

- 5.2.4.1 Front yards in the General Business District shall be planted with natural materials; at a minimum, trees. Each tree (at planting) shall have a minimum trunk width (diameter) of three inches measured at a point six inches above grade. One tree shall be required for each 25 feet of lot frontage; the location and spacing of the trees shall be at the discretion of the owner but subject to final approval by the town engineer.
- 5.2.5 **Side and Rear Yards** - Side and rear yards shall be measured from the nearest point of any building or structure to each side or rear lot line.
- 5.2.6 **Open Space** - The percent of open space shall be determined by dividing the total area landscaped on a lot by the total lot area. Such landscaping shall be designed to enhance the visual impact of the principal use upon adjacent property and within the lot. In all developments, to the extent practicable, existing trees shall be retained and used to satisfy the provisions of the minimum open space. In the business districts where a business or industrial use abuts a residential district or a residential use and in the industrial districts where a business or industrial use abuts a residential district, a landscaped buffer shall be provided in accordance with Section 5.2.6.1.
- 5.2.6.1 Residential landscape buffer. In the business and industrial districts where a business or industrial use abuts a residential district or use, the commercial or industrial use shall be set back from the residential district or use consistent with the requirements of this bylaw. Further, the first 20 feet of any setback measured from the commercial or industrial lot line or commercial or industrial zoning line shall be landscaped in the following manner. On the parcel boundary line, or in such location as may be required by site plan review, the commercial or industrial use shall be required to erect a solid panel wooden fence of at least five feet but no more than eight feet in height. Further, not closer than ten feet from the boundary line, the commercial or industrial use shall plant one tree for every 20 feet of common boundary length. The exact spacing to be determined under site plan review to ensure maximum screening. At the time of planting each tree shall have trunk width (diameter) of a least three inches measured at a point six inches above grade after planting.
- 5.2.7 **Building Coverage** - The percent of building coverage shall be determined by dividing the total ground area of all buildings on a lot by the total lot area.
- 5.2.8 **Height**
- 5.2.8.1 **Height in Feet** - Height in feet shall be the vertical distance from the average of the finished ground level adjoining a building or structure at all exterior walls to the top of the highest roof beams of a flat roof or to the mean level of the highest gable or slope of a hip roof. In all districts chimneys, towers, agricultural silos, antennae, elevator shafts and other similar structures not used for human occupancy or storage may extend above the height limits herein fixed provided that (1) if located upon a roof of a building such structure(s) do not occupy more than 20% of the roof surface and (2) in all cases such extensions shall not exceed a height of 48 feet from the ground to the highest point of the structure unless authorized by special permit from the Board of Appeals.
- 5.2.8.2 **Height in Stories** - Height in stories shall be the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters. One-half story shall be a story under a gable or slope of hip roof.
- 5.2.8.3 **Landfill Height Limit** - The vertical distance above the mean level of the ground within ten feet of the horizontal limit of a landfill to the top surface of the landfill, including any final landfill cap or covering material, shall not exceed 40 feet.