

Planning Board Application SB-TC-01 Adopted Text Changes

(Additions Shown in Red Underlined Font;))

5.2.5 LOT LINES

So far as is practicable, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Proposed lots which result in a width that would require the house to be constructed perpendicular to the street where existing homes are predominately situated parallel to the street are to be discouraged.

5.2.6 VEHICULAR ACCESS TO LOTS

Each building lot shall be served by a driveway connecting said lot with a street for the purpose of vehicular access to required off-street parking space. Where the provision of individual driveways serving abutting accessways and/or adjacent interior lots would result in the appearance of a multiplicity of driveways, compromise traffic safety, or adversely impact the preservation of significant natural features enumerated in Section 4.1 or the attainment of open space preservation goals expressed in Section 4.2 of these Regulations, the Board may approve a plan for common driveways or a plan for vehicle access via easement over one or more abutting lots. The applicant's intent to provide vehicular access from a lot to a street via easement or common driveway over one or more abutting lots shall be subject to review and approval by the Board. "Easement for Driveway Purposes" shall be described and shown with metes and bounds on the Final Plan. No more than four (4) lots may be served by a common driveway. Common driveways shall not be excessive in length and shall conform to the requirements of public safety and convenience; and shall be built to the satisfaction of the Building Official, Fire Marshall and Zoning Enforcement Officer as a prerequisite to issuance of Certificates of Occupancy.