

- b. Minimum front yard setback: 50 ft.
- c. Minimum side yard setback: 15 ft.  
Side yard abutting a street: 20 ft.
- d. Minimum rear yard setback: 30 ft.
- e. Maximum height of buildings and structures: 50 ft.
- f. Maximum permissible lot coverage by the principal building and all accessory buildings shall not exceed fifty percent (50%) of the total lot area.

VI. 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 C-B District.

Section 80.12 L-I Light Industrial District. This district provides a place for the location of industrial and other uses which would be inimical or incompatible with general business areas. It is intended to permit in this district any use which is not inherently obnoxious to urban areas because of noise, odor, smoke, light, vibration, dust or the use or storage of dangerous chemicals and/or materials.

I. Permitted Uses:

- a. Any use permitted in the H-B district.
- b. Any lawful retail, repair, or wholesaling use, not specifically referred to in this section.
- c. Gasoline, oil or fuel storage above ground, provided permit is obtained from the Bureau of Fire Prevention as required by the Fire Prevention Code.
- d. Mixing plants for concrete.
- e. Stone crushing, cutting and polishing.
- f. Storage of materials and equipment outdoors.
- g. Hatcheries.
- h. Manufacture, processing or fabrication of the following products:
  - aa. Animal feeds.
  - bb. Bedding, carpets, and pillows.
  - cc. Clothing, including hosiery.
  - dd. Electrical and electronic products.
  - ee. Foods and food products.
  - ff. Furniture industries.
  - gg. Glass.
  - hh. Household appliances.
  - ii. Ice.
  - jj. Leather goods, not include processing or storage of raw hides.
  - kk. Machine tools.
  - ll. Metals and metal products.
  - mm. Paints.
  - nn. Paper products, not including the manufacturing of processing of paper.
  - oo. Plastics.
  - pp. Pottery, porcelain and vitreous china.
  - qq. Rubber products, not to include the processing or manufacture of rubber.
  - rr. Soap, detergent and washing compounds.
  - ss. Textiles.
  - tt. Wholesale storage of gasoline and oil products, including bottled gas and oxygen, provided the permit is obtained from the Bureau of Fire Prevention as required by the Fire Prevention Code.

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. Manufacturing uses not otherwise named herein which come within the spirit and intent of this Section.
- b. Group Industrial Projects, subject to the provisions of Section 106 of this Ordinance.

III. Dimensional requirements:

- a. Minimum lot area: one (1) acre
- b. Minimum mean lot width: 200 ft.
- c. Minimum front yard setback: 50 ft.
- d. Minimum rear yard setback: 20 ft.
- e. Minimum side yard setback for every principal building: 15 ft.
- f. Maximum height of buildings and structures: 50 ft.
- g. The total ground area covered by the principal building and all accessory buildings shall not exceed forty percent (40%) of the total lot area.

IV. Location of Accessory Structures:

Accessory Buildings may be erected in any front or side yard, but must be at least 20 feet from 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. Accessory structures used as 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:

Whenever any L-I district rear and/or side property line abuts upon a residential district or side of institutional use with no intervening street or highway or natural buffer, any buildings or parking area used for industrial purposes shall construct and maintain a fifteen (15) foot buffer strip and within a portion of the buffer strip there shall be planted a continuous screen of evergreen plants with an initial height of at least six (6) feet by natural growth within no later than a two (2) year period.

Section 80.13 H-I Heavy Industrial District. The Heavy Industrial District is designed to encourage the development of major manufacturing, processing, warehousing, and major research and testing operations. This district is designed to permit these types of developments which require access to major traffic arteries. This district is also designed to prohibit any use which would be inherently obnoxious to urban areas because of noise, odor, smoke, light, vibration, dust or the use or storage of dangerous chemicals and/or materials.

I. Permitted Uses:

- a. Any use permitted in the L-I district, except those commercial uses listed in H-B.
- b. Abrasives manufacture.
- c. Asphalt products manufacture.
- d. Bottling companies.
- e. Brick and structural clay products manufacture.
- f. Concrete mixing plants.
- g. Electroplating.
- h. Feed mills.
- i. Food manufacture, packaging, and processing.
- j. Foundries and forge plants.
- k. Furniture industries.