

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 centerline 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 a 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 80.4 R-85 Residential Medium High Density District. The R-85 Residential Medium High District is established as a district in which the principal use of land is for single-family, two-family and multi-family residences. The regulations of this district are intended to provide areas in the community for those persons desiring small residences and multi-family structures in relatively high density neighborhoods. The regulations are intended to prohibit any use, which, because of its character, would interfere with the residential nature of this district. It is expected that municipal water and sewerage facilities will be available to each lot in such districts.

I. Permitted Uses:

- a. All uses permitted in the R-15 Residential District
- b. Modular Homes.
- c. Two-family dwellings.
- d. Multi-family dwellings.

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. Rooming and boarding houses and tourist homes.
- b. Family Care Homes.

- c. Planned Unit Developments, subject to conditions under Article X, Section 105 of this Ordinance.

III. Dimensional requirements: Within the R-85 Residential Medium High Density District(s), as shown on the zoning map, the following dimensional requirements shall be complied with:

- a. Minimum lot area:

1st dwelling unit:	8,500 sqft.
2nd dwelling unit:	6,000 sqft.
Each additional unit over two (2):	3,000 sqft.

Note: Density shall not exceed ten (10) units per acre.

- b. Minimum mean lot width: 70 ft.
 Lots with two (2) units or more: 80 ft.
- c. Minimum front yard setback: 30 ft.
- d. Minimum side yard setback: 10 ft.
 Side yard abutting a street: 12 ft.
- e. Minimum rear yard setback: 30 ft.
- f. Maximum height of buildings: 35 ft.
- g. Maximum permissible lot coverage by the principal building and all accessory buildings shall not exceed thirty percent (30%) of the total lot area.

IV. Location of Accessory Buildings:

Accessory buildings shall not be erected in any front or side yard or within 20 feet of any street or highway line or within 10 feet of any lot line not a street or highway line. An accessory building or use shall be located in the rear yard provided it is located not 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.

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 a 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 80.5 R-75 Residential High Density District. The R-75 Residential High Density District is established in which the principal use of land is for high density single-family, two-family and multi-family residences, along with limited home occupations and public and private community uses. The regulations are intended to prohibit any use which, because of its character, would interfere with the residential nature of this district. It is expected that municipal water and sewerage facilities will be available to each lot in such districts, or a reasonable expectation of such service in the near future.

I. Permitted Uses:

a. All uses permitted in the R-85 district.

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-85.

III. Dimensional Requirements:

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| a. | Minimum lot area per dwelling unit: | 7,500 sqft. |
| | Each additional unit: | 3,000 sqft. |
| | Note: Density shall not exceed ten (10) units per acre. | |
| b. | Minimum mean lot width: | 75 ft. |
| c. | Minimum front yard setback: | 30 ft. |
| d. | Minimum side yard setback: | 8 ft. |
| | Side yard abutting a street: | 10 ft. |
| e. | Minimum rear yard setback: | 25 ft. |
| f. | Maximum height of buildings: | 35 ft. |