

ARTICLE 4

Zoning District Regulations

4.10 SCHEDULES OF REGULATIONS

The restrictions and controls intended to regulate development in each district are set forth in the attached Schedules that are supplemented by other sections of this ordinance.

4.20 APPLICATION OF REGULATIONS

Except as hereinafter otherwise provided.

- a. No building shall be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land or building be designed, use, or intended to be used for any purpose or in any manner other than as permitted in the district in which such building or land is located.
- b. No building shall be erected, reconstructed or structurally altered to exceed in height the limit hereinafter designated for the district in which building is located.
- c. No building shall be erected, no existing building shall be altered, enlarged or rebuilt, nor shall any open space, surrounding any building be encroached upon or reduced in any manner, except in conformity to the yard, lot area, and building location regulations hereinafter designated for the district in which such building or open space is located.
- d. No yard or other open space provided around any building for the purpose of complying with the provisions of this ordinance shall be considered as providing a yard or open space for any other building, and no yard or other open space on one lot shall be considered as providing a yard or open space for a building or any other lot.
- e. No special use permit shall be required for the extraction of stone, sand and gravel in any district delineated as "I-2". An Industrial Special Use permit shall continue to be required as set form in Schedule A 1- Agricultural Special Use.

ARTICLE 5

Supplementary Lot Regulations

5.10 REGULATIONS

5.11 Corner Lots

At all street intersections, no obstruction to vision (other than an existing building, 30 inches in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot and a line drawn between the points along such street lot lines 50 feet distant from point of intersection.

5.20 HEIGHT REGULATIONS

5.21 General Application

No building or structure shall have a greater number of stories, nor have an aggregate height of a greater number of feet than is permitted in the district in which building or structure is located, except as noted elsewhere in this ordinance.

5.22 Permitted Exceptions to Height Regulations

Chimneys, cooling towers, elevators, bulkheads, fire towers, gas tanks, grain elevators, steeples, barns or silos, water towers, ornamental towers or spires, communications, radio or television towers or necessary mechanical appurtenances, may be erected as to their height in accordance with existing or hereafter adopted ordinances of the Town, provided, no tower other than a church spire or tower of a public building shall exceed the height regulations by more than forty (40) percent. No towers shall be used as a place of habitation or for tenant purposes. No sign, nameplate, display or advertising device of any kind whatsoever shall be inscribed upon or attached to any chimney, tower, tank or other structure that extends above the height limitations.

5.30 YARD REGULATIONS.

Every part of a required yard must be uncovered by structures and unobstructed except for accessory buildings in a rear or side yard, or for the ordinary projection of open porches, balconies, steps, sills, belt courses and cornices, projecting ornamental features shall not exceed two feet.

5.40 MAXIMUM COVERAGE

Land coverage by principal and accessory buildings or structures on each zone lot shall not be greater than is permitted in the district where such principal and accessory buildings are located.

5.50 ACCESSORY STRUCTURES

5.51 Minimum Yard Regulations

a. Unattached Accessory Structures in A and R Districts

Accessory structures, which are not attached to a principal structure, may be erected in accordance with the following requirements:

1. No accessory non-farm building may exceed twenty (20) feet in height or may occupy more than thirty (30) percent of a required rear yard.
2. No accessory non-farm structure shall be located within five (5) feet of side or rear lot lines.
3. No accessory non-farm structure shall be located closer to the street than the front yard setback required for a principal structure in the district in which accessory structure may be located.
4. For corner lots, the setback from the side street shall be the same for accessory buildings as for principal buildings.

- b. Attached Accessory Structures in A and R Districts.
When an accessory structure is attached to the principal building, it shall comply in all respects with the yard requirements of this ordinance applicable to the principal building, See Schedule II

- c. Accessory Structures in Other than A and R Districts.
Accessory structures shall comply with front and side yard requirements for the principal structure to which they are accessory and shall not be closer to any rear property lines than ten (10) feet.

5.60 **GENERAL LANDSCAPING REGULATIONS**

- 5.61 **Enclosed Uses.**
Any enclosed use as may be required by this ordinance to be landscaped in accordance with this subsection shall provide a fence, screen, or landscaping sufficient to obscure such uses from view from abutting properties lying in A and R Districts or from public right-of-way.

- 5.62 **Unenclosed Uses.**
Any use which is not conducted within a completely enclosed building including and similar to, but not limited to, automobile salvage and wrecking operations, outdoor and junk yards, lumber and building materials yards, shall be:
- 1) enclosed by a substantial and solid fence or suitable natural hedge with opening only for access and egress,
 - 2) at least eight (8) feet in height
 - 3) kept in good order and repair,
 - 4) shall not be located nearer than two hundred (200)feet to any residential commercial district;
 - 5) shall have no storage outside of the solid fence;
 - 6) shall be no nearer than fifty (50) feet from any public highway right-of-way Line. This section shall not apply to nurseries and display for sale purposes of new and used cars, trucks, trailers, bicycles, motorcycles, farm equipment, or Mobile homes.

- 5.63 **Approval by the Planning Board.**
Plans and site design for the installation of required fences or landscaping shall be reviewed by the Planning Board as provided in Article 7, prior to issuance of a building permit for such uses.

- 5.64 **Maintenance**
Any fencing or landscaping installed in accordance with this section shall be maintained in good order to achieve the objectives of this section. Failure to maintain fencing or to replace dead or diseased landscaping shall be considered a violation of this ordinance.

- 5.65 **Proper Lawn Care and Exterior Housekeeping**
Affirmative steps must be taken to eliminate all weeds and brush from buildings' sites, which must be seeded down with conventional lawn grass seed and kept trimmed at all times.