

1205.11 DISTRICT 8: INDUSTRIAL/BUSINESS PARK.

(a) Purpose.

(1) District 8 contains the bulk of prime, potential commercial development areas in the City of Hudson, and is intended to provide sites to accommodate the majority of future job growth in the community. The district enjoys good access to both rail and key arterial highways, and will be the focus of several significant interchange improvements. Accordingly, permitted uses encourage the development of large-scale office, industrial, and business parks. Only clean manufacturing and other industrial uses are permitted; industries that produce significant quantities of hazardous substances are specifically prohibited.

(2) **Limited retail and services are permitted** ~~Only to the extent necessary to~~ **with a focus on serve serving** employers and employees in the district or ~~only~~ as an accessory use to a principal office or industrial use, ~~retail and services are permitted~~. The district also contains significant sensitive environmental areas, in particular wetlands, floodplains, and waterways. The district regulations thus require all new development to be sited in consideration of such environmental areas and, to the maximum extent feasible, to leave such areas as natural, open spaces. District 8: Hike Bike (HB) Senior Housing Overlay Zone begins at division (f) of this section.

(b) Uses By-Right.

(1) Commercial/retail.

- A. Adult businesses, subject to Section [1207.19\(a\)](#).
- B. Banks or other financial institutions, subject to the conditions set forth in division (d) of this section.
- C. Medical clinics.
- D. Office business parks.
- E. Offices, business or professional, not located in a business park.
- F. Recording, radio, or television studios.
- G. Restaurant, subject to the conditions set forth in division (d) of this section.
- H. Retail uses, subject to the conditions set forth in division (d) of this section.
- I. Services, business, personal or repair, subject to the conditions set forth in division (d) of this section.
- J. Showrooms and salesrooms for wholesale distribution.
- K. Wholesale trade.

(2) Industrial uses (subject to the performance standards set forth in Section [1207.10](#)).

(3) Institutional/civic/public uses.

(4) Planned developments.

(5) Agricultural uses.

(6) Accessory uses.

(c) Conditional Uses.

(d) Special Conditions.

(1). Commercial and retail uses permitted by right or conditionally and that reference this division whether the use is one or more than one business establishment, shall be permitted in Districts 6 and 8 only if one of the following conditions is met:

A. The commercial or retail activity is part of a planned development and the total commercial or retail use does not exceed 10,000 gross square feet in any one building and the total commercial and/or retail uses does not exceed 40,000 gross square feet within any planned development; or

B. The total commercial or retail uses does not exceed the lesser of 10,000 gross square feet or twenty-five percent of the gross floor area of any one building used or designed for office or industrial uses and does not exceed 40,000 gross square feet of the existing combined building gross floor area on the same parcel; or

C. Commercial or retail uses may occupy a building separate from an office or industrially-used building, provided there exists at least 30,000 gross square feet of building space used or designed for office or industrial use on the same parcel. The total commercial or retail uses shall not exceed twenty-five percent of the gross floor area of the total building gross floor area on the parcel, and shall not exceed a total of 40,000 gross square feet on the same parcel.

D. **Commercial or retail uses within 500 feet of the east side of Darrow Road south of Terex Road and North of Georgetown Road and the total commercial or retail use does not exceed 20,000 gross square feet in any one building or parcel.**