

- 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.

- e. Home occupation, as defined in Section 60.25.
- f. Small professional or announcement sign unilluminated not over two (2) square feet in area mounted flat to the main wall of the building, and unilluminated real estate signs not over six (6) square feet in area.
- g. Off-street parking.
- h. Temporary Health Care Structures
 - (1) Temporary health care structures are permitted as accessory uses to single-family homes, if a zoning permit is obtained from the town.
 - (2) The temporary health care structure may not exceed 300 square feet of gross floor area.
 - (3) Temporary health care structures must be located in the rear yard of the property.
 - (4) Temporary health care structures must be a minimum of 20 feet from all side and rear property lines.
 - (5) No signage advertising or otherwise promoting the existence of the temporary health care structure shall be permitted either on the exterior of the building or elsewhere on the property.
 - (6) Any temporary family health care structure installed shall be removed within 60 days from the time which the mentally or physically impaired person is no longer receiving or is no longer in need of the assistance provided for in this section. If the temporary health care structure is needed for another mentally or physically impaired person, the temporary health care structure may continue to be used provided another zoning permit is issued.
 - (7) Only one temporary health care structure is permitted per lot.
 - (8) Each permit to allow a temporary health care structure is valid for a period of twelve (12) months. Any person proposing to install a temporary health care structure shall first obtain a zoning permit from the Town. The Town may charge a fee of up to one-hundred dollars (\$100.00) for the initial permit and an annual renewal fee of up to fifty dollars (\$50.00). The Town may not withhold a permit if the applicant provides sufficient proof of compliance with this section. The Town requires that the applicant provide evidence of compliance of this section on an annual basis as long as the temporary health care structure remains on the property. The evidence may involve the inspection by the Town of the temporary health care structure at reasonable times convenient to the caregiver, not limited to any annual compliance confirmation and annual renewal of the doctor's certification.

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

- a. Cemeteries.

- b. Fire Stations.
- c. Colleges and schools.
- d. Grounds and facilities for recreational and community center buildings, country clubs, lakes, parks, and similar facilities operated on a non-profit basis.
- e. Public utility distribution lines, transformer stations, transmission lines and towers, water tanks, but not service or storage tanks.
- f. Nursing Homes.

III. Dimensional Requirements:

- a. Minimum lot area per dwelling unit: 20,000 sqft. (15,000 sqft. with public sewer)
- b. Minimum mean lot width: 100 ft.
- c. Minimum front yard setback: 50 ft.
Note: May be 40 ft. if not located on a major or minor thoroughfare as designated in the Lenoir-Hudson Thoroughfare Plan. (5-21-91)
- d. Minimum side yard setback: 12 ft.
 Side yard abutting a street: 15 ft.
- e. Minimum rear yard setback: 35 ft.
- f. Maximum height of buildings: 35 ft.
- g. Maximum permissible lot coverage by the principal building and all accessory buildings shall not exceed 30% of the total lot area.

IV. Location of Accessory Buildings:

~~No accessory building shall be erected in any front or side yard or within twenty (20) feet of any street or highway line or within ten (10) feet of a lot line not a street or highway line. An accessory building or use shall be located in the rear yard provided it is located no less than 10 feet from the property line. In the case of a corner lot with reversed frontage or a lot with double frontage, no accessory building shall extend beyond the front yard line of the lots in the rear.~~

Location of Accessory Structures/Building:

No accessory structure/building shall be erected in any front or side yard or within twenty (20) feet of any street or highway line or within (10) of a lot line not a street or highway line. An accessory structure/building or use shall be located in the rear yard provided it is located no less than ten (10) from the property line. In the case of a corner lot with reverse frontage or a lot with double frontage, no accessory structure/building shall extend beyond the front yard line of the lots in the rear, except in the case of irregularly shaped lots, and corner lots with multiple street frontage. Location of the front, side and rear yard building lines shall be determined by the Zoning Administrator.

On lots with three or more street frontages, accessory structures may be placed in rear and side yards, as long as the accessory structure meets the setbacks of that district. A buffer strip is also required, as defined in Section 60.15. Buffer Strip. Adopted 8/15/2017

V. Corner visibility:

On a corner lot, within the area formed by the centerlines of the intersecting streets and a line joining points of such centerlines at a distance of eighty (80) feet from their intersection, there shall be no obstruction to vision between a height of two (2) feet and height of ten (10) feet above the average centerline grade of each street.

VI. Off-street Parking:

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

Section 80.2 R-15 Residential Medium Density District. This district is established to provide a quiet, medium density living environment consisting of single-family detached dwellings and related uses necessary for a sound neighborhood. The regulations for this district are designed to stabilize and encourage a healthful environment for family life in areas where either or both public water or sewer facilities are available.

I. Permitted Uses:

a. All uses permitted in R-20.

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

a. Same as R-20.

III. Dimensional Requirements:

a. Minimum lot area per dwelling unit: 15,000 sqft.*