

Text Amendment – RV Campgrounds

Section 2.1 - Definitions

Agricultural Use, Recreational: An outdoor recreational use, i.e., fishing, boating, hunting, riding, etc., involving a tract of real estate in excess of 250 acres which incorporates part-time residential use, e.g., hunting or fishing lodges which are not primary dwellings for the occupants. This also includes lots of 20 acres or larger to be developed as a RV Campground (as defined in this ordinance).

RV Campground (also: Mobile Home Camp, ~~also~~ Trailer Camp, and Overnight Camping Area): An area designed exclusively for the accommodation of overnight and other temporary lodging where the traveler or transient usually provides his own accommodations (in a travel trailer, van, camper, or other mobile vehicle, etc.). This definition does not include camping areas designed exclusively for tent or other primitive camping.

Section 2.51.1

For the purposes of these regulations, four basic types of mobile homes development have been defined. They are: (1) mobile homes parks; (2) mobile home subdivisions; (3) RV Campgrounds ~~mobile home camps (or trailer parks)~~; and (4) a mobile home on a single lot...

Section 2.51.1 (A) Mobile Home Parks and Mobile Home Subdivisions: May be permitted as a conditional use only in R-2 and R-3 districts. ~~Mobile home camping areas~~ RV Campgrounds may be permitted in the A-1R district or by conditional use in B-2 district, ~~or as accessory uses in recreational areas.~~ All mobile home parks shall be subject to the standards of development established in the Subdivision Regulations...

When the Enforcement Officer has determined the application for mobile home parks or ~~trailer camps~~ RV Campgrounds complete, including payment of fees, the application is sent to the Board of Adjustment and/or Planning Commission who shall proceed to consider the application in accordance with state and local regulations. ~~the same manner as set forth in Paragraph 2.33 and in KRS 100.217 through 100.263.~~

Section 2.51.1 (D) (2) RV Campgrounds ~~Mobile Home Camps (or camping areas for trailers)~~ are permitted in the A-1R zoning district or as a conditional use ~~only~~ in the B-2 district ~~or as conditional accessory uses in major recreational areas.~~

- a. The same application, unless changes were granted, that is submitted to the Board of Adjustment and/or Planning Commission, shall be submitted to the Department of Health for their consideration.
- b. The minimum lot for each ~~trailer~~ campsite is 3,000 square feet.

- c. RV Campground developments should reserve 10% of the gross acreage useable open space. Adequate open space and recreation areas shall be provided in accessible locations.
 - a. Useable open space excludes riparian buffers, sinkholes, and other environmentally sensitive areas.
 - b. Open space(s) should be located centrally, and each campsite should be located within 1,320 feet of an open space.
 - c. Campsites should have pedestrian facilities allowing off-road access to open spaces.
 - d. Open spaces should contain diverse recreation amenities to serve the patrons of the development.
- d. Accessory commercial uses are permitted, but no closer than 100 feet from the nearest ~~campsite, trailer or camping lot.~~
- e. The layout and lot arrangement shall provide maximum privacy for campsites from adjoining properties and roads. This may be achieved through landscaping, natural features, radial or alternative lot arrangements, etc.
- f. The surface of the parking area shall be improved, either paved or (8") compacted gravel or as approved by the Board. Setbacks for RV Campground structures and campsites shall be 50 feet from all property lines; except along U.S. Routes where the setback shall be 100 feet from the right-of-way.
- g. All roads vehicular use areas shall be improved as approved by the Board Planning Commission or Planning Commission Director.
 - a. Gravel shall not be used for RV Campgrounds within the Urban Service Boundaries.
- h. All lots and streets shall be properly drained.
- i. RV Campgrounds must be able to be served by municipal water.
- j. RV Campgrounds must be able to have adequate water pressure and flow rates for fire protection. In addition, fire hydrants shall be installed where requested by the local fire department.
- k. RV Campground developments shall have a maximum density of 10 RV sites per gross acre when serve by public sanitary sewer.
- l. RV Campground developments shall have a maximum density of one (1) RV site per one-and-three-quarters (1.75) net acres when not served by public sanitary sewer.
- m. For RV Campgrounds designed in conjunction with cabins, primitive camping, lodges, or other temporary accommodations, each of these units will count toward the maximum density allowed under items (k) and (l) above.
- n. RV Campgrounds with two hundred (200) or more RV sites shall have two (2) public road connections. RV Campgrounds with five hundred (500) or more sites shall have a third public road connection. For the purposes of this section, cabins, primitive camping sites, lodges, or other temporary accommodation units count toward the maximum

number of sites served by a single public road connection. To meet the requirements of this section, a connection must be constructed to the minimum requirements of a city/county road and connect the development to a public road.

- o. Development of an RV Campground shall comply with all Stream Riparian Buffer requirements of the Stormwater BMP Manual.
- p. RV campsite pads shall be outside the 1% annual flood chance area (100-yr. floodplain), and shall be at least two (2) feet in elevation above the 1% annual flood chance area.
- q. All on-site septic systems shall be located outside the 1% annual flood chance area (100-yr. floodplain) and at least twenty-five (25) feet from any riparian buffer.

Section 4.11 (E) – Permitted Uses in the A-1R Zone

Section 4.11 (E) (3) Dwellings within the development, including part-time recreational dwellings and a full-time caretaker's residence, shall not be permitted on tracts of less than five acres each unless as part of a RV Campground served by public sewer;

Section 4.11 (E) (6) It is recognized that an Agricultural Recreational development can adversely impact surrounding properties and public facilities. Examples of adverse impacts include, but are not limited to noise, odor, light, light flashes, traffic, etc. Because of these potential impacts, the Commission shall review any proposed Agricultural Recreational development for impacts and impose such reasonable conditions of approval as are necessary to alleviate any adverse impact on surrounding areas and public facilities. Adverse impact on surrounding areas which cannot be alleviated through reasonable conditions of approval shall be grounds for the Commission's denial of a requested zone classification change to A-1R.

Section 4.11 (E) (7) RV Campgrounds of 20 acres or larger are permitted in the A-1R zoning district.

- a. The calculation of maximum density for the development shall include all permanent or temporary residences of caretakers.
- b. Fencing: RV Campgrounds must provide a fence of at least six (6) feet in height along the property boundaries with A-1 zoned property and rights-of-way with diamond mesh wire or equivalent no-climb wire and post spacing 8-ft. on center. The required fence must be installed prior to public use and may not be secured by bond or other surety.
- c. Landscaping: Establish a 50-ft. preservation easement by plat along the boundaries with non – A-1R zoned property and rights-of-way. Such an easement shall prohibit the removal or disturbance of existing vegetation unless demonstrated to be invasive, sick, or dead. This easement shall contain any required fencing. It shall also contain the following tree lines:

- i. A double row of evergreen/deciduous trees spaced 40 ft. on centers. The ratio of evergreens and deciduous shall not exceed 2:1. Where the campground abuts a public road, the trees shall be 30 ft. on center. The tree plantings may be waived by the Planning Commission or Planning Commission Director where existing tree lines provide adequate screening.
- ii. All landscaping shall exclude any species that may be deemed harmful to livestock.

Section 4.22 - Conservation District Conditional Uses

Section 4.22 Conditional Uses

- B. Public and private camps and campgrounds excluding RV Campgrounds.
- C. Residential or seasonal dwellings provided that all Health Department requirements are met, and the lot size is not less than one acre in size.

Section 4.422 - Highway Commercial District Conditional Uses

Section 4.422 Conditional Uses

- F. RV Campgrounds Trailer Camps