

Revised

Intro K

Local Law No. ___ of 2021

**A LOCAL LAW AMENDING CHAPTER 325
OF THE CODE OF THE CITY OF HUDSON TO ALLOW EATING AND DRINKING
ESTABLISHMENTS IN THE R-4 ZONING DISTRICT**

Section 1. Title

This local law shall be known as Local Law No. ___ for the year 2021.

Section 2. Legislative Findings, Intent and Purpose.

The Hudson City Code currently prohibits various commercial uses including eating and drinking establishments, banks, retail stores and personal service establishments throughout the Three-Story Multiple Residence R-4 District (“R-4”). The City finds that such a prohibition is too broad because it effectively limits commercial uses to the Warren Street commercial center and prohibits such establishments in the R-4 which could provide other business opportunities and eating and drinking choices in the R-4 which encompasses a large area of the City west of Third Street. By Local Law 9 of 2018, the City permitted such establishments within the R-2 and R-2H districts in buildings containing non-conforming and previously non-conforming uses to be used for certain commercial uses provided the building had not been converted to a residential use and subject to conditional use permit approval by the Planning Board. The City finds that extending a similar system to the R-4 will provide additional opportunities and services to the residents of the R-4 while also alleviating unnecessary hardship to building owners that have or previously had non-conforming uses and the buildings have not been converted to residential use.

Section 3. Statement of Authority

This local law is authorized by the Municipal Home Rule Law (chapter 36-a of the Consolidated Laws of the State of New York) and the General City Law (chapter 20).

Section 4. Amendment to the Code of the City of Hudson

Section 325-11(B) of the Code of the City of Hudson is amended by ADDING the following subsection:

(3) With respect to any building or portion thereof, the use of which is currently a nonconforming use, or was a non-conforming use and did not subsequently become a dwelling unit:

- (a) Retail stores and banks.
- (b) Personal service stores such as; but not limited to, barbershops, beauty parlors and tailors.
- (c) Eating and drinking places.
- (d) Service establishments furnishing services other than of a personal nature, including convenience stores.

Section 5. Severability.

If any clause, sentence, paragraph, section or part of this Local Law shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined to its operation in said clause, sentence, paragraph, section or part of this Local Law.

Section 6. Effective Date.

This Local Law shall take effect immediately upon filing with the Secretary of State.

Introduced by SM _____

Approved _____

Seconded by Ruboff _____

By _____

Mayor