

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:

- 107.1 No designs or advertising shall be painted on the satellite dish antenna except the manufacturer's name, logo, or trademark provided it is a reasonable size that has been applied by the manufacturer.
- 107.2 Satellite dish antennas shall not locate or encroach upon existing right-of-ways or

required setbacks.

- 107.3 On corner lots, satellite dish antennas shall not be located within the "sight distance."
- 107.4 For residential use, satellite dish antennas shall be permitted in the side and rear yards of the lot provided the location of the satellite dish antenna is in compliance with Sections 107.2 and 107.3 of this Ordinance.
- 107.5 For residential use, satellite dish antennas may be located in the front yard or on the roof of the main structure if the following conditions are met:
- a) The property owner petitions the Board of Adjustment for a variance;
  - b) The petitioner must prove that he or she cannot get clear reception by locating the satellite dish antenna in the rear or side yards of his lot;
  - c) That the location of the satellite dish antenna will be in compliance with Sections 107.2 and 107.3 of this Ordinance.

**Section 108: Automobile Dealerships (5/03)**

Automobile Dealerships are permitted as a conditional use in the Central and Highway Business districts. The Board of Adjustment may approve this type of business provided that:

- 108.1 Automobile Dealerships (New and Used)  
May include boats, truck, and truck semi-trailer dealerships, but excludes the sale or storage of manufactured homes.
- 108.2 Automobile Dealerships must conform to all applicable provisions of the zoning ordinance in regards to the particular zoning district where such business is located. Those include and are not limited to sign regulations, setbacks, and placement of accessory structures.
- 108.3 A site plan for the proposed Automobile Dealership shall be submitted to the Hudson Board of Adjustment for its review.
- 108.4 Minimum required lot area for passenger vehicles is 15,000 square feet.  
Minimum required lot area for any combination of passenger vehicles, boats, transport tractor and trailers is 60,000 square feet.
- 108.5 All proposed parking areas must be paved, including those for customer parking
- 108.6 Automobiles for sale must be parked in the front yard, and may not extend