

VII. Buffer/Screening Requirements:

Whenever any O-I District rear and/or side property line abuts upon a residential district with no intervening street or highway or natural buffer, any buildings or parking area use for O-I purpose shall construct and maintain a buffer as defined in Section 60.15 of this Ordinance.

Dumpster and Trash Containers shall be screened in accordance with section 109 of this ordinance (5/03)

Section 80.9 N-B Neighborhood Business District. The N-B Neighborhood Business District is intended for the use of those businesses and other uses which are properly located near residential areas and which cater to the everyday needs of a limited residential area.

I. Permitted Uses:

- a. All uses allowed in the O-I district.
- b. Animal hospitals or kennels.
- c. Banks and other financial institutions.
- d. Barbershops and beauty shops.
- e. Bakeries, retail.
- f. Boarding houses and tourist homes.
- g. Convenience stores, excluding gas pumps.
- h. Customary accessory uses and structures when located on the same lot as the main structure, excluding open storage.
- i. Dry cleaning or laundry pickup stations.
- j. Drug stores.
- k. Electrical and electronic products.
- l. Electric repair shops.
- m. Florists and gift shops.
- n.. Furniture and household appliance stores.
- o. Grocery, food, produce, fruit and meat stores.
- p. Hardware stores.
- q. Jewelry repair shops and opticians.
- r. Laundromats and similar automatic laundries.
- s. Newspaper offices.
- t. Offices supplies and equipment, sales and services.
- u. Photographic studios and camera supply stores.
- v. Parking lots and parking garages.
- w. Radio and TV repair shops.
- x. Restaurants.
- y. Shoe repair shops.
- z. Tailor and dressmaking shops.

II. Conditional Uses:

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

- a. 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 side street of a corner lot.
- b. Service stations, provided that all gasoline pumps and other stationary equipment shall be located at least 12 feet behind the property line, provided further that on all sides where such stations abut residential districts, a 6 foot high fence and suitable landscaping shall be provided.
- c. Drive-in restaurants.
- d. Cabinet, woodworking and upholstery shops; not to exceed ten (10) employees.
- e. Convenience stores with gasoline pumps.
- f. Group Commercial Projects, subject to the provisions of Article X, Section 106 of this Ordinance.

III. Dimensional requirements:

- a. Minimum lot area per unit: 8,000 sqft.
- b. Minimum mean lot width: 100 ft.
- c. Minimum front yard setback: 50 ft.
- d. Minimum side yard setback: 15 ft.
Side yard abutting a street: 20 ft.
- e. Minimum rear yard setback: 30 ft.
- 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.