

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

Sections 107.2 and 107.3 of this Ordinance.

Section 108: Automobile Dealerships (5/03)

Automobile Dealerships are permitted as a conditional use in the Central and Highway Business districts. The Board of Adjustment may approve this type of business provided that:

- 108.1 Automobile Dealerships (New and Used)
May include boats, truck, and truck semi-trailer dealerships, but excludes the sale or storage of manufactured homes.
- 108.2 Automobile Dealerships must conform to all applicable provisions of the zoning ordinance in regards to the particular zoning district where such business is located. Those include and are not limited to sign regulations, setbacks, and placement of accessory structures.
- 108.3 A site plan for the proposed Automobile Dealership shall be submitted to the Hudson Board of Adjustment for its review.
- 108.4 Minimum required lot area for passenger vehicles is 15,000 square feet.
Minimum required lot area for any combination of passenger vehicles, boats, transport tractor and trailers is 60,000 square feet.
- 108.5 All proposed parking areas must be paved, including those for customer parking
- 108.6 Automobiles for sale must be parked in the front yard, and may not extend beyond the rear side lot line.
- 108.7 Vegetative buffers will be required along all lot lines that abut residential districts.
- 108.8 Automobiles may not be located within 10 feet of any property line and or road right of way line, and may not be located within 20 feet of any property line abutting a residential district. Furthermore no automobiles may be placed within any public right of way.
- 108.9 If the Board of Adjustment deems necessary additional regulations may be required. Those may include but are not limited to extra buffering and or lighting.

Section 109: Trash Container and Dumpster Screen/Buffers:(5/03)

The large metal boxes commonly known as dumpsters are a type of trash container as such term is used herein. Such dumpsters are, however, referred to in this section by specific name for purposes of emphasis and clarity.