

~~of agricultural or horticultural crops, including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers, or ornamental plants, including provisions for dwellings for persons and their families who are engaged in the above agricultural use on the tract, but not including residential building development for sale or lease to the public.” “Agricultural and Horticultural use” shall have the same definition as “Agricultural Uses” outlined in Article II, Section 2.1 of the Georgetown-Scott County Zoning Ordinance.~~

Cluster Subdivision: ~~A major subdivision of agriculturally-zoned land that separates dwelling lot from agricultural reserve at a ratio of one acre to four acres minimum with a total density not to exceed 1 unit per 5 acres.~~

A major residential subdivision of agriculturally-zoned land creating four (4) or more parcels of land agriculturally-zoned land, that separates residential dwelling lots from preserved agricultural lots with a total density not to exceed 1 residential dwelling unit per 2 acres. Such agricultural preserve must meet or exceed a minimum of fifty (50) percent of the total acreage.

Institute of Transportation Engineers (ITE): Shall refer to the official accredited group of engineers, planners, consultants, and other transportation professionals that monitor national traffic and mobility trends.

Traffic Impact Study (TIS): An assessment conducted by credible or accredited traffic engineers with the purpose of analyzing how new or redeveloped property will affect existing transportation networks.

Kentucky Revised Statute (KRS): Codified statutory laws governing the state of Kentucky.

SECTION TWO

Article X of the Subdivision and Development Regulations, entitled “Site Design Standards for Subdivision and Development,” is hereby amended, to be codified consistent with the numbering system and formatting of the Subdivision and Development Regulations and to read as follows:

1020STER SUBDIVISION

~~A. Cluster development density: one dwelling unit per five acres (1du/5ac).~~

~~B. Lot size: 1.75 minimum, with a maximum of 2.0 acres for all lots on traditional septic fields. Developments with approved public utility septic systems may be approved for a minimum lot size of 0.5 acre. All applications for cluster residential development must receive approval by the Health Department prior to Planning Commission approval of a final plat. Areas devoted to septic treatment for cluster development with approved public utility septic systems or other community septic systems may not be counted as part of any preserved tract.~~