

2. In rural or unincorporated areas, the surveyor shall certify, on the plat in the form of a diagram or drawing, the number of lots with access to each access easement/driveway.

3. In rural or unincorporated areas, in relation to any lot(s) whose access is provided by an access easement/driveway, the following notes shall be place on the plat:

“The driveway (or access easement) shown on this plat may serve a maximum of three (3) lots.”

“Further subdivision of lots with access to this driveway (or access easement) must be approved by the Planning Commission and can require improvement to public street standards, including an approved road name in accordance with the *Street Naming and Numbering Guide*.”

“The driveway (or access easement) is not a public road and will not be maintained by Scott County or (Georgetown, if applicable).”

3. The Article II, Definitions for major and minor subdivisions are amended to read as follows:

“Subdivision, Major: A subdivision of land for multi-family residential, commercial, industrial, professional, or institutional uses; or into ~~six~~ four (4) or more single family residential lots; or any subdivision of land, including for agricultural or horticultural use, that requires the construction, improvement, extension, or widening of streets or other public improvements; or that requires new off-street utility easements.”

“Subdivision, Minor: (1) The division of a tract of land into ~~five (5)~~ three (3) or fewer single family residential, non-agricultural lots, the remainder of the original tract being counted as one lot. Such lots shall front on an existing public street, except where a single lot is added behind an existing lot that fronts on such a street, and shall involve no new street construction, widening, or extending of an existing street, or any other major public improvement.’

“(2) Only one (1) minor subdivision plat may be submitted and approved per parent tract. The parent tract shall be identified as any property in existence at the time of the adoption of this requirement, using the records contained in the Property Valuation Administrators Office, the Scott County Clerk’s Office and the Planning Commission Office. Subsequent subdivision of such property shall be classified as a Major Subdivision, regardless of the number of lots, and require the submission of a Preliminary Subdivision Plat in accordance with Article III.”