

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

beyond the rear side lot line.

- 108.7 Vegetative buffers will be required along all lot lines that abut residential districts.
- 108.8 Automobiles may not be located within 10 feet of any property line and or road right of way line, and may not be located within 20 feet of any property line abutting a residential district. Furthermore no automobiles may be placed within any public right of way.
- 108.9 If the Board of Adjustment deems necessary additional regulations may be required. Those may include but are not limited to extra buffering and or lighting.

Section 109: Trash Container and Dumpster Screen/Buffers:(5/03)

The large metal boxes commonly known as dumpsters are a type of trash container as such term is used herein. Such dumpsters are, however, referred to in this section by specific name for purposes of emphasis and clarity.

- 109.1 It is the intent of this section to provide for visual screens and or buffers between trash container and dumpster locations and all street rights-of-way and adjoining properties.
- 109.2 Trash containers and dumpsters shall not be located in the front yard of any property where practical and shall be screened from view on all sides, except for one opening not greater than 12 feet in width to allow for service access.
- 109.3 Screens and/or buffers intended to satisfy this requirement shall be in accordance with the criteria for screens/buffers as defined in Section 60.15 of this ordinance.

Section 109.5 Provisions for Sedimentation and Erosion Control

- 109.5 Contractors and/or Property owners are required to place gravel on all work site driveways and construction site and periodically check the condition of the gravel and replace as needed.
- 109.6 Contractors and/or Property owners are required to place bales of hay, straw or silt fencing to stop the threat of any dirt and/or mud run-off from any construction site (onto land of any adjoining property owner or into a stream or waterway) of less than (1) one acre in size or when deemed necessary by the Caldwell County Building Inspector. Site of more than (1) one acre must comply with the North Carolina Sedimentation Control Act.