

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.

- i. Hotels, inns and motels.
- j. Indoor Shooting Ranges; subject to the following conditions (7/20/99)
 - 1. must be further than 200 feet from church owned property
 - 2. must be further than 500 feet from school owned property
 - 3. Business must not open before 7:00AM and close before 10:00PM. The business is also not allowed to be open before noon on Sunday.
- k. Locksmiths and gunsmiths.
- l. Retail establishments such as department, clothing, fabric, variety, floor covering, paint, antique, art goods, gift, music, toy, sporting goods, book and stationery, magazine, candy, tobacco, pet and hobby and craft stores, but not excluding similar retail outlets.
- m. Service stations, provided that all gasoline pumps and other stationary equipment shall be located at least twelve (12) feet behind the property line, provided further that on all sides where such stations abut residential districts, a six (6) foot high fence and suitable landscaping shall be provided.
- n. ~~unmotorized food cart~~

n. UNMOTORIZED OR MOTORIZED FOOD TRUCKS.

Food trucks shall be permitted in accordance with the Permitted Uses subject to the following standards:

- 1. Food trucks may conduct sales while parked on a public street when the Town Commissioners has approved a temporary street closing for a Town-sponsored or civic event such as a street festival/fair. Food truck appearance must be in excellent condition (maintained outer appearance, paint, temporary vinyl skirting to conceal the main chassis), no visible signs of body damage, and must be licensed and permitted with a Town's Zoning Compliance Permit, Environmental Health Dept. approvals and NC Dept. of Revenue (business license).

Each food truck must be inspected by the Town's Zoning Administrator in order to receive a Zoning Compliance Permit at the time of inspection the operator shall provide a copy of Environmental Health Permit and NC Dept. of Revenue Business License. If there are issues with the inspection the operator may request a new inspection in 7 days.

- 2. Food trucks may operate on an individual private property for a maximum of twenty (20) days, three individual weekend events, or both each calendar year when utilizing an annual Zoning Compliance Permit for operation within the Town of Hudson's Jurisdiction. Exceptions to the twenty (20) days, may be waived by the Zoning

Administrator if the owner of the food truck locates on the same premises as the principal business.

3. Food Truck Location. Food trucks must be located at least 100 feet from the front or rear door of any restaurant and outdoor dining area and at least 25 feet from any permitted mobile food vending cart location. Additionally, food trucks must be parked at least 15 feet from any fire hydrant, and 5 feet away from any driveway, sidewalk, utility box or vault, handicapped ramp, building entrance or exit, or emergency call box. These minimum distance requirements are all measured in a straight line from the closest point of the proposed food truck location to the closest point from the buffered point, or in the case of a restaurant measured from the closest point of the restaurant's main entrance. If a zoning permit is issued and a restaurant subsequently opens within 100 feet (measured from the restaurant's main and rear entrances) of the approved food truck location, the food truck may continue to operate until the permit expires.
4. Zoning Permit. A zoning permit is required for each site and must be signed by the property owner, and completed and submitted along with a site plan or plot plan. If a property owner has a property large enough to accommodate more than one food truck, only one zoning permit is required to be submitted showing the location of all food trucks. The plot plan must show the limits of the property, the location(s) of the proposed food truck, and label adjoining uses on neighboring properties. The applicant must also submit an NC Department of Agriculture Permit and a copy of the vehicle or trailer registration.
5. Parking. Food trucks may not occupy any required parking space for the primary use while the primary use is open to the public. Food trucks and the primary use may share parking spaces when having separate hours of operation. Food trucks may not park in handicapped accessible parking spaces, nor can they park in access or drive aisles. The approved location for the parking trucks, as shown on the zoning permit, must be physically marked. The food truck parking space can be marked with paint, tape or other easily identifiable material. Food trucks may not be parked in an approved location after hours of operation.
6. Hours of Operation. Food trucks may operate between the hours of 6 a.m. and 11 p.m., unless the food truck is located within 150 feet of a property with a single- or two-family residential dwelling. When located within 150 feet of this residential dwelling, the hours of operation shall be between 7 a.m. and 6 p.m. This measurement is taken from the property line of the residential dwelling in a straight line to the closest point of the approved food truck location.
7. Prohibitions. Food trucks may not use audio amplification or freestanding signage. All equipment associated with the food trucks must be located within three (3) feet of the food truck. The food truck operator is responsible for disposing of all trash associated with the operation of the food truck. Town trash receptacles may not be used to dispose

trash or waste. All areas within five (5) feet of the food truck must be kept clean. Grease and liquid waste may not be disposed in tree pits, storm drains, the sanitary sewer system or public streets. Food trucks are all subject to the Town-wide noise ordinance.

8. Maximum Number of Trucks Per Property. Maximum of two (2) food trucks on lots of one-half acres or less.
9. Maximum of three (3) food trucks on lots between one-half acre and 1 acre.
10. Maximum of four (4) food trucks on lots greater than 1 acre.
11. Outdoor seating associated with a food truck is only permitted on lots at least two acres in size or greater. Adopted 04/19/2018

II. Conditional Uses:

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

- a. All conditional uses permitted in N-B except group commercial projects.
- b. Mixed uses, that is, buildings erected for both dwellings and business purposes, provided such buildings shall be furnished with side yards on each side of the building measuring not less than eight (8) feet in width, provided, however, that this regulation shall not apply to the side street of a corner lot.
- c. Cabinet, woodworking and upholstery shops, not exceeding ten (10) employees.
- d. Arcades/Gamerooms. (5/00)
- e. Pool Halls. (11/00)
- f. Automobile, Truck and Truck semi trailer dealerships (new and used). Subject to conditions under Article X: Section 108 of this ordinance.
- g. Micro-brewery and Nano Brewery (see definitions 60.48-a and 60.50-b and complies with this section h)

Wine Shop/Wine Bar - An establishment that offers various wines for sale by the glass, for on-premise consumption and by the bottle, for off-premise consumption.

-or-

Craft Beer Bottle Shop/Taproom - An establishment that offers various craft beers for sale by the glass, for on-premise consumption and by the bottle, for off-premise consumption.

1. Sales of mixed beverages for on-premise consumption prohibited.

2. Hours of operation for on-premise consumption of wine/craft beer limited to the following:
 - a. Monday through Thursday 11 am-11 pm
 - b. Friday and Saturday 11 am-12 Midnight
 - c. Sundays 11 am- 12pm
 - d. Extended Hours for Special Events: Standard ALE hours for a maximum of twenty-four (24) special events per calendar year. The establishment shall provide advance notice of special events. Examples of Special Events can include holidays, private parties and fundraisers for non-profits.
3. On-premise consumption prohibited outside the building, with the exception of outdoor seating areas located on the same property as the business. Outdoor seating areas shall be clearly defined and physically separated from adjacent properties, must contain a well defined landscaped, lighted, stone walkway, public spaces, and parking areas.
4. A landscaping buffer requirements must be included as part of the overall site plan of at least 2 foot with of annual shrubs and fencing where deem appropriate.
5. The outdoor venue can include small operational taproom/tap shack if the project meets or exceeds one (1) acre
6. Outdoor venue activities may include games, music venue. If music venue is within a 1,500 foot of a Town sponsored outdoor or private function then music activities are suspended until the Town's activity ends.
7. Screened trash receptacle and recycling receptacle pad must be separate from the parking shall comply with section 109
8. **Off Street Parking and Loading Requirements Article XI 110.1 & 110.2 Business Uses** of this Ordinance. One space per six (6) fixed seats provided for patron use, plus one space for every two (2) employees
9. Must comply with all other Local, State and Federal laws Adopted 04/19/2018

III. Dimensional requirements:

- a. No minimum lot size or setbacks; required, except when a C-B lot abuts a residential district:
 1. Side yard setback: 15 ft.
Side yard abutting a street: 20 ft.
 2. Rear yard setback: 15 ft.
- b. Maximum height of buildings and structures: 50 ft.

IV. Off-Street Parking and Loading:

Off-street parking and loading shall be provided as required in Article XI, Section 110 of this Ordinance.

V. Buffer/Screening Requirements:

Same as N-B District.

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. Internet Sweepstakes Café's/Electronic Gaming Establishments.

Subject to the following conditions:

1. Hours of operations shall be from 12pm to 2am