

## ARTICLE VII

### ESTABLISHMENT OF DISTRICTS

Section 70. Use Districts. For the purposes of this Ordinance, the Town of Hudson is hereby divided into thirteen (13) use districts with the designations as listed below:

- |     |       |  |
|-----|-------|--|
| 1.  | R-20  | Residential Low Density District         |
| 2.  | R-15  | Residential Medium Density District      |
| 3.  | RA-15 | Residential-Agricultural District        |
| 4.  | R-85  | Residential Medium-High Density District |
| 5.  | R-75  | Residential High Density District        |
| 6.  | R-75A | Residential High Density District        |
| 7.  | R-MH  | Residential-Manufactured Home District   |
| 8.  | O-I   | Office-Institutional District            |
| 9.  | N-B   | Neighborhood Business District           |
| 10. | C-B   | Central Business District                |
| 11. | H-B   | Highway Business District                |
| 12. | L-I   | Light Industrial District                |
| 13. | H-I   | Heavy Industrial District                |

Section 71. District Boundaries Shown on Map. The boundaries of the districts are shown on the map accompanying this Ordinance and made a part thereof entitled "Official Zoning Map, Hudson, North Carolina." The zoning map and all the notations, references and amendments thereto, and other information shown thereon are hereby made a part of this Ordinance the same as if such information set forth on the map were all fully described as set forth herein. The zoning map properly attested is posted at the Hudson Town Hall and is available for inspection by the public.

Section 72. Due Consideration Given to District Boundaries. In the creation by this Ordinance of the respective districts, careful consideration is given to the general suitability of each and every district for the particular uses and regulations applied thereto, and the necessary and proper grouping and arrangement of various uses and densities of population in accordance with a well-considered comprehensive plan for the physical development of the Town.

Section 73. Rules Governing Boundaries. Where uncertainty exists as to the boundaries of any of the aforesaid districts shown on the zoning map, the following rules shall apply (Such uncertainty shall be determined by the Board of Adjustment):

- 73.1 Where district boundaries are indicated as approximately following the centerline of streets or highways, railroad right-of-way lines or such lines extended, such centerlines, street lines, or railroad right-of-way lines shall be construed to be such boundaries.

- 73.2 Where district boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be such boundaries.
- 73.3 Where district boundaries are so indicated that they are approximately parallel to the centerlines of streets, highways, or railroads, or right-of-ways of same, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimension shall be determined by use of the scale shown on said zoning map.
- 73.4 Where a district boundary line divides a lot in single ownership, the district requirements for the least restrictive portion of such lot shall be deemed to apply to the whole thereof, provided that such extensions shall not include any part of such a lot more than thirty-five (35) feet beyond the district boundary line. The term "least restricted" shall refer to zoning restrictions, not lot or tract size.

## ARTICLE VIII

### USE REQUIREMENTS BY DISTRICTS

Within the districts indicated on the zoning map, no building or land shall be used, and no building shall be erected or altered which is intended or designed to be used in whole or in part, for any use other than those listed as permitted for that district in this Article.

Section 80.1 R-20 Residential Low Density District. This district is composed of certain quiet, low density residential sections of the community, plus certain open areas where similar residential development appears likely to occur, as indicated by the Land Development Plan. The regulations of this district are intended to discourage any use which, because of its character, would substantially interfere with the development of single-family residences in the districts which would be detrimental to the quiet residential nature of the areas included within this district.

I. Permitted Uses:

- a. Single Family Dwellings; exclusive of manufactured homes.
- b. Accessory buildings to residential uses, provided that no accessory building shall be rented or occupied for gain, and provided further, that no accessory building shall be used for human habitation.
- c. Any form of agriculture or horticulture.
- d. Churches and other places of worship.