



DEVELOPMENT GUIDE: DEVELOPMENT STANDARDS TABLE

(HMC, Chapter 16 Land Development Code)

The following table represent frequently used development standards for the Town's residential and commercial zoning districts. The table does not represent all development standards, which can be found in Chapter 16 Land Development Code of the Hudson Municipal Code. Other development standards include those for fences, landscaping, public improvements, and temporary uses to name a few.

Development Standard:	A-1	A-2	A-3	R-1	R-2	B	C-1	C-2	C-O
Setbacks: Primary Structure									
<i>Front</i>	50 ft	25 ft		20 ft		0 ft	25 ft		
<i>Rear</i>				10 ft					15 ft
<i>Side</i>				5 ft (no street frontage) 15 ft (w/street frontage)		0 ft with fire-rated construction ¹ 10 ft without fire-rated construction			10 ft (adjacent nonresidential) 15 ft (adjacent residential)
Setbacks: Accessory Structure									
<i>Front</i>	Same as Primary Structure			Behind the front face of the residence		Same as Primary Structure			
<i>Rear</i>				3 ft with fire-rated construction ¹					
<i>Side</i>				5 ft without fire-rated construction					
Building Height:									
<i>Primary Structure</i> ²	30 ft			30 ft ⁴					
<i>Accessory Structure</i>	Same as Primary Structure			10 ft ³		Same as Primary Structure			
Minimum Lot Area	11 ac	40,000 sf	5 ac	5,800 sf	5,800 sf (Single family) 9,000 sf (Two-family) ⁴	None			12,500 sf
Maximum Lot Coverage	None			60% of lot area		None			
Minimum Floor Space for Dwellings	None			700 sf finished floor area	700 sf finished floor area	None			

Footnotes:

¹ Fire-rated construction is implemented as required by current building codes (IBC and IRC). Structures requiring a building permit that are within 5 feet of a property line are require to provide fire-rated construction.

² Primary structure height is the vertical distance measured from the average elevation of the finished grade of the building to the highest point of the roof surface.

³ Accessory structure building height is measured from the roof eaves above the ground to the building foundation. The total height of the accessory building shall not exceed that allowed in the zoning district of the principal use.

⁴ Higher building heights may be allowed if approved by the Planning Commission.

⁵ An additional 2,000 sf is required for each additional unit over 2 total units.