

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
- b. Animal hospitals or veterinary clinics, but excluding open kennels on the premises.
- c. Assembly halls, coliseums, gymnasiums, and similar structures.
- d. Bakeries and other establishments manufacturing prepared foods and miscellaneous food products.
- e. Billboards, in accordance with Article IX, Section 94 and 95 of this Ordinance.
- f. Boat works and sales.
- g. Building supply and equipment sales.
- h. Cold storage and freezer lockers.
- i. Customary accessory uses and structures when located on the same lot as the main structure, excluding open storage.
- j. Fabricating shops, for example, wood products, textiles including furniture and metal products, not to exceed 15 employees.
- k. Funeral homes or mortuaries.
- l. Greenhouses or horticultural nurseries.
- m. Nursery schools and kindergartens, provided that at least 200 square feet of outdoor play area is provided for each child, provided further, that such area shall be enclosed by a sturdy fence at least five (5) feet in height.
- n. Nursing homes.
- o. Plumbing shops, but excluding open storage.
- p. Printing, publishing and reproducing establishments.
- q. Sign painting and fabricating shops.
- r. Trucking terminals.
- s. Tailor and dressmaking shops.
- t. Tire recapping and retreading shops.

- u. Wholesale and warehouse establishments except for the storage of uncured hides, explosives, oil products, gas storage, etc.

II. Conditional Uses:

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

- a. All conditional uses permitted in C-B.
- b. Bowling alleys and skating rinks, miniature golf courses, riding stables, and other commercial recreational facilities.
- c. Drive-in restaurants.
- d. Drive-in Theatres, subject to the following:
 - (1) No part of the theatre screen, projection booth, or other building shall be located closer than 500 feet to any residential district nor closer than 50 feet of any property line or public right-of-way; and no parking space shall be located closer than 100 feet to any residential district;
 - (2) The theatre screen shall not face a major street or highway, and reservoir parking space off the street shall be provided for patrons awaiting admission in an amount of not less than thirty percent (30%) of the vehicular capacity of the theatre.
- e. 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.
- f. Mixed uses, that is, buildings erected for both dwelling and business purposes, provided such buildings shall be furnished with side yards on each side of the building measuring not less than 8 feet in width, provided, however, that this regulation shall not apply to the street side of a corner lot.
- g. Group Commercial Projects, subject to the provisions of Article X, Section 106 of this Ordinance.

III. Dimensional requirements:

- a. Minimum mean lot width: 100 ft.

- 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: