

(1968 Town Report) 1969 adopted 1967 National Bld. Code  
in addition to present building code.

1970: added 4 units  
masonry other wall  
(1969 Town Report)

ZONING ORDINANCE  
of the  
TOWN OF HUDSON, NEW HAMPSHIRE

1956

In order to safeguard the life, health and property and to promote the public welfare; and to safeguard the public from the hazard of fire, panic and unsanitary conditions, the following Zoning Ordinance is hereby enacted by the voters of the Town of Hudson in special town meeting duly convened this 12th day of June, 1956.

\* \* \* \* \*

We, the citizens of the Town of Hudson, do hereby amend the Zoning Ordinance adopted at the Town Meeting held March 1942 by striking out the same and substituting in place thereof the following ordinance, but such striking out and substitution shall in no way affect the provisions of Article VI Section 1. of this ordinance.

*Reg. of deeds. BX. 1485  
Pg. 333*

ARTICLE I

ESTABLISHMENT OF ZONING DISTRICTS

Section 1. For the purpose of the Ordinance, the Town of Hudson is divided into four zones as defined below:

Zone A shall be the residential zone; Zone B shall be the commercial zone; Zone C shall be the light industrial or manufacturing zone; Zone D shall be the rural zone.

Section 2. Zone A shall comprise the following described area:

Beginning at the northwesterly corner of the Town of Hudson at the southwesterly corner of the Town of Litchfield and at a point on the Merrimack River; thence northeasterly by the southerly line of the Litchfield Town line to the Old Derry Road; thence southeasterly in a straight line to the intersection of the Barrett's Hill Road and the Windham Road; thence southerly in a straight line to the center of Perhams Four Corners; thence southeasterly in a straight line to the southeasterly corner of the Town of Hudson; thence westerly by the northerly line of the Town of Tyngsboro to the Merrimack River; thence northerly along the easterly line of the Merrimack River to the place of beginning.

EXCEPTING THEREFROM ZONE B AND ZONE C.

Section 3. Zone B shall comprise the following described areas:

Beginning at a point on the southeasterly line of School Street, said point being three hundred feet from the intersection of the southerly line of School Street and the easterly line of Library Street; thence running southeasterly parallel with and three hundred feet from the easterly line of Library Street, a distance of one thousand feet; thence Southwesterly at an interior angle of 90° to a point three hundred feet west of the westerly line of said Library Street; thence northwesterly parallel with and three hundred feet from Library Street to the southerly line of School Street; thence northeasterly by the southerly line of School Street to the place of beginning.

Zone B shall also include the following described area:

Beginning at the intersection of the Southerly line of Riverside Avenue and the westerly line of the Lowell Road; thence running (1) westerly by the

southerly line of Riverside Avenue three hundred feet; thence (2) southerly parallel with the westerly line of Lowell Road and three hundred feet distant therefrom to the northerly line of Atwood Street; thence (3) northeasterly and easterly by the northerly line of Atwood Street to the westerly line of the Lowell Road; thence (4) easterly crossing said Lowell Road and continuing in the same course to a point three hundred feet easterly of the easterly line of said Lowell Road; thence (5) northerly parallel with and three hundred feet east of the easterly line of the Lowell Road to a point opposite the southerly line of said Riverside Avenue; thence (6) westerly by the same course as the southerly line of Riverside Avenue three hundred feet to the easterly line of the Lowell Road; thence (7) crossing said Lowell Road to the intersection of the southerly line of Riverside Avenue and the westerly line of the Lowell Road at the point of beginning.

Zone B shall also include the following described area:

Beginning at a point on the westerly line of Derry Road, said point being five hundred feet north of the intersection of the northerly line of Cummings Street and the westerly line of Derry Road; thence running (1) southwesterly parallel with and five hundred feet distant from the northerly line of Cummings Street to the easterly line of Webster Street; thence (2) northerly by the easterly line of Webster Street to a point opposite the southerly line of Summer Street; thence (3) easterly by the same course as the southerly line of Summer Street and in part on Summer Street to the westerly line of Derry Road; thence (4) southerly by the westerly line of Derry Road to the place of beginning.

Zone B shall also include all the land that lies within a distance of three hundred feet northwesterly and southeasterly of the center line of Central Street between its junction with the center line of Hamblett Avenue and a point in the center line of Central Street situate three hundred feet southwest of the junction of the center line of Central Street and the center line of Burnham Road extended.

Zone B shall also include all the land that lies within the following described area: Beginning at the junction of the Southerly line of Steele Road and the Westerly line of River Road, thence running Westerly 300 feet by the Southerly line of Steele Road; thence Southerly parallel with and 300 feet from the Westerly line of River Road 2000 feet; thence Easterly parallel with the Hudson-Tyngsborough Town line to a point 300 feet East of the Easterly line of Dracut Road; thence Northwesterly parallel with and 300 feet from the Easterly line of Dracut Road to a point opposite the Southerly line of Steele Road; thence West-

erly on the same course as the Southerly line of Steele Road to the place of beginning.

Zone B shall also include the following described area:

Beginning at the junction of George Street and Ferry Street; thence running

(1) Northerly by the Easterly line of George Street three hundred (300) feet; thence

(2) Easterly and Southeasterly parallel with the Northerly line of Ferry Street and Northeasterly line of Burnham Road to the Northerly line of Central Street; thence

(3) Southwesterly by the Northerly line of Central Street to a point three hundred (300) feet Southwest of the Southwesterly line of Burnham Road; thence

(4) Northwesterly and Westerly parallel with and three hundred (300) feet from the Southwesterly line of Burnham Road and the Southerly line of Ferry Street to the Easterly line of Adelaide Street; thence

(5) Northerly by the Easterly line of Adelaide Street to the Southerly line of Ferry Street; thence

(6) Northwesterly crossing Ferry Street to the place of beginning.

Section 4. Zone C shall comprise the following described area:

Beginning at a point on the Northerly line of Atwood Avenue, said point being three hundred (300) feet West of the Westerly line of the Lowell Road; thence running

(1) Northerly parallel with the Lowell Road and three hundred (300) feet distant therefrom two thousand five hundred (2500) feet; thence

(2) Southwesterly parallel with the center line of Riverside Avenue to the Merrimack River; thence

(3) Southerly by the Merrimack River to a point opposite the Northerly line of Atwood Avenue extended; thence

(4) Easterly on a line with the Northerly line of Atwood Avenue to the place of beginning.

Zone C shall also comprise the following described areas:

Beginning at a point three hundred feet South of the Southerly line of Marsh Road, said point being three hundred feet East of the Easterly line of Derry Road; thence running Southwesterly parallel with and three hundred feet distant from Derry Road to a point three hundred feet North of the Northerly line of Ledge Road; thence running Northeasterly parallel with and three hundred feet distant from the Northerly line of Ledge Road to the Rocky Hill Road; thence Northeasterly in a straight line to a point three hundred feet Southwest of the end of Marsh Road; thence Westerly parallel with the Southerly line of Marsh Road and three hundred feet therefrom to the place of beginning.

Zone C shall also comprise the following described area:

Beginning at a point three hundred feet North of the Northerly line of Derry Lane, said point being five hundred feet West of the Westerly line of Derry Road; thence running Northeasterly parallel with and five hundred feet distant from the Westerly line of Derry Road to the Litchfield Town line; thence running

Westerly by the Litchfield Town Line to a point one thousand feet East of the Easterly line of Litchfield Road; thence running Southerly parallel with the Easterly line of Litchfield Road and one thousand feet distant therefrom to a point one thousand feet North of the Northerly line of Derry Lane; thence Easterly therefrom to the place of beginning.

Zone C shall also comprise the following described area:

Beginning at a point on the Litchfield Town Line, said point being three hundred feet West of the Westerly line of the Litchfield Road; thence running (1) Westerly by the Litchfield Town Line to the Merrimack River; thence (2) Southerly by the Merrimack River to a point three hundred feet North of the Northerly line of Federal Street, extended; thence (3) Easterly in the same course as the Northerly line of Federal Street and three hundred feet distant therefrom to a point three hundred feet West of the Westerly line of the Litchfield Road; thence (4) Northerly parallel with and three hundred feet west of the Litchfield Road to the place of beginning.

Zone C shall also include the following described area:

Beginning at a point on Steele Road on the Westerly side of trail which leads from Steele Road to Chalifoux Road; thence running  
(1) Westerly by Steele Road and Steele Road extended to the Merrimack River; thence  
(2) Southerly by the Merrimack River to the Tyngsborough Town Line; thence  
(3) Easterly eighteen hundred (1800) feet by the Tyngsborough Town Line; thence  
(4) Northerly to trail which leads to Chalifoux Road and Steele Road; thence  
(5) Northeasterly and Northwesterly by said trail to the place of beginning.

Zone C shall also include the following described area:

Beginning at a point on the Southerly line of Sagamore Road, five hundred feet West of the Westerly line of Lowell Road; thence running  
(1) Westerly by the Southerly line of Sagamore Road and Sagamore Road extended to the Merrimack River; thence  
(2) Southerly by the Merrimack River to a point opposite the Northerly line of Steele Road extended; thence  
(3) Easterly by the North line of Steele Road extended and Steele Road to a point five hundred (500) feet West of the Lowell Road; thence  
(4) Northerly parallel with and five hundred (500) feet West of the Westerly line of Lowell Road to the place of beginning.

Zone C shall also include the following described area:

Beginning at a point on the Southerly side of Wason Road, said point being

five hundred (500) feet East of the Easterly line of Lowell Road; thence running

(1) Southerly parallel with and five hundred (500) feet East of the Easterly line of Lowell Road to the Northwesterly line of the Old Davenport Road; thence

(2) Northeasterly by the Northwesterly line of the old Davenport Road to the Southerly line of Wason Road; thence

(3) Westerly by the Southerly line of Wason Road to the place of beginning.

Zone C shall also include the following described area:

Beginning at a point on the Southeasterly side of Pine Road, said point being five hundred (500) feet West of Dracut Road; thence running

(1) Southwesterly and Westerly by Pine Road to a point five hundred (500) feet East of the Easterly line of River Road; thence

(2) Southerly parallel with and five hundred (500) feet East of the Easterly line of River Road to the Tyngsborough Town line; thence

(3) Easterly by the Tyngsborough Town line to a point five hundred (500) feet West of the Dracut Road; thence

(4) Northwesterly parallel with Dracut Road and five hundred (500) feet therefrom to the place of beginning.

Zone C shall also include the following described area:

Beginning at a point on the Northerly side of Elm Avenue, said point being one hundred (100) feet East of the Easterly line of Litchfield Road; thence running

(1) Easterly by the Northerly line of Elm Avenue to a point two hundred (200) feet West of the New Derry Highway; thence

(2) Northerly parallel with the New Derry Highway and two hundred (200) feet therefrom to land of the Hills Farm Cemetery; thence

(3) Westerly and Northwesterly by land of the Hills Farm Cemetery to the Southerly line of Derry Lane; thence

(4) Southwesterly by the Southerly line of Derry Lane to a point one hundred (100) feet East of the Easterly line of Litchfield Road; thence

(5) Southerly parallel with and one hundred (100) feet East of the Litchfield Road to the place of beginning.

Section 5. Zone D shall comprise that part of Hudson situate north and east of Zone A.

## ARTICLE II

### APPLICATION OF THIS ORDINANCE

Section 1. No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the District in which it is located.

Section 2. No building shall hereafter be erected or altered:

- (a) To exceed the height,
- (b) To accommodate or house a greater number of families,
- (c) To have narrower or smaller rear yards, or front yards, or side yards than is specified herein for the district in which such building is located.

Section 3. No land shall be used except as herein permitted.

ARTICLE III

USES PERMITTED IN THE VARIOUS DISTRICTS

Section 1. In the "A" residential district, land may be used and buildings or structures may be erected, altered or used for the following purposes only:

- (a) One to two family dwellings of not more than two stories in height.
- (b) Church or other places of worship.
- (c) School or college; also fraternity house, sorority house or dormitory, if located on the same lot or adjacent to the lot on which the school or college buildings are situated.
- (d) Library or museum.
- (e) Park (not including an amusement park operated wholly or partly for profit).
- (f) Playground or athletic field.
- (g) Country Club.
- (h) Truck garden, greenhouse or nursery.
- (i) Farm, excepting however any farm raising one or more pigs.
- (j) Hospital, Nursing home or Sanitarium.
- (k) Public or semi-public institution, educational or charitable.

Section 2. In the "A" residential zone the following accessory uses incident to any of the principal uses above listed are permissible:

- (a) An office, such as that of a physician, dentist, musician, beautician, artist or other professional person when located within the dwelling of the professional person.
- (b) The renting of rooms or the serving of meals for compensation to not more than four persons.
- (c) A one- to four-vehicle private garage.
- (d) A sign to advertise the profession or services performed by the owner or occupant of the property, provided such sign or group of signs shall not exceed six square feet, including border. Such signs shall be governed by the set back requirements appearing in Section 3 of this Article.
- (e) A legal fence (not to exceed four (4) feet in height), hedge, planting or enclosure wall may be erected without a building permit except on a corner lot. On corner lots the erection of a fence, hedge, planting or enclosure wall shall be subject to the building set back requirements of this code, and to the requirement that a building permit must be obtained.

- (f) Such other accessory use of buildings and land as is natural, incidental, and essential to the principal uses herein enumerated. Use shall not, however, include the operation of a public garage or filling station or the deposit or placing outside of any building of any waste, refuse or ashes, the storage of oil or gasoline, nor the operation of a junk yard.

The word "Junk" in this Ordinance shall mean any old metals, old bottles, cotton, or woolen waste, unfinished cloth, old rags, old paper products, old rubber products, two or more unregistered motor vehicles which are unfit for reconditioning for use on the highways, used parts and materials for motor vehicles the quantity of which would be equal in bulk to two or more vehicles, and any other second hand articles.

Section 3. Every building, structure or sign, hereafter erected in the "A" residential zone shall be set back from the front property line not less than thirty feet, and all buildings, structures and signs shall be set back at least fifteen feet from the side lot lines and fifteen feet from the rear lot lines.

Section 4. Within Zone B, the commercial district, land may be used and buildings, structures or signs may be erected, altered or used for the following uses only:

- (a) Any use permitted in Zone A.
- (b) Multiple family residence, hotels, motels, boarding houses, or apartment houses.
- (c) Restaurants and other eating places.
- (d) Wholesale or retail stores, sales stores for trade, or shops for custom work or the making of articles to be sold at retail on the premises, provided that manufacturing of any such product shall be limited to the engagement of not more than five persons in any building if done within the commercial district, public garage or filling station.
- (e) Business or professional offices, banks, and the conduct of similar professional or business enterprises.
- (f) A sign to advertise the business which the owner or occupant conducts on the property, not to exceed 48 square feet.

Section 5. Within Zone B, the commercial district, such accessory use of buildings and land may be permitted as is natural, incidental and essential to the principal uses hereinabove enumerated. Use shall not include the deposit or placing outside of any building any waste, refuse, or ashes; the bulk storage of oil or gasoline out of doors unless placed underground. Use shall not include the operation of a junk yard as defined in Article III, Section 2, item (f).

Section 6. Within the commercial district, Zone B, every building, structure or sign shall be set back from the front property line not less than thirty feet, and all buildings, structures or signs shall be set back at least fifteen feet from the side lot lines and rear lot lines. No building or structure shall be

erected or altered on any lot having less than eighty-five (85) feet of street frontage, nor on any lot having an area of less than ten (10) thousand square feet. No building or structure shall be built of a height of more than two stories.

Section 7. Within Zone C, the light industrial or manufacturing district, land may be used and buildings, structures, or signs may be erected, altered or used for the following uses only:

- (a) Any use permitted in Zone A or Zone B.
- (b) All light industrial and manufacturing uses except those which are specifically prohibited herein.
- (c) Any trade or use that is not noxious, hazardous or offensive by reason of the emission of odor, dust, smoke, gas or noise.

No building or structure shall be built of a height of more than two stories within Zone C. Every building, structure or sign shall be set back from the front property line not less than thirty feet, and all buildings shall be erected at least fifteen feet from the side lot lines and the rear lot lines.

Section 8. Within Zone D, the rural district, the land may be used or buildings, structures or signs may be erected, altered or used providing the building shall be set back from the front property line not less than thirty feet, and all buildings shall be set back at least fifteen feet from the side lot lines and the rear lot lines. The use shall not include the deposit or placing outside of any building or exposing of any waste, refuse or ashes nor does it include the operation of a junk yard as defined in Article III, Section 2, item (f). No sign shall be erected except one to advertise the profession or services or goods sold and dealt in by the owner or occupant of the property upon which it is placed, and no sign or group of signs shall exceed twelve (12) square feet.

#### ARTICLE IV

##### OFF-STREET PARKING

The following parking spaces shall be provided and satisfactorily maintained, by the owner of the property, for each building which, after date when this Ordinance becomes effective, is erected, enlarged or altered for use for any of the following purposes:

- (a) Multiple dwellings, at least one parking space for each dwelling unit in the building or buildings.
- (b) Auditorium, stadium, theatre, or other places of public assemblage, at least one parking space for each eight seats provided for its patrons (based on maximum seating capacity).
- (c) Hotel, at least one parking space for each three guest sleeping rooms.

- (d) Restaurant or other eating place, at least one parking space for each three seats, except when it is in a building which provides parking space, in which case the number of places already provided may be taken to be available for the restaurant or other eating place.
- (e) Hospital, sanitarium or nursing home, at least one parking space for each five patients.
- (f) Stores, at least one parking space for each sixty square feet of store floor area.
- (g) Office buildings, at least one parking space for each three hundred square feet of office floor area.
- (h) Industrial or manufacturing establishments, at least one parking space for each four hundred square feet of gross floor area or for every three workers.

All parking space provided pursuant to this section shall be on the same lot with the building, except that the Board of Adjustment may permit the parking spaces to be on any lot within five hundred feet of the building, if it determines that it is impractical to provide parking on the same lot with the building.

The plans for vehicular approaches to such parking space shall be submitted to the Town Building Inspector at the time a building permit is sought by the owner. Such plans shall be presented to the Board of Selectmen for their approval prior to the issuance of a building permit. The Board of Selectmen shall not approve such plans until they are satisfied that no unnecessary traffic hazard is created thereby.

#### ARTICLE V

##### TRAILER COURTS

The provisions of this article shall not apply to the continued use of any house trailer now parked and occupied as a dwelling in the Town of Hudson, nor to a house trailer hereafter acquired as a replacement by the owner of a trailer now parked and occupied as a dwelling. Provided, however, that if a house trailer now parked and occupied as a dwelling in the Town of Hudson is moved from its present location, the subsequent use of such trailer must comply with the following provisions.

Except as above provided, every house trailer hereinafter occupied as a dwelling in the Town of Hudson shall be parked in a licensed trailer court.

The licensing of trailer courts shall be the function of the Town Building Inspector, the Town Health Officer and the Board of Selectmen, who shall issue an annual license without fee upon their determination that the provisions of this Article are satisfied by the trailer court owner.

Such trailer courts shall contain facilities for not less than four house trailers. Such courts shall contain a minimum land area of one acre. Each individual trailer lot shall contain at least 7,500 square feet, and shall be furnished

with a suitable right of way, and properly installed facilities to insure the health and safety of the occupants including running water, drainage, sewerage, electricity and such other facilities as the Health Officer may find required by any other Ordinances or statutes.

A plan of the proposed trailer court showing the individual trailer lots and arrangements for facilities shall be filed with the Town Building Inspector prior to the issuance of license to operate a trailer court.

#### ARTICLE VI

##### NON-CONFORMING USE

Section 1. Any lawful use of land or of a building or part thereof which existed at the time of adoption of the Zoning Ordinance in March 1942 and which has continued to exist to the date of the passage of this ordinance may be continued and any existing use of land or buildings provided for in The Zoning Ordinance of 1942 or under a variance heretofore granted may be continued, although such use does not conform to the provisions of this Ordinance. A non-conforming building or a building occupied by a non-conforming use may be strengthened and made safe. The mere strengthening of a building shall not be deemed an alteration. A non-conforming building shall not be moved, rebuilt, replaced or altered unless it shall conform to this Ordinance. If an existing non-conforming use becomes discontinued or abandoned for a continuous period of 6 months, any subsequent use of such land or buildings shall conform to the terms of this ordinance.

#### ARTICLE VII

##### TOWN PLANNING BOARD

Section 1. The Town Planning Board established under the Zoning Ordinance adopted at the Town Meeting in March 1942 consisting of a selectman and four other members shall continue their terms in office. Their successors shall be appointed by the Board of Selectmen upon the expiration of their respective terms. The members of the Board (excepting the Selectmen) shall serve for a term of 4 years. The member from the Board of Selectmen shall be appointed each year. The members of the Town Planning Board shall receive no compensation.

Section 2. Powers of the Town Planning Board. The Town Planning Board shall have the power to approve or disapprove, in its discretion, plats showing new streets, or the widening thereof, or parks. They shall have the power to adopt regulations governing the subdivisions of land within the Town of Hudson in accordance with Chapter 36 Section 19 New Hampshire Revised Statutes Annotated. It shall be the duty of the Town Clerk to file in Hillsborough County Registry of Deeds a Certificate of Notice showing that the Planning Board has been so authorized and giving the date of such authorization.

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ARTICLE VIII

## THE DEVELOPMENT AND SUBDIVISION OF LAND

Section 1. Procedure. The owner of any plot of ground intended for development or subdivision into two or more building lots shall file with the Town Planning Board a plat of the proposed subdivision, and shall obtain the approval of the Town Planning Board thereon before proceeding with the development or sale of the lots in said subdivision. It shall be the duty of the Town Planning Board to inspect the site of such proposed subdivision, and to require such roadway and other areas for common use as will be acceptable to the Town for maintenance by the Town, and approve same when satisfied that such proposed plans are in harmony with and conducive to the general welfare of the Town and the neighborhood, and are not detrimental to existing property value, that in no sense shall this approval be deemed an acceptance by the Town of the street or streets.

The Town Planning Board shall approve or disapprove the plat within thirty days after its submission to the Board, otherwise such plan shall be deemed approved. If no action is taken within 30 days, it shall be the duty of the Chairman of the Town Planning Board to issue a certificate to the plat owner showing the Planning Board failed to take action in regard to this plat, within the 30 day period, and such certificate shall have the same legal effect as an approval endorsed upon the plan by the Chairman of the Town Planning Board. If the plat is disapproved, the reasons therefore shall be made a part of the record of the Town Planning Board, and a copy of the record shall be mailed to the plat owner.

## Section 2. Penalties for Transferring Lots in Unapproved Subdivisions.

Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells or agrees to sell or negotiates to sell any land by reference to, or exhibition of or by other use of a plat of subdivision, before such plat has been approved by the Town Planning Board and recorded or filed in the office of the Hillsborough County Registry of Deeds shall forfeit and pay the penalty of One Hundred Dollars for each lot or parcel so transferred or sold or agreed or negotiated to be sold, and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties. The Town of Hudson, through its Solicitor or other official designated by the Selectmen, may enjoin such transfer or sale or agreement and may recover the said penalty by Civil Action.

ARTICLE IX  
ADMINISTRATION

Section 1. The Board of Selectmen shall appoint a Town Building Inspector who shall be the administrative officer charged with the duty of administering and enforcing this Ordinance. The Town Building Inspector shall make inspections of all buildings in the process of construction or reconstruction, and report all violations of this Ordinance to the Board of Selectmen.

Section 2. Any person, firm or corporation shall obtain a building permit before commencing work on the erection, alteration or movement of any building, structure or sign. Such permit shall be issued by the Town Building Inspector when he is satisfied that the proposed construction, or building which is moved, or alteration, will conform with the provisions of this Ordinance. Such permit to become null and void if such erection or alteration is not commenced within 60 days.

Section 3. No permit, however, shall be issued unless the structure will present a reasonable appearance and will be in keeping with the neighborhood and unless the building is to be finished on the exterior in a permanent manner and is to be suitably painted on the outside whenever the same is of wood or a material customarily painted. This is intended to eliminate the erection of structures obviously out of place for the neighborhood as judged by the property values and neighborhood character. No permit shall be issued for the construction of a dwelling unless the same has frontage upon some street accepted by the Town or accepted by the Planning Board. No permit shall be issued for the construction of a dwelling unless the plans therefor provide for 600 square feet of floor space exclusive of garages, basements and open porches.

Section 4. There shall be no fee for a building permit.

Section 5. A person aggrieved by a decision or order of the Town Building Inspector may appeal therefrom to the Zoning Board of Adjustment. Such an appeal must be made within thirty days from the date of the order or decision complained of, in writing, addressed to the Clerk of the Zoning Board of Adjustment. Such appeal shall state every reason for reversing or modifying the order complained of. Petitions for variance shall also be filed with the said Clerk. Upon receipt of such an appeal or a petition for variance (accompanied by the consent of owners required by Article X, Section 2) the said Clerk shall within seven days set the time and place for hearing and shall thereafter send a notice of the hearing to the Town Building Inspector, the members of the Zoning Board of Adjustment and to the person filing the appeal or petition for variance by ordinary

mail sent to their last known addresses not less than two days prior to the date of the hearing. The aggrieved party shall receive the decision of the Board in writing not later than seven days after the hearing.

Section 6. Compensation. The Town Building Inspector shall receive as compensation the sum of Two Hundred Dollars annually.

#### ARTICLE X

##### BOARD OF ADJUSTMENT

Section 1. Membership. The Board of Adjustment established under the Zoning Ordinance adopted at the Town Meeting in March 1942 shall continue their terms in office. Their successors shall be appointed upon the expiration of their respective terms, to serve for a period of five years, by the selectmen within fifteen days after Town Meeting. Appointment to fill a casual vacancy shall be made by the Board of Selectmen and shall be only for the unexpired portion of the term.

Section 2. Duties. The duties of the Board of Adjustment shall be in accordance with Chapter 36 Section 31 New Hampshire Revised Statutes Annotated. The board is to serve without compensation. The Board of Adjustment shall have authority to review decisions of the Building Inspector and to allow slight variances from the specific terms of this ordinance, where it can be shown that they would result in unnecessary hardship. Whenever a petition for variance is received by the Clerk of the Zoning Board of Adjustment, the petitioner shall be instructed to acquire the written consent of a majority of the property owners owning land within five hundred feet of the proposed site of the structure or the site of any land to be devoted to a non-conforming use. The Board shall determine what notice should be given prior to the holding of any hearing. The Board shall also determine the rules and procedure necessary to insure a fair and adequate hearing to all persons.

#### ARTICLE XI

##### PENALTIES

Any person, firm or corporation violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and shall be punished by a fine for each violation of not more than Ten Dollars. Each day that a violation is permitted to exist shall constitute a separate violation. Such fines shall be in addition to the Remedies for Violation provided for by Chapter 36 Section 36 New Hampshire Revised Statutes Annotated.

ARTICLE XII

The definitions appearing in the proposed "Building Code" approved by the Planning Board in their final report are incorporated herein by reference.

ARTICLE XIII

## VALIDITY

Section 1. If any section, clause, provision, portion or phrase of this Ordinance shall be held to be invalid or unconstitutional by any court of competent authority, such holding shall not affect, impair, or invalidate any other section, clause, provision, portion or phrase of the Ordinance.

ARTICLE XIV

## CONFLICT

Section 1. All Ordinances or parts of Ordinances inconsistent or in conflict with this Ordinance are hereby repealed, but such repeal shall in no way affect the provisions of Article VI Section 1 of this ordinance.

ARTICLE XV

## AMENDMENT OF ORDINANCE

The provisions of this Ordinance may be amended or changed at any regular or special Town Meeting by a majority of the voters present, as provided by the Laws of New Hampshire.

ARTICLE XVI

This Ordinance shall take effect upon its passage.

BUILDING CODE  
of the  
TOWN OF HUDSON

In order to safeguard the life, health and property and to promote the public welfare; and to establish standards of construction to safeguard the public from the hazard of panic, fire, structural failure and unsanitary conditions, the following Building Code is hereby enacted by the voters of the Town of Hudson in special town meeting duly convened this 12th day of June, 1956.

FOREWORD

This building code has been prepared to meet a need that has long been expressed by the people of Hudson, New Hampshire. Its objective is to make the effective regulation of building construction possible.

PART I

ADMINISTRATION

Section 1: Citation

This code shall be known and cited as "The Building Code of the Town of Hudson, New Hampshire," hereinafter referred to as "this Code."

Section 2: Purpose

The purpose of this code is to establish and enforce minimum standards of safe design and construction for all structures hereafter erected, altered, replaced, or moved within the limits of the Town and to promote public health, welfare, and safety. This code shall invoke the police power specifically or impliedly delegated to the Town, and shall be liberally construed to effect its purposes. The requirements of this code shall be deemed to supplement the laws of the state and all ordinances, rules, and regulations pertaining to use occupancy, fire hazard, safety, and sanitation.

Section 3: Scope

No structure or part of a structure shall hereafter be built, altered, replaced, or moved until a building permit therefor has been granted by the Building Inspector. All structures hereafter built, altered, replaced or moved are subject to inspection by the Building Inspector. Buildings which are hereafter moved must be made to comply with this code. The Building Inspector shall have the right of entry at any reasonable time for the purpose of enforcing the regulations contained in this code. No permit will be required for repairs or maintenance.

Section 4: Construction Details

The construction details are included in this code as Part IV.

Section 5: Building Inspector

The town Building Inspector, appointed by the Selectmen under the Zoning Ordinance, is hereby charged with the administration and enforcement of this code.

#### Section 6: Application for Building Permit

Application for a building permit shall be filed by the owner or his agent with the Town Clerk upon a form provided for the purpose and giving such information as the building inspector shall require. Such application shall be accompanied by two complete sets of plans or suitable sketches and specifications, including plot plans showing the relationship of the proposed building to abutting property lines and buildings. If, in the opinion of the building inspector, the character of the work is sufficiently described in the application, he may waive the filing of plans provided the estimated value of such work does not exceed one thousand dollars (\$1,000).

#### Section 7: Issuance of Permit

If the building inspector finds that the proposed building will comply in every respect with this code, the Zoning Ordinance of the Town of Hudson, and the laws of the State of New Hampshire, he shall issue a building permit therefor, and shall write "Approved" on one set of the plans and specifications, which shall be kept at the site of the proposed building. After issuance of the building permit, the plans and specifications shall not be altered unless such change is approved by the building inspector as conforming to this code. The building inspector shall issue a suitable notice of permit which the holder of the permit shall post in a conspicuous location on the premises.

No permit, however, shall be issued unless the structure will present a reasonable appearance and will be in keeping with the neighborhood and unless the building is to be finished on the exterior in a permanent manner and is to be suitably painted on the outside whenever the same is of wood or a material customarily painted. This is intended to eliminate the erection of structures obviously out of place for the neighborhood as judged by the property values and neighborhood character.

The building inspector shall order a stoppage of work on any type of construction for which a permit is required at any time that he finds the provisions of this code, or plans and specifications approved under this code, are not being complied with. He shall post a copy of this order at the site of construction and serve a copy thereof upon the permittee or his agent. Upon posting of this order the permittee or his agent shall forthwith cease work. The building inspector shall not lift such order until supplied with satisfactory evidence that the violation will be corrected. The building inspector shall serve written notice upon the permittee or his agent that the stop work order has been lifted before work may be resumed. Stop work orders shall be in addition to other

penalties provided for violations of this code.

Section 8: Lapse of Permit

A building permit shall become void unless operations are commenced within 60 days from date of its issuance.

Section 9: Inspection

The building inspector shall be notified by the holder of the permit, and the building inspector shall inspect the building:

1. When the footing or foundation forms are ready to be placed.
2. When the interior of the building is ready to be rock lathed or wall-boarded.
3. When the building is completed BUT before occupancy.

All notifications shall be made to the building inspector 48 hours in advance of the above inspections (Sundays and holidays not included).

Section 10: Certificate of Occupancy

When all of the requirements of Section 10 of this Ordinance have been complied with to the satisfaction of the building inspector, the building inspector shall issue a Certificate of Occupancy. No building shall be occupied before the issuance of the Certificate of Occupancy.

Section 11: Administration and Review

The Town Building Inspector shall administer the provision of this ordinance and make such decisions and orders as may be required herein and not inconsistent with this ordinance. The Zoning Board of Adjustment shall have the power to review, confirm, modify and reverse any decision or order of the Town Building Inspector relating to this ordinance pursuant to the procedure outlined in the following section.

Section 12: Procedure for Review

A person aggrieved by a decision or order of the Town Building Inspector made under this ordinance may appeal therefrom to the Zoning Board of Adjustment. Such an appeal must be made within seven days from the date of the order or decision complained of, in writing, addressed to the Clerk of the Zoning Board of Adjustment. Such appeal shall state every reason for reversing or modifying the order complained of. Upon receipt of such an appeal, the Clerk of the Zoning Board of Adjustment shall set a time for hearing to be held within a period of seven days from the time the appeal is received. Notice of the meeting shall be given to the aggrieved party, the Town Building Inspector, and the members of the Zoning Board of Adjustment by ordinary mail

sent to their last known addresses not less than two days prior to the date of the hearing. The Clerk of the Zoning Board of Adjustment shall mail to the aggrieved party the decision of the board in writing not later than seven days after the hearing, otherwise the decision or order of the Town Building Inspector shall be deemed to have been overruled.

Section 13: Fees

There will be no fee for a building permit.

Section 14: Approval of New Materials

New materials, systems of construction, and devices may be approved by the building inspector when they are determined to be the equal of those required in this code. The building inspector shall be guided in such approval by the results of tests conducted by the testing laboratories of the National Bureau of Standards, the Underwriters Laboratories, Inc. or by any other testing agency or committee whose standards conform with the above agencies.

Section 15: Alteration, Repair, and Maintenance

Any alteration necessitated by a change in type of occupancy resulting in an increased floor load shall conform to the requirements of this code. All buildings and structures in use, now existing, or hereafter erected shall be maintained in a safe condition.

Section 16: Moving A Building

Every application for a permit to move a building shall designate the site of the building to be moved and the site to which the building is to be moved. The issuance of a building permit under such circumstances shall not eliminate the necessity for the owner to obtain permission to use the public streets or public highways for such moving.

Section 17: Penalties

Any person, firm, or corporation who violates or refuses to comply with any provision of this code shall be deemed guilty of a misdemeanor and shall be punished by a fine not to exceed ten dollars (\$10.00) for each provision violated. It shall be the responsibility of the offender to abate the violation, and each day that such violation exists shall constitute a separate offense.

Section 18: Validity

Should any section or provision of this code be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the code as a whole or any part thereof other than the part so declared to be invalid.

PART II  
DEFINITIONS

Section 19: Meaning of Terms

In the interpretation of this code, the following definitions shall be used.

Adequate Ventilation: The amount of ventilation required to prevent the formation of decay upon any wood products within the area ventilated.

Alteration means any change or addition in construction or arrangement or any change in type of occupancy.

Building means any structure constructed for the shelter of persons, animals, or structure of any kind.

Dwelling means a building or that part of a building arranged or occupied as the home or living quarters or sleeping place of one or more persons.

Garage means a building which affords shelter to a motor vehicle using a volatile flammable liquid as a fuel.

Grade of a building means the established or finished ground elevation. This is used in determining the number of stories and height of the building.

If a building foundation wall is built up to or within thirty feet of a street lot line, the grade is determined by the sidewalk elevation at the center of the length of the wall fronting on such sidewalk.

If the building has two or more such walls, the grade shall be the average of the sidewalk elevations at such center points.

If the building has two walls more than thirty feet from the street lot line, the grade shall be the average of the finished ground elevations at each wall of the building, measuring each elevation of the ground at the center point of the length of the wall.

If the building foundation wall is more than 10 feet from the street lot line, the grade shall be determined by the finished ground elevation at the center of the length of wall fronting such street.

Height of Building means the vertical distance from the grade of the building to the highest point of the roof.

Loads

- a. Dead Load - weight of construction itself.
- b. Live Load - weight of the furniture, equipment, occupants, stored materials, snow upon the roof and movable partitions.
- c. Wind - classed as live load.

Masonry means units of brick, stone, concrete, tile or terracotta laid in mortar and includes monolithic concrete.

Repair means the reconstruction or renewal of any part of a building or structure for the purpose of its maintenance. The word "repair" does not apply to any change of construction - see Alteration.

Sign means any kind or type of permanent visual advertising media. (All signs permanently affixed to the realty shall be deemed within the scope of this code and the Zoning Ordinance.)

Story means that part of a building between a floor and the floor or roof next above. To determine the number of stories in a building, commence counting stories at grade level and cease at the eaves.

Structure. A building of any kind which is permanently affixed to the realty including without limiting the foregoing: dwellings, garages, accessory buildings, signs, corner lot fences. Excepting therefrom pole lines for the transmission of electric current, electrical installations and street lights and lights designated to illuminate the walks and yards of any buildings; pipes and lawn sprinklers installed beneath the surface of the ground; poles and other devices erected for domestic drying of clothing; sidewalks and garage driveways.

Supplement: That by which anything is made complete not thereby overruled, superseded or repealed.

Wall means the vertical structural members of a building which enclose it, form its courts or form its vertical fire divisions.

Wall, Bearing. Bearing wall means a wall which carries loads other than its own weight.

Wall, Non-Bearing. Non-bearing wall means a wall which supports no load other than its own weight.

### PART III

#### Classification

##### Section 20. Buildings Covered

For the purpose of this code all structures shall be classified in one of two groups:

Group I. Those structures whose construction is completely covered by this code:

(a) Buildings used as single or two-family dwellings constructed of frame construction not exceeding two stories in height with or without an attic or of ordinary masonry construction not exceeding two stories in height with or without an attic.

(b) Buildings used for stores, offices, shops, factories, filling stations, or warehouses not exceeding one story or 30 feet in height.

(c) Private garages not exceeding one story in height of frame or ordinary masonry construction with a capacity of not more than four (4) cars, barns, wood sheds, chicken houses, and other similar buildings accessory of those allowed in parts (a) and (b) of this section.

Group II. Those structures whose construction is not regulated by this code shall include;

Buildings designated in parts (a), and (b), and (c) of this section involving a ground area in excess of 4000 square feet or the use of structural reinforced concrete, structural steel, heavy mill construction of roof trusses, except that the incidental use of steel beams, columns, lintels and hangers and of reinforced concrete slabs shall be permitted in Group I buildings.

Dry-cleaning establishments, commercial garages and garages accommodating over four (4) cars, and places of public assembly shall be regulated as Group II buildings.

All structures not included in Group I shall be classified as Group II.

Section 21: Construction Requirements for Group II Buildings

The construction of Group II buildings shall be in conformity with the requirements of the 1949 edition of the National Building Code as amended January 1952 and revised January 1954, which is hereby incorporated and adopted by reference. Three copies of said code shall be placed on file in the Office of the Town Clerk for public use and inspection and shall be marked "Official Copy." Compliance with all said requirements shall be made, by an architect or engineer, in writing and under oath addressed to the Building Inspector.

PART IV

Standards of Design and Construction

Section 22: Design Loads

The minimum live loads per square foot for floors and roofs shall be as follows:

- (a) Floors (minimum live load in lbs. per square foot)
  - Private dwellings . . . . . 40
  - Dormitories, hotels, apartments, hospital rooms and guest rooms . . . . . 50
  - Offices and assembly rooms with fixed seats . . . . . 60
  - Public rooms, corridors, balconies, and public stairways . . . . . 100
  - All floors other than the above shall be designed for actual loads, but in no case less than . . . . . 100
- (b) Roof load per square foot of horizontal projection . . . . . 30
  - Flat roof - Pitch of 4" or less per foot . . . . . 40

Section 23: Wood Frame Construction--Joists, Rafters, Beams and Girders shall conform to the following standards:

All measurements of dimension lumber given in this code are nominal unless otherwise noted.

(a) The ends of joists, beams, rafters, and girders entering masonry walls shall be beveled 3 inches in 12 inches from the vertical, with 1 inch air space on each side and on the top. Such members shall be tied to the wall with a metal anchor once in every 8 lineal feet of wall and shall have not less than  $3\frac{1}{2}$  inches of bearing.

(b) Sills shall be anchored to the foundation walls at 8 foot intervals or less by bolts not less than  $\frac{1}{2}$ -inch in diameter, embedded at least 6 inches in the foundation walls.

(c) Maximum allowable spans for joists and rafters are designated in the tables of maximum allowable spans as published in Architectural Graphic Standards Fourth Edition published by Ramsey & Sleeper, Second Printing March 1952, three copies of which shall be filed in the office of the Town Clerk and marked "Official Copies." Variations are to be brought before the Board of Adjustment.

(d) If flooring is to be installed over ceiling joists, they shall have the same allowable spans as floor joists.

(e) Joists or rafters shall be supported on bearing partitions or by beams, girders, hangers, or trusses.

(f) Joists and rafters may be notched at the support, but such notch shall not exceed one-fourth the total depth of the joist or rafter.

(g) Where live loads do not exceed 50 lbs. per square foot, a wooden strip minimum one (1) inch by two (2) inches, strongly spiked or bolted to the girder, may be used to support joists or rafters.

(h) Header joists over 6 feet long and tail joists over 12 feet long shall be hung in joist or beam hangers or secured by other devices affording equivalent support. Trimmer and header joists shall be doubled and nailed securely.

(i) All floor joists shall be bridged once in every 8 feet of span. Each member of wood cross bridging securely nailed shall not be less than 1 inch by 3 inches.

(j) Girders shall be designed according to the floor load.

(k) All wood joists used to frame over unexcavated areas shall have a clearance of not less than 18 inches above the surface of the ground, and shall be adequately ventilated by at least 2 vents.

Section 24: Wood Frame Construction--Bearing Walls

(a) The vertical and horizontal strength of an exterior wall or bearing partition must equal or exceed the strength of a wall or partition constructed with studs two (2) inches by four (4) inches set "the 4-inch way" on sixteen (16) inch centers.

(b) The maximum spacing between centers of studs shall be 16", except in accessory buildings Group I (c) the stud spacing may be 24" maximum.

(c) Flat studs shall not be used in exterior or bearing walls except where such walls are constructed double to receive a sliding door.

(d) All partitions shall be framed solid at the corners so that no lath may extend from one room to the other.

(e) Frame buildings may be veneered with masonry but such veneer shall be not less than 4 inches thick and shall be anchored to the wood frame or backing at intervals not exceeding 16 inches vertically and 16 inches horizontally by wall ties. There shall be a one-inch airspace between the masonry and wooden structure and weep holes every 16 inches lineal dimension. Veneer construction shall be supported by the foundation, and it shall in no case exceed 20 feet in height.

#### Section 25: Fire Stopping in Frame Construction

Fire stopping shall be provided to cut off all concealed draft openings both vertical and horizontal, and to form an effective barrier between stories and between the top story and the roof space. It shall be used in specific locations as follows:

(a) In exterior or interior stud walls at ceiling and floor levels.

(b) Between stair stringers at least once in the middle portion of each run, at the top and bottom and between studs, along and in line with run of stairs adjoining such partition.

(c) Around top and bottom, sides and ends of sliding door pockets.

(d) Any other location not specifically mentioned above, such as holes for pipes and shafts which could afford a passage for flames.

(e) Floor joists in all types of construction shall be fire stopped at the end, and over supports for the full depth of the joists.

(f) No fire stop shall be covered or concealed until inspected by the building inspector.

#### Section 26: Chimney Construction

(a) Flue linings shall be standard approved clay linings with a softening point not lower than 1994° Fahrenheit. Flue linings shall have a minimum thickness of 5/8 inches and shall be carefully bedded upon one another in mortar with all joints left smooth on the inside.

(b) The void between lining and brick shall be filled with rubble.

(c) No defective lining shall be used. Linings shall start 8 inches below

the smokepipe intake or in the case of a fireplace from the apex of the smoke chamber and shall be continuous to the top of the chimney.

(d) A cleanout door is required at the base of the chimney.

(e) The walls of brick chimneys shall be built of solid brick and shall be not less than 3-3/4 inches thick and shall be lined, except that such lining may be optional in residences if the walls are increased to 8 inches in thickness.

(f) All brick shall be laid with full, push filled cross and bed mortar joints and shall be struck smooth where exposed to the weather.

(g) Concrete chimneys cast in place shall be suitably reinforced vertically and horizontally. The walls shall be not less than 3-3/4 inches thick and shall be lined with fire brick.

(h) All dressed stone chimneys lined with clay flue lining shall have a minimum thickness of 8 inches. Minimum thickness for walls of other stone chimneys shall be 12 inches.

(i) Masonry and concrete walls of buildings may form part of a chimney when the chimney walls are securely bonded into the walls of the building and when the flue is lined the same as in independent chimneys.

(j) Chimneys shall be built at least 3 feet above a flat roof and at least 2 feet higher than the highest elevation of any portion of the building within ten feet of the chimney.

(k) Masonry or concrete chimneys shall be built from the ground up and shall rest on concrete or solid masonry foundations. The footing of an exterior chimney shall start 4 feet below grade and shall rest on undisturbed soil. Such footings shall be at least 8 inches thick and extend at least 6 inches beyond the face of the chimney wall.

(l) Patented chimneys may be approved by the building inspector as provided in Part 1 Section 15.

(m) Chimneys shall not be corbeled in excess of 3/8 of the width of the chimney below, and this corbeling shall not be greater than 30° from the vertical.

(n) No flue shall be built at an angle greater than 30° with the vertical.

(o) Not more than two lined flues shall be permitted in the same flue space and the joints of any such adjoining flue linings shall be staggered at least 1/3 the length of the linings.

(p) Fireplace walls shall be not less than 8 inches thick, and if built of stone, not less than 12 inches thick. The faces of all such minimum thickness walls exposed to fire shall be lined with firebrick, soapstone, cast iron, or

other fire-resistive material. When lined with 4 inches of firebrick, such lining may be included in the required minimum thickness.

(q) All fireplaces shall have trimmer arches, reinforced concrete cantilever slabs, or other approved fire-resistive construction supporting the hearth, and the hearth shall extend not less than 20 inches from the face of the chimney wall and shall be not less than 8 inches wider than the fireplace opening on either side. The flue area of a fireplace shall be not less than 1/12 of the area of the fireplace opening.

(r) In case of patterned metal fireplace units, install to manufacturer's specifications, if more rigid than the requirements of this code.

(s) The minimum flue size shall be 8" x 8" with the exception that with gas fired equipment the flue size shall be to manufacturer's specifications accepted by Underwriters Laboratories Incorporated, if approved by the Building Inspector.

(t) Smokepipes shall enter the side of a chimney through a fire clay or metal thimble or flue-ring masonry. The top of the smokepipe shall be at least 18 inches below the ceiling or joists. No smokepipe shall be installed or erected which passes into or through partitions or walls of combustible material, except when guarded by a double collar of metal with an air space of at least 5 inches, or by at least 5 inches of brick or other non-combustible material between the pipe and the combustible material.

(u) No intake pipe or thimble shall extend into the flue.

(v) No wooden beams, joists, rafters, or studs shall be placed within 2 inches of chimney walls and no woodwork shall be placed within 4 inches of the back of any fireplace. All spaces between chimneys and members of the wood floor frame shall be filled with non-combustible material.

(w) Gas appliances using more than 5000 B.T.U. per hour shall be connected to an effective flue or outlet pipe opening to the outer air. Such flue shall be either a lined chimney or an outlet pipe of non-combustible non-corrodible material with bell and spigot or other acceptable joints. Such pipes, when located inside frame walls, shall have 1 inch clearance from all wood construction and shall be encased in a non-combustible jacket.

(x) The use of porcelain or other types of flues, which are approved by the Underwriters Laboratories Incorporated, shall be permitted under this code, if approved by the Building Inspector.

#### Section 27: Masonry Construction

(a) The minimum thickness of exterior walls and bearing walls of masonry construction when having unsecured heights of not over 12 feet and horizontal

roof beams with no outward thrust shall be as follows:

- |                           |     |
|---------------------------|-----|
| 1. Cavity wall masonry    | 10" |
| 2. Stone masonry Ashlar   | 12" |
| 3. Stone masonry (rubble) | 16" |
| 4. Concrete Block         | 8"  |
| 5. Brick                  | 8"  |

(b) The minimum thickness of interior non-bearing walls of masonry shall be 2 inches.

(c) In plain masonry of brick, all stretcher courses shall be bonded by making vertical joints over the centers of stretchers. Every sixth course shall be a header course and in no case shall there be less than one header to every two stretchers of wall surface. If the thickness of the wall is greater than the length of one header, each header shall be covered by another header that breaks joints with the header below.

(d) In plain masonry of stone, the bond stones shall be uniformly distributed throughout the wall and shall comprise not less than 20 per cent of the wall surface. There shall be at least one bond stone for every five stretchers and each bond stone shall extend through the wall.

#### Section 28: Footings and Foundations

(a) If the soil bearing capacity is equivalent to the loads of the building no footing shall be required if a solid masonry foundation is used.

(b) In no case shall the thickness of a foundation wall be less than the wall immediately above, except that a masonry veneer wall may project not more than 3/4 inches beyond the outside face of the supporting wall. No brick masonry, coursed stone, or concrete foundation walls shall be less than 8 inches thick.

(c) Foundation walls supporting wood or light steel structural members shall extend at least 6 inches above the finished ground level.

(d) Footings shall be computed by using the bearing capacity of the soil.

(e) Concrete floor slabs installed on the ground shall be not less than 3 inches thick.

(f) Masonry block walls shall be built on a poured concrete footing having a minimum thickness of eight inches.

#### Section 29: Light and Ventilation Requirements

(a) Objective. The objective of light and ventilation requirements is to

1. Assure satisfactory and healthful living conditions by providing natural light and ventilation in sufficient volume, proportioned to the size and intended use of the rooms.

2. Prevent conditions conducive to decay and deterioration of the structure.

(b) General.

1. Natural light and ventilation shall be provided in all habitable rooms by means of windows or their equivalent located in outside walls.
2. Windows which provide all or part of the natural light and ventilation required herein are considered required windows. All windows in addition to these are considered non-required windows.
3. The area of glazed portions and area of openings of doors in exterior walls may be included in determining compliance with the following requirements except that an exterior door in a habitable room will not be acceptable as the only means of providing ventilation.
4. Any glazing material, such as glass block, may be used to provide natural light if the area is sufficient to admit an amount of light equivalent to that transmitted by the required area of clear glass; in no case less than the area required for clear glass.
5. In determining required glass area, measure the actual glass area disregarding muntins. When the sill of a basement window is below the extended line of the finished grade at the window, only half of the below grade glass of that window shall be included in determining the required glass area.

(c) Habitable Rooms. Required windows in each habitable room:

1. Total glass area: not less than 10 per cent of floor area of room.
2. Ventilating area: not less than
  - a. Four per cent of floor area of room with no exterior door; or
  - b. Two per cent of floor area of room with an exterior door.
3. If windows open on covered porches and terraces, or are in rooms any portion of which is more than 18 feet from a window, the glass area shall be not less than 15 percent of the floor area of the room.
4. If windows open on a glass enclosed porch, the glass area of required windows shall be not less than 20 per cent of the floor area of the room; such windows shall not be included in determining required ventilating area.

(d) Alcoves.

1. Unless separately lighted and ventilated by windows which provide the required glass and ventilating area, include any alcove adjoining a habitable room as part of that room in computing required glass and ventilating area.
2. An alcove may receive light and ventilation from the windows of an adjoining habitable room only when the common wall between the alcove and the

habitable room contains an opening, the area of which is not less than 80 per cent of the area of the entire wall on the alcove side.

(e) Bathroom or Water Closet Compartment. Provide light and ventilation by one of the following means:

1. Window or windows located in exterior walls facing a street, alley, yard or outer court, with:

a. Glass area not less than 10 per cent of floor area; minimum three square feet, and

b. Ventilating area not less than 4 per cent of floor area.

2. Skylight or monitor providing natural light and ventilation equal to that required in 1. above, or

3. Artificial light and mechanical ventilation. Ventilation system shall consist of:

a. Exhaust fan, operated in parallel with light switch, with exhaust capacity of 24 cu. ft. per minute at static pressure sufficient to open multiple louvres in the ventilating grille and discharge through vent to attic or outside air. Fan shall be accessible.

b. Louvres installed in a frame located in, and flush with upper wall or ceiling surface. Louvres shall automatically close tight when fan is not in operation. When fan is in operation louvres shall be adjusted to open sufficiently to provide air velocity through the louvred opening not exceeding 600 feet per minute.

c. An opening at bottom of bathroom door of at least 1/2 inch clear of floor or threshold, or a louvre in lower portion of door or wall.

d. Ventilating duct of corrosion-resistant metal, 3-inch round or equivalent.

4. If a compartment containing any one bathroom fixture opens directly into the bathroom, it shall be considered a part of the bathroom floor area and may be lighted artificially and ventilated into the bathroom.

(f) Basements. Provide light and ventilation by windows or doors in exterior wall with both glazed and ventilating area not less than 2 per cent of the floor area. (See b-5.)

(g) Laundries and Recreation Rooms. Provide light and ventilation by windows or glazed doors in exterior walls:

1. When located in a separately enclosed space in the basement, glazed and ventilating area not less than 4 per cent of floor area.

2. When located above basement level, glazed area not less than 10 per cent of floor area and ventilating area not less than 4 per cent of floor area.

Section 30: Siding

Rolled exterior finish shall not be used as a siding on Group I Class (a) and (b) structures, or Group II buildings.

Section 31: Roof Surfaces

Roof surfaces shall be covered with Underwriters Class C or better roofing.

Section 32: Electrical Installations

Electrical installations shall be made in conformity with the requirements of the 1953 edition of the National Electrical Code, which is hereby incorporated and adopted by reference. Three copies of said code shall be placed on file in the office of the Town Clerk for public use and inspection and shall be marked "Official Copy."

Section 33: Installation or Replacement of Oil Heating Equipment

No person shall hereafter install or replace an oil heating stove or furnace or convert any stove or furnace to an oil heating stove or furnace without first obtaining a permit to do so from the Fire Department of the Town of Hudson. No person shall install, replace or move any bulk oil storage equipment used in connection with an oil heating stove or furnace without first obtaining a permit to do so from the Fire Department of the Town of Hudson. There shall be no fee for such permit, and such permit shall not be withheld unless it appears that the proposed installation will fail to comply with the code of the State Fire Marshall.

PART V

This ordinance shall take effect upon passage.