

## SECTION VII cont.

- c. The common driveway shall enter a roadway at a point separated by at least one hundred (100) feet from an intersection. On a state-numbered highway, the common driveway shall enter the roadway at a point separated by at least one hundred (100) feet from any other driveway, curb cut, or intersection.
- d. A common driveway shall have adequate sight distance at its intersection with a public or private road, and shall not create traffic safety hazards to its users or the public.
- e. The common driveway shall access the property over the frontage of at least one of the lots being served by the driveway.
- f. The common driveway shall provide the only vehicular egress/access to the lots being serviced by it, and this shall be so stated in the deeds to the subject lots.
- g. Street Numbers and Identification - Permanent signs, sufficiently readable from the road to serve the purpose of emergency identification, indicating the street number address assigned to each lot served by the common driveway shall be installed within ten (10) feet of the intersection of the common driveway with the street, as well as within ten (10) feet of the intersection of an individual lot driveway with the common driveway. This requirement is in addition to those for individual homes or businesses.
- h. Common driveway design shall to the greatest extent possible minimize adverse 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