

also be allowed. Nothing in this section may limit any events that are held within the interior of the winery/tasting room. Adopted 11/19/2019

11. All tanks, crushing and pressing equipment, processing equipment, etc. that is to be used/stored outside shall be at a designated crush/press pad located at the back/side of the winery out of view from the front of the property. Adopted 11/19/2019

12. Signs provided at the winery shall be in accordance with the Hudson Zoning Ordinance Article IX Section 94. Adopted 11/19/2019

## ARTICLE XI

### OFF-STREET PARKING AND LOADING

#### Section 110. Off-Street Parking and Loading Requirements.

There shall be provided at the time of the erection of any building, or at the time any principal building enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area; or before conversion from one type of use or occupancy to another; permanent off-street parking space in the amount specified by this section. A parking space shall be determined as defined in Section 60.55 of this Ordinance. Such parking space may be provided in a parking garage or properly graded open space.

110.1 Certification of Minimum Parking Requirements. Each application for a zoning permit submitted to the Zoning Enforcement Officer as provided for in this Ordinance shall include information as to the means of entrance and exit to such space. This information shall be in sufficient detail to enable the Zoning Enforcement Officer to determine whether or not the requirements of this section are met.

110.2 Minimum Off-Street Parking Requirements. The following off-street parking space shall be required:

#### Residential and Related Uses

Any residential use consisting of one or more dwelling units

#### Required Off-Street Parking

Two parking spaces for each dwelling unit

#### Residential apartment housing for elderly 55 and older certified and licensed

parking ratio of no less than 1.5 spaces per unit  
Adopted 4/19/2018

#### Bars, taprooms, breweries and like uses

one space per six (6) fixed seats provided for patron use, plus one space for every two (2) employees  
Adopted 4/19/2018

Manufactured and Modular Homes	Two spaces for each modular or mobile home
Rooming and boarding houses	One space for each two guest rooms, plus two additional spaces for the owner or manager
Customary home occupations	In addition to residential requirements, one parking space per 100 square feet devoted to the home occupation

Institutional, Public and Semipublic Uses

Churches and funeral homes	One space for every four seats in the main chapel
Elementary schools, private schools and daycare	One space for each employee, plus one additional space for visitors
Hospitals	One space for each four patient beds plus one space for every four staff and one space for each hospital vehicle
Libraries	One space for every four seats provided for patron use
Medical offices and clinics	Four spaces for each doctor practicing at the clinic, plus one space for each employee
Places of public assembly, including private clubs and lodges, auditoriums, dance halls, theatres, stadiums, gymnasiums, amusement parks, community centers and all similar places of public assembly	One space for each four fixed seats provided for patron use, plus one space for each 100 square feet of floor or ground area used for amusement or assembly not including fixed seats
Sanitariums, rest and convalescent homes, homes for the aged, and similar institutions	One space for each six patient beds, plus one space for each staff or visiting doctor plus one space for each four employees

Business Uses

Hotels	One space for each two rooms plus one additional space for each five employees
Motels, tourist homes, inns and tourist courts	One space for each accommodation plus four additional spaces for employees

Offices: business, professional, public, including banks	One space for each 200 square feet of gross floor area
Restaurants	One space for each three seating accommodations, plus one space for each two employees on shift of largest employment
Restaurants, Drive-In	Parking space equal to five times the floor space in the main building
Retail business and consumer service outlets	One space for each 200 square feet of gross floor area
Service Stations and Car Washes	Two spaces for each gas pump plus three spaces for each grease rack or similar facility
Shopping Centers	One space for each 200 square feet or gross floor area
<u>Wholesale and Industrial Uses</u>	
Wholesale and industrial operations	One space for each two employees at maximum employment on a single shift
<u>Winery/Vineyards (events/food trucks)</u>	<p><u><i>Parking. Off-Street Parking, impervious surfaces: shall be provided sufficient for the occupancy limits of the tasting room and incidental outdoor seating areas and shall be in accordance to the provisions of the Hudson Zoning Ordinance Article XI Section 110.</i></u></p> <p><u><i>One parking space per every four (4) patrons, plus one space for every two (2) employees. To maintain the natural state of farming gravel or other similar material may be used for the designated parking areas. It is encouraged that areas remain covered in natural grass where possible. Impervious surfaces including gravel and building spaces may require review for stormwater compliance. Adopted 11/19/2019</i></u></p>

110.3 Off-Street Loading and Unloading Space. Every building or structure used for business, trade or industry hereafter erected shall provide space as indicated herein for the loading

and unloading of vehicles off the street or public alley. Such space shall have access to an alley, or if there is no alley available, then to a street. For the purposes of this section, an off-street loading space shall have a minimum dimension of 12 feet by 40 feet and overhead clearance of 14 feet in height above the alley or street grade.

Retail Operations	One loading space for each 5,000 square feet of gross floor area or fraction thereof
Wholesale and industrial operations	One loading space for each 10,000 square feet of gross floor area or fraction thereof

**Section 111. Multi-Family and Commercial Development Standards**  
(Adopted 12-16-08)

Review of Multi-Family and Commercial developments shall be the responsibility of the Town Planner. The Town Planner at his/her discretion may ask the Planning Board to participate in the review process and render any decision in regards to the standards listed from section 111.01 through 111.06. At no time may the Town Planner or Planning Board lessen the requirements of this Section.

**111.01 Access Management and Pedestrian Facilities:**

**Access Management**

- a. All new driveway access shall be permitted in accordance with the current NCDOT "Policy on Street and Driveway Access to North Carolina Highways". Additional restrictions will apply as follows:
- b. The minimum distance between the centerlines of driveways into commercial developments shall be at least 600 feet.
- c. On lots that are developed for commercial and/or industrial use, stub outs will be required for interconnectivity to abutting lots or for future development of the remainder of the parcel.
- d. No property shall have more than two (2) driveway access points. In situations where public safety may be affected, additional driveway access points may be permitted only after a Traffic Impact Analysis has been completed at the responsibility of the developer. NCDOT and/or the Town of Hudson may request that the study be completed. A certified professional engineer shall prepare the Traffic Impact Analysis. NCDOT and/or the Town Engineer shall make the final decision in regards to location and number of driveway access points.