Section 103. Visibility of Intersections.

On a corner lot in any residential district, no planting, structure, sign fence, wall or obstruction to vision more than three feet in height measured from the centerline of the street or road shall be placed or maintained within the triangular area formed by the intersecting street or road right-of-way lines and a straight line connecting points on said street or road right-of-way line each of which is 35 feet distance from the point of intersection.

Section 104. Relationship of Building to Lot.

Every building hereafter erected, moved or structurally altered shall be located on a lot and in no case shall there be more than one principal building and its customary accessory buildings on any lot, except in the case of Conditional Use Permits issued for Planned Unit Developments in an appropriate zoning district.

Section 105. Planned Unit Development.

The planned unit development concept offers developers the possibility of more efficient and flexible methods for developing property, and provides residents of the project with larger open spaces for recreation and other activities properly related to residential uses. The Board of Adjustment may approve this form of development in the districts that allow it as a conditional use, provided:

105.1 Such project is an integrated plan designed for the primary purpose of residential use.

105.2 The site for the total project is at least 2 acres and at least 2 principal buildings are included in the plans.

105.3 That the total parcel of land is under single ownership or control, and there is reasonable assurance that the project can be successfully completed and maintained, including care and maintenance of all common open space, recreation space, and other common land area.

105.4 The preliminary plan for the proposed planned unit development shall be submitted to the Hudson Board of Adjustment for its review. The procedure for approval of the preliminary plan(s) shall be in accordance with the applicable provisions of the Town's Subdivision Regulations. The Board of Adjustment may request design changes. Such changes may include, but shall not be limited to, provisions for additional utilities, drainage, landscaping, lighting, streets and access ways.

105.5 The applicant must resubmit the plan, within 60 days, to the Board of Adjustment if

changes were requested. If the plan is rejected by the Board of Adjustment, the applicant will not receive consideration of the same plan for a period of 12 months. The applicant can, however, appeal to Superior Court.

105.6 All principal buildings and accessory buildings or uses abutting the property lines of the project must meet the minimum yard requirements of the district where the project is located for all yards abutting said property lines. All height requirements shall be met for the district where the project is located.

105.7 The overall use of the area for buildings shall be no more than 25% of the total land area.

105.8 Off-street parking shall be provided at a ratio of two spaces per dwelling unit.

105.9 All streets and parking areas shall be constructed and paved according to the standards of the Town of Hudson.

105.10 The procedure for final approval of a planned unit development shall be in accordance with the applicable provisions of the Town's subdivision regulations which will include the submission of a design plan to the Hudson Board of Adjustment showing how the requirements of Subsections 105.1 through 105.4 above will be met. Failure of the Board of Adjustment to act on the plan within 60 days following the date of resubmittal, shall constitute a final approval. An approved project must be started within 12 months after final approval and must be completed within a reasonable time. Such time shall be agreed upon between the Board of Adjustment and the applicant/developer.

Section 106. Provisions for Group Projects (Commercial and Industrial).

In the case of two (2) or more buildings to be constructed on a plot of ground at least two (2) acres not subdivided into the customary streets and lots and which will not be subdivided, the application of the terms of this Ordinance may be varied by the Board of Adjustment in a manner that will be in harmony with the character of the neighborhood provided:

106.1 Such uses are limited to those permitted within the zoning district in which the project is located. In no case shall the Board of Adjustment authorize a use prohibited in the district in which the project is to be located.

106.2 The overall intensity of land use is no higher and the standard of open space is no lower than that permitted in the district in which the project is located.

106.3 The distance of every building from the nearest property line shall meet the front, rear

and side yard requirements of the district in which the project is located.

106.4 The building heights shall not exceed the height limits permitted in the district in which the project is located.

106.5 If the property lies within or abuts upon a residential district there shall be a buffer along the rear and/or side lines abutting the residential lots in conformance with Section 60.15 of this Ordinance.

106.6 All parking, loading and sign requirements are subject to the applicable provisions of the respective zoning districts and other sections of this Ordinance.

106.7 The procedure for approval of Group Projects shall be the same as required for Planned Unit Developments.

Section 107. Provisions for Satellite Dish Antennas.

Satellite Dish Antennas shall be considered an accessory structure and shall require a Zoning Compliance Certificate. They may be located in any district subject to the following conditions:

107.1 No designs or advertising shall be painted on the satellite dish antenna except the manufacturer's name, logo, or trademark provided it is a reasonable size that has been applied by the manufacturer.

107.2 Satellite dish antennas shall not locate or encroach upon existing right-of-ways or 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