

A reference plane representing the average of finished ground level adjoining the building at all exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six (6) feet from the building, between the building and a point six (6) feet from the building.

Grading

Any excavating, filling, clearing, or the creation of impervious surface, or any combination thereof, which alters the existing surface of the land.

[Amended 11-19-2013 STM, Art. 22]

Gross Floor Area

The total area of all floors of a structure computed using the outside walls of the unit in accordance with the State Building Code.

Groundwater

Water beneath the surface of the ground, whether or not flowing through known and definite channels.

Groundwater Protection District

The zoning district defined to overlay other zoning districts in the Town of Ashland. The groundwater protection district may include specifically designated recharge areas.

Guest Unit

A room or suite of rooms in commercial accommodations (hotel, motel, tourist home, boardinghouse or lodging house) suitable for separate rental. Any unit containing a stove and either or both a refrigerator or a kitchen sink shall be considered a dwelling unit.

Guyed tower

A monopole or lattice tower that is tied to the ground or other surface by diagonal cables.

[Amended 11-19-2013 STM, Art. 22]

Home Occupation

A business or profession engaged in within a dwelling by a resident thereof as a use accessory thereto.

Hospital

An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, and other physical or mental conditions and including, as an integral part of the institution, related facilities, including laboratories, outpatient facilities, training facilities, medical offices, and staff residences.

Illumination, external

The illumination of a sign by a light source based outside the sign directed at the sign.

[Amended 11-19-2013 STM, Art. 22]

Illumination, internal

The illumination of a sign by a light source from within the enclosed area of the sign itself.

[Amended 11-19-2013 STM, Art. 22]

Impervious surface

Material or structure on, above, or below the ground that does not allow precipitation or surface water to penetrate directly into the soil.

Impervious surface, rail transit district

Any hard-surfaced man-made area that does not readily absorb or retain water, or other fluids, including, but not limited to buildings, parking areas, driveways, roads, sidewalks, paved recreation areas, and any areas in concrete or asphalt. For purposes of Section 8.4, the area of the MBTA Site Access Drive, the area associated with the