

## ARTICLE I

### PURPOSE AND AUTHORITY

For the purpose of promoting the health, safety, morals and the general welfare of the community, an ordinance regulating the uses of buildings, structures and land for trade, industry, commerce, residence, recreation, public activities or other purposes; the size of yards, courts and other open spaces; the location, height, bulk, number of stories and size of buildings and other structures, the density and distribution of populations; creating districts of said purposes, and establishing the boundaries thereof; defining certain terms used herein; providing for the method of administration, amendment and enforcement; providing penalties for violations; providing for a Board of Adjustment and defining the duties and powers of said board; repealing conflicting ordinances; and for other purposes pursuant to the authority granted by the General Statutes of North Carolina, Chapter 160A, Article 19, Part 3.

## ARTICLE II

### SHORT TITLE

This Ordinance shall be known as the "Zoning Ordinance of the Town of Hudson, North Carolina," and the map which is identified by the title "Official Zoning Map, Hudson, North Carolina," may be known as the "Zoning Map."

## ARTICLE III

### ENACTMENT CLAUSE

The Board of Commissioners of the Town of Hudson, in pursuance of the authority granted by the General Statutes of North Carolina, particularly Chapter 160A, Article 19, Part 3, hereby ordains and enacts into law the following Articles and Sections.

## ARTICLE IV

### ZONING INTERPRETATION AND APPLICATION

Section 40. Interpretation and Application. In interpreting and applying this Ordinance, the requirements contained herein are declared to be the minimum requirements necessary to carry out the purposes of the Ordinance. Except as herein provided, this Ordinance shall not be deemed to

interfere with, abrogate, annul, or otherwise affect in any manner whatsoever any easements, covenants, or other agreements between parties. Whenever the provisions of this Ordinance impose greater restrictions upon the use of the land or buildings or upon the height of buildings or require a larger percentage of lot to be left unoccupied than the provisions of other ordinances, rules, regulations, permits or any easements, covenants, or other agreements between parties, the provisions of this Ordinance shall govern, except as provided in Article XV of this Ordinance.

40.1 Compliance with Ordinance. No land, building, or structure shall be used, no buildings or structure shall be erected, and no existing building or structure shall be moved, added to, enlarged or altered except in conformity with this Ordinance.

40.2 Zoning Jurisdiction. The provisions of this Ordinance shall be applicable to all property within the corporate limits of the Town of Hudson and that land designated by the Zoning Map as authorized by North Carolina General Statute 160A-360, to be known as extraterritorial area.

## ARTICLE V

### PROVISIONS FOR OFFICIAL ZONING MAP

Section 50. Official Zoning Map. The districts established in Article VII of this Ordinance as shown on the Official Zoning Map, which, together with all explanatory matter thereon, are hereby adopted as part of this Ordinance.

Section 51. Identification of Official Zoning Map. The Official Zoning Map shall be identified by signature of the Mayor, attested by the Town Clerk, and bearing the seal of the Town of Hudson.

## ARTICLE VI

### DEFINITION OF TERMS

Section 60. Interpretation and Definition of Certain Terms and Words. For the purpose of interpreting this Ordinance, certain words or terms are herein defined. Unless otherwise stated, the following words shall for the purpose of this Ordinance have the meaning herein indicated.

- a. Words used in the present tense include the future tense.
- b. Words used in the singular tense include the plural and words used in the plural number include the singular.
- c. The word "person" includes a firm association, organization, partnership, corporation, trust and company, as well as an individual.