

SECTION VII. cont.

impact to wetlands, farmland, or other natural resources; allow reasonable, safe, and less environmentally damaging access to lots characterized by slopes or ledges; and result in the preservation of rural character through reduction of number of access ways; and retention of existing vegetation and topography.

- i. These standards may be waived when, in the opinion of the Planning Board, such action is in the public interest and not inconsistent with the purpose and intent of the Zoning Bylaw.
- j. No common driveway shall be extended or connected to any way other than at one point of intersection with a street providing frontage to the development.
- k. All lots to be served by a common driveway must meet the requirements of a lot as defined in the bylaws. All dimensional requirements, as defined in the Zoning Ordinance, for lots served by a common driveway, including but not limited to, setback and dimension of front, side and rear yards, as measured in relation to the street serving as the legal frontage for the lots, shall be the same as would be required for those lots had they not shared a common driveway.
- l. Each residential lot having access from an approved common driveway may be improved with no more than two (2) dwelling units and related accessory buildings and uses. Each commercial or industrial lot may be improved with no more than one unit except for a planned development.
- m. If the common driveway provides access to two (2) or more lots, the landowners of all residences, or commercial or industrial units served by a common driveway shall be granted a right-of-way. Such right-of-way shall be recorded at the Registry of Deeds within thirty (30) days of approval by the Planning Board, together with a statement of covenants as follows:
- n. Common driveways shall at no time be used to satisfy zoning frontage requirements. Each lot served shall have lot frontage on a street which serves to satisfy lot frontage requirements.
- o. The common driveway shall at no time become the responsibility or liability of the Town of Holland.
- p. Each landowner served by the common driveway shall be liable and responsible in whole for the repair and maintenance of any portion of the common driveway to which they have the exclusive Right of Way, such as a spur serving solely one parcel.
- q. Each landowner served by the common driveway shall be jointly and severally responsible and liable for the repair and maintenance of all portions of the common driveway to which more than one landowner hold a Right of Way.
- r. A covenant shall be entered into between the owner or developer and the Town in a form acceptable to the Planning Board, which binds current and future owners of each lot served by the common driveway, prohibiting the sale of lots and erection of building except for lots approved and/or prior to the adoption of this ordinance, until such time as the common driveway has been constructed in accordance with the approved plan. A draft covenant shall be submitted for approval with the special permit application and shall include but not be