

SECTION 6 - OPEN SPACE RESIDENTIAL DESIGN (OSRD)

6.100 PURPOSE

An Open Space Residential Design (OSRD) is a residential development in which the buildings or lots are clustered together with reduced lot area, frontage, setback and lot coverage requirements. The total number of allowed residential units is based on the number of units that could be permitted for conventional development. The land not included in the building lots is preserved as open space. Open Space Residential Design is the preferred form of residential development in the Town of Dartmouth.

The purpose of Open Space Residential Design (OSRD) is:

- To encourage a more efficient form of development that consumes less open land and conforms to existing topography and natural features better than a conventional subdivision.
- To allow for greater flexibility and creativity in the design of residential developments.
- To encourage the preservation of open space, agricultural and forestry land, plant and wildlife habitat, other natural resources including aquifers, waterbodies, wetlands, historical and archeological resources.
- To protect existing and potential municipal water supplies.
- To preserve and enhance Dartmouth's traditional New England landscape.
- To protect scenic vistas as viewed from the Town's roadways and other public places.
- To reduce the construction cost and maintenance of streets, utilities and public services in a more economical and efficient manner in harmony with the site and neighborhood.
- To protect the value of real property.
- To minimize the total amount of disturbance on the site.
- To preserve open space areas for active and passive recreational use, including the provision of neighborhood parks and trails.
- To encourage the provision of diverse housing opportunities especially housing that is affordable to Town residents and the integration of a variety of housing types.
- To further the goals and policies of the Growth Management Master Plan and Open Space and Recreation Plan.

6.200 APPLICABILITY

Any Subdivision Plan creating five (5) or more residential building lots located in a zoning district that allows residential uses shall be subject to filing concept

plans for both an OSRD and a conventional design in accordance with the requirements of the Open Space Residential Design By-Law (OSRD). The above process shall apply to a parcel of land, or set of contiguous parcels which are in common ownership and will be divided into five (5) or more buildable lots within a ten (10) year period. The ten (10) year period begins with the first lot being subdivided from the parcel or set of contiguous parcels.

Nothing shall prevent an applicant from voluntarily applying for an OSRD Subdivision Plan for more or less than five (5) lots as a preferred development option. Approval Not Required (ANR) Plans are eligible for voluntarily submitting an OSRD Plan. A voluntary ANR OSRD Plan shall follow the applicable requirements of a Subdivision OSRD Plan.

If a plan is subject to the OSRD By-Law, concept plans for both an OSRD and a conventional design shall be submitted to the Planning Board. The Planning Board will review both concept plans and within 21 days of submission to the Planning Board will recommend to the applicant which plan the Planning Board prefers.

If the OSRD plan is chosen by the applicant, then a Special Permit will be required from the Planning Board in accordance with the requirements of the OSRD By-Law. An OSRD ANR plan does not require a Special Permit but must demonstrate compliance with the OSRD design process and standards where applicable. Timelines for action on the Special Permit for an OSRD plan shall be in accordance with M.G.L., Chapter 40A, Section 9. Application for a Special Permit shall be filed in accordance with the rules and regulations in the Planning Board's Special Permit Requirements on file with the Town Clerk.

6.300 PRELIMINARY REVIEW AND SUBMISSION OF CONCEPT PLANS

In order to coordinate the purposes of this By-Law, the Design Process and the Planning Board's opinion for its implementation, a preliminary discussion should be scheduled with the Planning Board prior to significant site design and prior to formally submitting concept plans to the Planning Board. Even before meeting with the Planning Board, the applicant should meet with Planning staff to discuss site and design issues. The applicant should also meet with staff from the Board of Health and Conservation Commission to discuss how Board of Health and Conservation Commission regulations could affect the plan.

Conceptual plans shall be prepared by a multi-disciplinary team of professionals, including registered professional engineer and landscape architect, and shall address the general features of the land, and give approximate configurations of the lots, open space, and roadways. In preparing the concept OSRD plan, general compliance with Sections 6.400 and 6.700 shall be demonstrated.

After preliminary discussion or if the applicant chooses to file an OSRD Plan without preliminary review, concept plans for an OSRD and conventional subdivision shall be filed with the Planning Board. Filing shall be by delivery to the Planning Board Office. The Planning Board shall recommend which plan is in the public interest and consistent with the Town's Growth Management Master Plan (GMMP) and Open Space Plan.

The conceptual plans shall meet the following minimum requirements:

6.301 OSRD Plan

The OSRD plan shall be laid out in accordance with the design process and standards of the OSRD By-Law and shall include the following:

- A. The subdivision name, boundaries, north point, date, locus, scale and title "Conceptual OSRD Subdivision Plan."
- B. The location of existing and proposed streets including width of right of way (r-o-w) and proposed width of improved roads.
- C. The topography of the land in a general manner, water bodies, wetlands as approved by the Dartmouth Conservation Commission, the 100' buffer to wetlands, also floodplain and Aquifer Protection District boundaries.
- D. Proposed lots, including approximate proposed frontage, area and upland for each lot.
- E. Proposed open space parcels.
- F. The location of existing site features; such as, woodlands, fields, agricultural land, stone walls, existing structures, specimen trees (trees with a minimum diameter of 24" at 4' above the ground), archeological sites, historic structures or other areas of interest. The above features shall also be shown if located on abutting property within 100 feet of the site.
- G. Existing and proposed easements.
- H. General drainage improvements.
- I. General location of existing and proposed utilities.
- J. The total centerline linear feet of road being constructed.
- K. Identify abutting restricted open space and the open space administrator.

6.302 Conventional Plan

The Conventional Plan shall be prepared in accordance with the following:

- A. The subdivision name or ANR title, boundaries, north point, date, locus, scale and title "Conceptual Conventional Plan."
- B. Items B, C, D, F, G, H, I, and J under OSRD Plan above.
- C. For the purpose of determining the number of lots a conventional plan can yield, total alterations of bordering vegetated wetlands shall be limited to no more than 5,000 square feet. No alteration of coastal marshes will be allowed. The plan may show bordering vegetated wetlands altered in excess of 5,000 square feet only where

the excess alteration is to provide access into the site from an existing primary road.

- D. Existing or proposed utility easements or other easements shall not be included in buildable area calculation.
- E. Identify abutting restricted open space and the open space administrator.
- F. The number of lots shown shall not exceed that which would be permitted under the Town's Zoning By-Law and the Planning Board's Subdivision Regulations, Board of Health requirements and any other applicable laws and regulations of the Town or the State.

The Conventional Plan shall be designed in full compliance with the Subdivision Regulations with no waivers shown.

The applicant shall have the burden of proof with regard to the maximum number of dwelling units. The applicant may be required to submit additional site information as requested by the Planning Board to satisfy the prescribed burden of proof.

The Planning Board shall have the final authority in determining the maximum number of lots the Conventional Plan shows.

The Planning Board shall review the Conceptual OSRD and Conventional Plans to determine, in accordance with Section 6.200, which plan should be submitted.

6.400 DESIGN PROCESS

The OSRD Plan shall be developed following the design process outlined below. When the OSRD plan is submitted, applicants shall submit a written explanation and be prepared to demonstrate to the Planning Board that this design process was considered in determining the layout of the proposed streets, house lots, and contiguous open space. The Planning Board will determine if the intent of the design process has been followed.

6.401 Understanding the Site

The first step is to inventory existing site features, taking care to identify sensitive and noteworthy natural, scenic and man made features, and to determine their significance.

6.402 Evaluating Site Context

The second step is to evaluate the site to determine how the site features identified above relate to each other, the surrounding neighborhood and their value to the Town. The site shall also be evaluated for existing and future connections of roads/pedestrian/bicycle networks, utilities, agricultural uses, recreational facilities, scenic views, greenbelts and conservation areas.

6.403 Designating the Open Space

The third step is to identify the open space to be preserved on the site. Such open space should include the most sensitive and noteworthy features of the site, and, where appropriate, areas that serve to extend open space networks. See definition of Contiguous Open Space for additional requirements.

6.404 Location of Development Areas

The fourth step is to locate building sites, streets, parking areas, paths and other built features of the development in a manner that enhances the open space and reflects an integrated open space community. Emphasis on consistency with Dartmouth’s historical development patterns and/or consistency with the Town’s Growth Management Master Plan (GMMP) or Planning Board policy must be demonstrated.

6.405 Lot Lines

The final step is to draw in the lot lines if applicable.

6.406 Conclusion of Comparative Process

Once the OSRD plan design process is followed and the OSRD plan is compared to the conventional plan with recommendation from the Planning Board the applicant may choose to apply for a Special Permit for an OSRD plan or file for a conventional subdivision.

6.500 APPLICATION FOR SPECIAL PERMIT TO MODIFY ZONING REQUIREMENTS

Upon application and in accordance with the Special Permit Rules of the Planning Board, the Planning Board by Special Permit is authorized under this OSRD By-Law to modify zoning requirements for lots and structures within an OSRD Subdivision regarding lot area, lot shape, lot frontage, setback, lot coverage (including Aquifer Protection District lot coverage), driveways and parking. While the Planning Board may increase lot coverage on individual lots, the total lot coverage for all lots and open space parcels on the site shall not exceed the lot coverage for the underlying zoning district. The reduced dimensional requirements shall be identified in the Planning Board’s decision.

The Planning Board shall modify zoning requirements based on its findings that the OSRD plan satisfies one or more of the purposes in Section 6.100 of this By-Law.

For OSRD ANR Plans, this By-Law allows the following modifications to zoning requirements by right for an ANR plan that has been endorsed as an OSRD ANR Plan by the Planning Board:

MINIMUM REQUIREMENTS FOR OSRD ANR PLANS⁺

Municipal Sewer/Water		Minimum Lot Area	Minimum Upland	Lot Frontage	Setback from Perimeter lot lines (not street)	Driveway & Parking Space Setback
No	No	40,000 s.f.	32,000 s.f.	100'	10'	5'

No	Yes	30,000 s.f.	24,000 s.f.	100'	10'	5'
Yes	Yes	10,000 s.f.	10,000 s.f.	100'	10'	5'
Yes	Yes	15,000 s.f.	15,000 s.f.*	100'	10'	5'

*Two family dwelling, General Residence District

+This table does not apply to OSRD Subdivision Plans

6.600 MAXIMUM NUMBER OF DWELLING UNITS/LOTS

6.601 Maximum Number of Dwelling Units/Lots

The maximum number of dwelling units shown on an OSRD Plan shall not exceed the number of lots which could reasonably be expected to be developed upon the site under either a conventional subdivision plan or an ANR plan in full conformance with all zoning, subdivision regulations, drainage regulations, health regulations, wetlands regulations, site restrictions, and other applicable requirements. The Conventional/Yield Plan from Section 6.300 shall be used to determine the maximum number of dwelling units/lots.

6.602 Density Bonus for Affordable Housing

The Planning Board may award a density bonus to increase the number of dwelling units/lots beyond the maximum number where affordable housing or affordable Over 55 Housing is provided. All affordable units shall meet the requirements of M.G.L. Chapter 40(B) and the developer shall demonstrate that said units will count towards the Town of Dartmouth's 10% affordable quota as determined by the Massachusetts Department of Housing and Community Development. The density bonus for an OSRD shall not, in the aggregate, exceed ten (10%) percent of the maximum number determined by the Planning Board in its review of the Conventional/Yield Plan, for affordable housing or twenty (20%) percent of the maximum number for affordable Over 55 Housing. When affordable units exceed 10% and up to 20%, all of the affordable units on site must be over 55 Housing. Computations shall be rounded to the highest number. The density bonus units may only be granted if they are restricted perpetually as affordable housing. The permanent restriction shall be approved as to form by legal counsel to the Planning Board, and a right of first refusal upon the transfer of such restricted units shall be granted to the Town of Dartmouth or its designee for a period of not less than 120 days after notice thereof. The Planning Board may designate a housing unit for a resident farmer for OSRD plans, which have a significant agricultural open space component. The resident farmer unit may also be designated as an affordable unit within the maximum number of affordable units allowed.

6.700 DESIGN STANDARDS

6.701 Open Space

A. Open space shall be designed to protect valuable natural and cultural environments such as agricultural land, forestland, significant trees, wildlife habitat, open fields, stone walls, structures deemed valuable

(architectural or historical significance) by the Planning Board, scenic views, wetland resources, waterbodies and shorelines, archeological and historic sites. The most recent Open Space & Recreation Plan or Master Plan will be referred to for guidance in determining valuable natural environments. Priority should be given to locating open space along existing roads. To improve the quality of open spaces or screen abutting properties planted buffers may be required.

- B. Open space shall be planned as large, contiguous areas whenever possible. Long thin strips or narrow areas of open space (less than one hundred (100) feet wide) shall occur only when necessary for access, at the perimeter of the site, or as connections between open space areas. Open space may be considered connected if it is separated by roadway or community facility.
- C. Where a proposed development abuts land held for conservation purposes, the development shall be configured to minimize adverse impacts to abutting conservation land, and provide for the most contiguous arrangement of open space with abutting conservation land. New trail connections should be provided to existing or future recreation or trail facilities, where possible.
- D. The maximum number of lots compatible with good design shall benefit from the open space and all lots shall have reasonable physical and visual access to the open space through roads, sidewalks or paths.
- E. A minimum of fifty percent (50%) of the entire parcel shown on the OSRD Plan shall be open space. A minimum of twenty-five percent (25%) of the entire parcel shall also be contiguous open space. For an ANR OSRD, all of the land not set aside for the maximum number of lots shall be open space.

Any proposed open space shall be subject to a recorded conservation restriction enforceable by the Town, providing that such land shall be kept in an open state, that it shall be preserved for conservation, historic preservation, outdoor education, recreation, park purposes, agriculture, horticulture, forestry, or for a combination of these purposes, and that it shall be maintained in a manner which will ensure its suitability for its intended purposes.

- F. The open space shall remain unbuilt upon, provided that with approval of the Planning Board up to five (5%) percent of such open space may be built upon for structures accessory to the dedicated open space use(s) approved by the Planning Board. Examples of accessory structures would be agricultural sheds and buildings for agricultural uses, outdoor game courts, pool houses (equipment and changing rooms), swimming pools, maintenance buildings for storage of mowers, a club house for a golf course, etc. The Planning Board may designate all or portions of the open space as a "no build" zone.
- G. Underground utilities to serve the OSRD site may be located within the open space if in the opinion of the Planning Board such utilities do not detract from the intended use of the open space.

- H. Areas used for detention and drainage improvement facilities shall not be counted towards minimum required open space calculation percentage (%).
- I. Existing and proposed utility easements and other easements placed on the property prior to OSRD Subdivision submittal shall not be counted towards the minimum open space requirements.
- J. Physical markers or barriers (such as planted trees, fences, monuments) to define open space areas from active use or residential areas may be required. Signs may be required to identify trails, public areas, or use areas.
- K. The Planning Board may require a maintenance plan to keep meadows or agricultural lands in an open condition, or to keep in active agricultural use. Where stonewalls are on the property, a maintenance plan for stonewalls may be required.

6.702 Roads

The principle roadway(s) serving the site shall be designed in accordance with the Planning Board's Subdivision Regulations including the proposal for waivers. Private ways shall be adequate for the intended use and vehicular traffic, and shall be maintained by an association of unit owners or by the applicant. If roadways are ultimately intended for acceptance by the Town of Dartmouth, the Planning Board shall refer to the Department of Public Works (DPW) for minimum design standards necessary for acceptance by the DPW. This section does not apply to OSRD ANR Plans.

6.703 Lots

If lots are proposed, each lot shall be of a size and shape to provide a building site which shall be in harmony with the natural terrain and features of the site, as well as other building sites within the development. All lots shall be provided with adequate access as determined by the Planning Board. Approval of lots by the Planning Board does not assure or imply lots are buildable under Board of Health Regulations.

6.704 Pedestrian Circulation

Pedestrian circulation shall be considered in the design of the OSRD. Depending on the size of the proposed development or the need for pedestrian connections, the Planning Board may require pedestrian walkways, trails, or bike paths. Pedestrian circulation shall be designed with respect to topography, integration with surrounding streets, connection to existing or future pedestrian ways, interior circulation and the separation of pedestrians from vehicles. The Planning Board may require pedestrian sidewalks and bike paths to be paved. If the pedestrian ways are on private land and the public will be allowed to use them, access easements shall be provided.

6.705 Driveways

Driveways may be regulated by the Planning Board, including number, width, location and the requirement for common driveways. Common driveways will generally be required on busy roads to limit curb cuts in order to reduce traffic conflict or to limit site disturbance. Where common driveways are utilized, covenants running with the land shall be executed by the developer to guarantee future maintenance by subsequent owners.

6.706 Parking

Each dwelling unit shall be served by at least four (4) off-street parking spaces. Parking spaces in or in front of garages may count in this computation. The Planning Board may reduce or increase the required number of parking spaces for dwelling units other than single or two family dwelling units. If the Planning Board reduces the number of parking spaces, an area for the reduced number of spaces has to be provided on the site. The Planning Board shall review all parking spaces for proximity to uses served by the parking spaces. The Planning Board may require parking spaces to be paved, or large parking areas to be screened.

6.707 Types of Buildings

The OSRD (except OSRD ANR Plan) may consist of any combination of single-family, two-family and multi-family residential structures approved by the Planning Board, as long as the maximum number of units does not exceed the number of lots in the Conventional/Yield Plan (except for density bonus).

A multi-family structure shall not contain more than four (4) dwelling units. The architecture of all multi-family buildings shall be consistent with the residential character of the neighborhood, particularly providing gabled roofs, predominately wood siding, or use of siding materials which have the appearance of wood shingles or clapboards, an articulated footprint and varied facades. The front façade of multi-family buildings shall face roadways and not parking lots, unless the Planning Board approves a different orientation for passive solar design.

The Planning Board shall determine if multi-family dwellings will be allowed upon its determination that such multi-family dwellings are appropriate to the neighborhood or that such structures are the best option to preserve open space.

6.708 Lighting

The Planning Board may require lighting of streets, intersections, pedestrian circulation, parking areas, or areas around multi-family dwellings. All lighting shall be shielded to prevent glare to abutting properties and adjacent streets. The Planning Board may increase or decrease lighting requirements in the OSRD. This section does not apply to OSRD ANR Plans.

6.709 Historic Features

The removal of historic buildings, structures or stonework shall be minimized insofar as practicable where these exist on the site. Where stone walls are proposed to be removed to accommodate the proposed development, they shall be re-built elsewhere in the OSRD. Replacement stone walls shall be equivalent in style and equal to the linear feet removed. Where these historic uses are found on adjacent properties, development of the OSRD shall minimize visual and physical disturbance to these historic uses.

6.710 Drainage

Stormwater management shall be in accordance with the requirements for subdivisions set forth in the Regulations of the Planning Board. The use of non-structural stormwater management techniques may be proposed, such as shallow grass-lined swales and overland flow that reduce impervious surfaces and promote infiltration where appropriate. This section does not apply to OSRD ANR Plans.

6.800 OWNERSHIP OF OPEN SPACE

6.801 Ownership Options

The developer shall propose (subject to approval by the Planning Board after approval of legal documents by Town Counsel), any one of the following ways to protect the open space(s):

- A. Conveyance to the Town of Dartmouth, subject to acceptance by the Town for park or open space use.
- B. Conveyance to a non-profit organization, the principal purpose of which is the conservation or preservation of open space, with a conservation restriction. Such organization shall be acceptable to the Planning Board as a bona fide conservation organization (should the conservation organization cease to exist, the property under its control shall be offered to the Town of Dartmouth for conservation purposes or the Town of Dartmouth (Select Board) may assign its first option to another conservation organization); and/or
- C. Conveyance to a corporation or trust owned, or to be owned, by the owners of lots or residential units within the development (i.e. "homeowners association") and placed under conservation restriction. If such a corporation or trust is utilized, as indicated herein, ownership thereof shall pass with conveyance of the lots or residential units. Documents creating such trust or corporation shall be submitted to the Planning Board for approval, and shall thereafter be recorded.

Changes regarding custody of the open space shall be approved by the Planning Board.

6.802 Open Space Restriction

In any case where open space is not conveyed to the Town, a conservation restriction, conveyance of development rights to the Town of Dartmouth or agricultural preservation restriction, shall be recorded to

ensure that such land shall be kept in an open or natural state and not be built for residential use or developed for accessory uses such as parking or roadways, except as permitted by this By-Law and approved by the Planning Board. Restrictions shall provide for periodic inspection of the open space by the Town. Such restriction shall be submitted to the Planning Board by the applicant, approved by Town Counsel as to form and approved by the Planning Board and then recorded by the applicant at the Registry of Deeds/Land Court simultaneously with recording of the definitive subdivision plan or ANR plan. A management plan may be required by the Planning Board that describes how existing woods, fields, meadows or other natural areas shall be maintained in accordance with good conservation or agricultural practices. The management plan may also include how stone walls or other structures will be maintained. Encroachment by abutters onto open space that is not approved by the Planning Board is not allowed.

6.803 Encumbrances

All areas to be set aside as open space shall be conveyed free of any mortgage interest, security interest, liens or other encumbrances.

6.804 Maintenance of Open Space

In any case where open space is not conveyed to the Town, the Select Board shall be granted an easement over such land sufficient to ensure its maintenance as conservation or recreation land. Such easement shall provide that in the event the trust or other owner fails to maintain the open space in reasonable condition, the Select Board may, after notice to the lot owners and public hearing conducted by the Select Board, enter upon such land to maintain it in order to prevent or abate a nuisance. The cost of such maintenance, administrative and other associated fees shall be assessed by the Town against the properties within the development and/or to the owner of the open space. The Town may file a lien against the lot or lots within the development, or owner of the open space to ensure payment of such maintenance expenses. The Town may also use all enforcement proceedings to secure payment in the same manner as the collection of taxes or other means of collection available to the Town.

The above remedy shall be in addition to or separate from enforcement by the Zoning Enforcement Officer.

During construction of the OSRD development, open space shall not be used for construction staging areas or for storage of construction materials. The open space shall always be protected and used for the purpose for which it was approved.

6.805 Monumentation

Where the boundaries of the open space are not readily observable in the field, the Planning Board may require placement of surveyed bounds sufficient to identify the location of the open space.

6.900 DECISION

The Planning Board may approve, approve with conditions, or deny an application for OSRD based upon whether the intent and design standards of this by-law have been considered properly and after determination that an OSRD plan is preferable to a conventional plan by promoting the public interest and being consistent with the Growth Management Master Plan (GMMP) and Open Space Plan. Should the Planning Board recommend submittal of an OSRD plan and the applicant chose to apply for an OSRD Special Permit and then the Planning Board denies the OSRD Special Permit such denial does not bar the applicant from applying for a conventional subdivision plan.

6.1000 RELATION TO OTHER REQUIREMENTS

The submittals and permits of this section shall be in addition to any other requirements of the Subdivision Control law or any other provisions of this Zoning By-Law. Any changes to an approved OSRD Plan required by other departments shall require the approval of the Planning Board, and if the changes are substantive, by amending the Special Permit granted by the Planning Board.

6.1100 DEFINITIONS

"Affordable Housing" shall mean affordable to persons in the Dartmouth area under the applicable regulations of the Commonwealth's Department of Housing and Community Development and the Housing Appeals Committee.

"Contiguous Open Space" shall mean one area/parcel of open space at least twenty-five percent (25%) of the entire original tract. Such open space may be divided by the road(s) constructed within the OSRD. The calculation of contiguous open space area shall not include strips of open space less than 100 feet wide.

"Conventional Plan" shall mean a sketch plan meeting the requirements of Section 6.303, which purpose is to determine the maximum number of lots which could be developed on the site in compliance with the Town of Dartmouth Zoning By-Laws and other applicable development regulations as an alternative to OSRD.

"Open Space Residential Design (OSRD)" is a residential development in which the buildings or lots are clustered together with reduced lot sizes, frontage, and other reduced zoning requirements. The total number of allowed lots in an OSRD are based on the requirements of Section 6.601 of this by-law. The land not included in the building lots is preserved as open space. Open Space Residential Design is the preferred form of residential development in the Town of Dartmouth.

"OSRD ANR Plan" shall mean an Open Space Residential Design (OSRD) Plan which meets the requirements of the OSRD By-Law and is eligible for endorsement under M.G.L., Chapter 41, Section 81-P. An OSRD ANR Plan does not require a Special Permit to be endorsed as an OSRD ANR Plan by the Planning Board.

"OSRD Plan" means an Open Space Residential Design (OSRD) Plan which meets the requirements of the OSRD By-Law and is subject to the Subdivision Control Law (M.G.L., Chapter 41). An OSRD Subdivision Plan requires a Special Permit from the Planning Board if it meets the applicability requirements under Section 6.200.

“Open Space Residential Design Special Permit” shall mean the approval granted by the Special Permit Granting Authority, hereby designated as the Planning Board, after review and public hearing of an OSRD Subdivision Plan or OSRD Plan with multiple buildings on one lot or multiple unit buildings on a lot.

“Over 55 Housing” shall mean housing containing dwelling units where the occupancy of the units is restricted to persons 55 years of age or older. One resident per dwelling unit is allowed to be under 55 years of age, as long as the unit when first occupied by the one person under 55 years of age was occupied by a person over 55.