

5.2-4 The density bonuses in 5.2-3 above may be combined to result in a total density bonus not exceeding 100%. In Open Space Developments where density bonuses have been granted, the Planning Board shall have the discretion to prohibit subordinate dwellings.

SECTION 5.3 TYPES OF RESIDENTIAL DEVELOPMENT

The allowable residential units may be developed as single-family, two-family, or multi-family residences, provided that applicable Special Permit requirements for the land use district are satisfied and that the number of dwelling units does not exceed the allowable density in Section 5.2 above. The subdivision approval and Special Permit/Site Plan requirements shall be fulfilled concurrently in one proceeding to the extent practical. Subordinate dwellings and accessory apartments shall be permitted in Open Space Developments if allowed by Section 4.4.

SECTION 5.4 DIMENSIONAL REQUIREMENTS

5.4-1 Minimum Lot Sizes in Open Space Developments

The limiting factor on lot size in Open Space Developments is the need for adequate water supply and sewage disposal. Therefore, the minimum lot size shall be as required by the Board of Health for disposal of sewage and the protection of water supply.

5.4-2 Setbacks and Road Frontage

Minimum setbacks and road frontage for lots within an Open Space Development shall be the same as for the Village Residential District, except that if common water and/or sewer services are provided, these dimensions may be reduced by the Planning Board in the course of subdivision approval.

5.4-3 Minimum Preserved Open Space

Open Space Developments shall preserve a minimum of 60% of the land as open space. At least 50% of the land set aside as preserved open space shall be buildable land, and the remainder of the land preserved as open space may include wetlands, steep slopes, shore zone, and other unbuildable land.

5.4-4 Arrangement of Lots

- A. Lots shall be located and arranged in a manner that protects views of the ocean, other scenic areas, farmland, wildlife habitat, large intact forest areas, hilltops, ponds, steep slopes, and other sensitive environmental resources and land of conservation value, while facilitating pedestrian and bicycle circulation.
- B. Lot layout, land alterations, and placement of structures shall follow applicable portions of Looking at the Vineyard, published by the Vineyard Open Land Foundation, as well as any additional design guidelines for Open Space Development which may be adopted by the Planning Board.

SECTION 5.5 PERMANENT OPEN SPACE

Open space set aside in an Open Space Development or as a condition of any Special Permit or Site Plan approval (see Article IX) shall be permanently preserved as required by this Section 5.5. The Planning Board may not require such open space land to be accessible to the public, unless a density bonus is allowed under Subsection 5.2-3(A). Land set aside as permanent open space may, but need not be, a separate parcel. Such land may be included as a portion of one or more large parcels on which dwellings and other structures are permitted, provided that a restriction is placed on such land pursuant to Section 5.5-2 below, and provided