

On ground improvement, impervious surface, structure, lot coverage, setback – **Definitions** – 4.12.24

Proposed definitions:

“On-ground improvement” – a manmade impervious surface that is on the ground such as a driveway, parking area, sidewalk, walkway, or patio.

“Structure” – an assembly of materials for occupancy or use that is principally or exclusively above ground level, including but not limited to, a principal or accessory building, mobile home or trailer, sign, wall or fence, storage tank for liquid, gas, oil, propane or other fuel; or an above-ground or in-ground swimming pool. The term structure does not include tanks that are fully underground, septic system components, or on-ground improvements such as driveways, parking areas, sidewalks, walkways and impervious patios.

“Lot coverage” - that portion of the ground area of a lot that is covered by structures and on-ground improvements.

“Setback” – the distance from a lot line, if applicable, or from the center line of a road or highway right-of-way to the outside dimension of a building or structure at ground level on the lot, or of any portion of the building including a deck, porch, steps or cantilevered area. The setback provisions of these regulations do not apply to fences 6 ft or less in height or walls 3 feet or less in height.

“Impervious Surface” – A surface from which precipitation runs off rather than permeates into the ground including, but not limited to, a roof, a paved or unpaved road, driveway, sidewalk, walkway, parking area or natural stone surface.

(Here’s a bonus section dealing with the sticky issue of “trails”)

“Trail” – a pathway primarily used for non-vehicular travel, that is generally narrower than a roadway and generally traverses green or open spaces. A trail may be paved or graveled, in which case it shall be regulated as an “on-ground improvement”; or just cleared of vegetation, in which case it shall be regulated as “natural.” Bridges or boardwalks placed on trails shall be regulated as “structures.”