions (7/20/99)
 - 1. must be further than 200 feet from church owned property
 - 2. must be further than 500 feet from school owned property
 - 3. Business must not open before 7:00AM and close before 10:00PM. The business is also not allowed to be open before noon on Sunday.
- k. Locksmiths and gunsmiths.
 - l. Retail establishments such as department, clothing, fabric, variety, floor covering, paint, antique, art goods, gift, music, toy, sporting goods, book and stationery, magazine, candy, tobacco, pet and hobby and craft stores, but not excluding similar retail outlets.
- m. Service stations, provided that all gasoline pumps and other stationary equipment shall be located at least twelve (12) feet behind the property line, provided further that on all sides where such stations abut residential districts, a six (6) foot high fence and suitable landscaping shall be provided.
- n. unmotorized food cart

II. Conditional Uses:

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

- a. All conditional uses permitted in N-B except group commercial projects.
- b. Mixed uses, that is, buildings erected for both dwellings and business purposes, provided such buildings shall be furnished with side yards on each side of the

building measuring not less than eight (8) feet in width, provided, however, that this regulation shall not apply to the side street of a corner lot.

- c. Cabinet, woodworking and upholstery shops, not exceeding ten (10) employees.
- d. Arcades/Gamerooms. (5/00)
- e. Pool Halls. (11/00)
- f. Automobile, Truck and Truck semi trailer dealerships (new and used). Subject to conditions under Article X: Section 108 of this ordinance.

III. Dimensional requirements:

- a. No minimum lot size or setbacks; required, except when a C-B lot abuts a residential district:
 - 1. Side yard setback: 15 ft.
Side yard abutting a street: 20 ft.
 - 2. Rear yard setback: 15 ft.
- b. Maximum height of buildings and structures: 50 ft.

IV. Off-Street Parking and Loading:

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

V. Buffer/Screening Requirements:

Same as N-B District.

Section 80.11 H-B Highway Business District. The H-B Highway Business Districts are located on major thoroughfares and collector streets in the Hudson planning area. They are intended to provide for offices, personal services, and the retailing of durable and convenience goods for the community. Because these commercial uses are subject to public view and are important to the economy of the community, they should have ample parking, controlled traffic movement and suitable landscaping.

I. Permitted Uses:

- a. All uses permitted in the C-B District