

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.

- l. Grain storage and processing.
- m. Graphite products manufacture.
- n. Gypsum manufacture.
- o. Heavy machinery production.
- p. Leather tanning or processing.
- q. Linoleum manufacturing.
- r. Machine shop.
- s. Meat packing.
- t. Metal reduction and refinement.
- u. Metal stamping.
- v. Mining operations.

II. Conditional Uses:

The following conditional uses are permitted when authorized by the Hudson Board of Commissioners after the said Board conducts a public hearing.

- a. Manufacturing uses not otherwise named herein which come within the spirit and intent of this Section

Permits may be authorized by this Section subject to a finding by the Board of Commissioners that:

- 1) The proposed use would not involve the manufacture, use in manufacture, storage on, in or above ground on the premises; any type of chemical, in any form, which due to its nature, is known to be hazardous to human health due to radiation or toxicity or known to be a carcinogen.
- 2) The proposed use must meet all dimensional, signage, buffer and parking requirements of this Section.

III. Dimensional Requirements:

Same as the L-I Industrial District.

IV. Off-Street Parking and Loading Requirements:

Same as the L-I Industrial District.

V. Buffer/Screening Requirements:

Same as the L-I Industrial District.

ARTICLE IX

GENERAL PROVISIONS

Section 90. Application. No building or land shall hereafter be used and no building or part thereof shall be erected, moved or altered except in conformity with the regulations herein specified for the district in which it is located.

Section 91. Reduction of Lot and Yard Areas Prohibited. No yard or lot existing at the time of passage of this Ordinance shall be reduced in size or area below the minimum requirements set forth herein, except for street widening. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.

Section 92. Relationship of Building to Lot. Every building hereafter erected, moved or structurally altered shall be located on a lot and in no case shall there be more than one principal building and its customary accessory buildings on any lot, except in the case of a specifically designed complex of institutional, residential, or commercial buildings in an appropriate zoning district, i.e. school campus, cluster housing, P.U.D., shopping center, and so forth, as permitted by Section 105 and 106.

Section 93. Nonconforming Uses. After the effective date of this Ordinance, existing structures, or the uses of land or structures which would be prohibited under the regulations for the district in which it is located (if they existed on the adoption date of this Ordinance), shall be considered as nonconforming. Nonconforming structures or uses (as defined in Section 60.52 of this Ordinance) may be continued provided they conform to the following provisions:

93.1 Continuing Nonconforming Uses of Land.

93.11 Extensions of Use. Nonconforming uses or land shall not hereafter be enlarged or extended in any way.