

~~maintenance of the roads, right of ways, and any drainage structures will be the responsibility of the homeowners.~~

DEFINITIONS/KEY TERMS:

~~AASHTO—American Association of State Highway and Transportation Officials.~~

~~ITE—Institute of Transportation Engineers.~~

~~TIS—Traffic Impact Study.~~

~~KRS—Kentucky Revised Statutes.~~

~~Preserved Area—The 3.0-4.5 acres remaining from each cluster dwelling unit that must be maintained for agricultural use.~~

~~Agricultural Use—as defined in Article II of this ordinance.~~

- A. Cluster development density: Cluster density shall not exceed one dwelling unit per two acres. A cluster development must result in no fewer than four parcels.
- B. Lot size: Cluster developments shall be a maximum of 2.0 acres for all lots outside the preserve acreage. Lots with approved 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. All applicants for cluster residential development with lots proposed smaller than 1.75 acres must receive approval by the Health Department prior to Planning Commission approval of the preliminary plat. Preserved acreage tracts may be no smaller than 25 acres.
- C. The preserved acreage must be no less than 50% of the total development acreage and must be preserved for agriculture or open space. The preserved acreage for the entire cluster subdivision is not required to be contiguous, but must be set aside in increments no less than 25 contiguous acres each. A note shall be placed on the Final Plat restricting future subdivision or development of the reserved area. Non-contiguous property cannot be tethered as preserved acreage.
- D. If a property is proposed for both cluster development and 5-acre tract development, each type of development must be reviewed by the Planning Commission as a separate application.
- E. The final plat for any cluster development must depict the area of all septic system installations as well as a 100% septic repair area. Both septic system installation areas and repair areas must be noted as non-buildable areas on the plat.
- F. The maximum number of cluster lots is based on the acreage of the farm proposed for cluster development. All property associated with a cluster development should be under the ownership of the applicant(s) or under contract to the applicant(s), prior to preliminary approval of the cluster development by the Planning Commission.
- G. For cluster developments containing 100 lots or more, accel/decel lanes, turn lanes, and