

which will include the submission of a design plan to the Hudson Board of Adjustment showing how the requirements of Subsections 105.1 through 105.4 above will be met. Failure of the Board of Adjustment to act on the plan within 60 days following the date of resubmittal, shall constitute a final approval. An approved project must be started within 12 months after final approval and must be completed within a reasonable time. Such time shall be agreed upon between the Board of Adjustment and the applicant/developer.

Section 106. Provisions for Group Projects (Commercial and Industrial).

In the case of two (2) or more buildings to be constructed on a plot of ground at least two (2) acres not subdivided into the customary streets and lots and which will not be subdivided, the application of the terms of this Ordinance may be varied by the Board of Adjustment in a manner that will be in harmony with the character of the neighborhood provided:

- 106.1 Such uses are limited to those permitted within the zoning district in which the project is located. In no case shall the Board of Adjustment authorize a use prohibited in the district in which the project is to be located.
- 106.2 The overall intensity of land use is no higher and the standard of open space is no lower than that permitted in the district in which the project is located.
- 106.3 The distance of every building from the nearest property line shall meet the front, rear and side yard requirements of the district in which the project is located.
- 106.4 The building heights shall not exceed the height limits permitted in the district in which the project is located.
- 106.5 If the property lies within or abuts upon a residential district there shall be a buffer along the rear and/or side lines abutting the residential lots in conformance with Section 60.15 of this Ordinance.
- 106.6 All parking, loading and sign requirements are subject to the applicable provisions of the respective zoning districts and other sections of this Ordinance.
- 106.7 The procedure for approval of Group Projects shall be the same as required for Planned Unit Developments.

Section 107. Provisions for Satellite Dish Antennas.

Satellite Dish Antennas shall be considered an accessory structure and shall require a Zoning Compliance Certificate. They may be located in any district subject to the following conditions: