

2.5.12 RV Ordinance (DRAFT)

Purpose

Scott County recognizes the value of recreational opportunities, tourism, and diversified rural economies in unincorporated areas. The purpose of this ordinance is to define and create standards specifically related to the development of Recreational Vehicle Parks and or Recreational Vehicle Campgrounds hereto known as RV Parks. Within this framework, the following goals are highlighted:

1. Protect the rural and neighborhood character in areas where RV Parks are allowed.
2. Establish design standards that are context sensitive.
3. Promote the diversification of the local economy.
4. Allow for such facilities while protecting the public health and safety of the community.

Applicability

RV Parks are a defined land use in the Georgetown – Scott County Zoning Ordinance. These standards apply to all developments that meet such a definition. Only those lands with less than 50% collective prime farmlands and farmland of statewide importance may be considered for this use.

General Requirements

1. The minimum lot for each RV Park Space is 3,000 square feet.
2. Setbacks for RV Campground structures and campsites shall be 50 feet from all property lines; except along U.S. Routes and state routes (numbered) where the setback shall be 100 feet from the right-of-way.
3. 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.

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a. Perimeter boundary buffers must be constructed to the standards described in the *Georgetown and Scott County Landscape and Land Use Buffers Ordinance: Section 6.14 – Agricultural Buffering*

b. Landscaping:

i. Establish a 50-ft. preservation easement by plat along the boundaries of non-A-IR zoned property and rights-of-way. The easement shall contain the following tree lines:

1. A double row of evergreen/deciduous trees spaced 40' on center. The ratio of ever-greens and deciduous shall not exceed 2:1.

2. Where the campground abuts a public road, the trees shall be 30' on center.

3. The tree plantings may be waived where existing tree lines provide adequate screening.

4. All new landscaping shall exclude any species that may be deemed harmful to livestock.

4. RV Campground developments shall reserve 10% of the gross acreage useable open space.

a. Useable open space excludes riparian buffers, sinkholes, and other environmentally sensitive areas.

b. Open space(s) shall be located centrally, and each campsite shall be located within 1,320 feet (1/4 mile) of an open space.

c. Campsites shall have pedestrian facilities non-motorized multi-use trails allowing off-road access to open spaces.

d. Open spaces shall contain diverse recreation amenities to serve the patrons of the development.

5. RV Campgrounds must be able to be served by a public water system.

6. RV Campground developments shall have a maximum density of 10 RV sites per gross acre when served by public sanitary sewer, and 5 RV sites per gross acre when served by private sewer systems.

a. RV Campgrounds operating on a private sanitary sewer system shall not utilize package treatment plants, which are defined as:

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- i. (1) pre-manufactured treatment facilities used to treat wastewater in small communities or individual properties; and
 - ii. (2) which include extended aeration plants, sequencing batch reactors, oxidation ditches, contact stabilization plants, rotating biological contractors, or treatment lagoons.
- b. RV Campgrounds operating on a private sanitary sewer system shall only utilize a treatment system:
 - i. (1) which is approved and permitted by the Kentucky Cabinet of Health and Family Services ("Cabinet") or Kentucky Energy and Environment Cabinet's Division of Water ("DOW");
 - ii. (2) which is a combined-process wastewater treatment system;
 - iii. (3) which is approved for use by the Cabinet as an Aerobic Treatment Unit based upon the authority of applicable Kentucky Administrative Regulations;
 - iv. (4) which shall be installed by a Kentucky certified installer;
 - v. (5) which shall be inspected by a certified inspector;
 - vi. (6) which shall otherwise comply with all applicable Kentucky statutes and administrative regulations, subject to the approval and oversight of the Cabinet; and
 - vii. (7) which is operated and maintained by an individual who holds a Class 3 or above wastewater treatment license in the Commonwealth of Kentucky. Failure to comply with this provision shall be grounds for closure of the campground until the private sanitary sewer system is certified to be operating in compliance with this Ordinance.
 - viii. The applicant shall provide proof of the proposed private sanitary sewer system for the development having been used elsewhere for similar size use within the last 2 years.
- c. Failure of the Owner to maintain the private sanitary sewer system in good operation and free of violations from the local Health Department, State Cabinet for Health and Family Services, and DOW shall be grounds for closure of the campground until the private sanitary sewer system is certified to be operating in compliance with all federal, state and local regulations. Operator must notify the

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local Health Department immediately upon discovery of a failure in the private sanitary sewer system.

d. Prior to operation of an approved RV campground, the applicant shall provide to the GSCPC proof of an active insurance policy against damages or failure of any of the approved private sewer plant. Such policy shall be reviewed every 2 years, or in instances prior to transfer/sale of property, or when reapplication for development plan/activity on property.

7. 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.

8. RV Campgrounds with more than one hundred (100) RV sites shall have two (2) public road connections/accesses.

a. RV Campgrounds with more than six hundred (600) sites shall have a third public road connection.

b. RV Campgrounds with greater than fifty (50) sites shall be required to supply a traffic study as part of the development plan review process.

9. 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.

10. Internal driveways must be constructed to the minimum requirements of a public road in the applicable jurisdiction and connect the development to an existing public road of adequate width.

11. Campgrounds entrances must connect to a collector or arterial roads with a pavement width of at least 20 feet with a 3-foot shoulder.

a. Secondary accesses may be constructed for emergency use only. RV Campgrounds with more than two hundred (200) RV sites shall have a secondary emergency access entrance which may be gated, and which may be used as a full-time public entrance for RV Campgrounds with more than four hundred (400) RV sites.

b. Public roadways serving RV campgrounds must adhere to the standards in the below table:

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	10-foot-wide lanes	11-foot-wide lanes	12-foot-wide lanes
Low Density	1.5 unit per 5 ac 5 ac min parcel		
Medium Density	X	1 unit per 1 ac 10 ac min parcel	
High Density	X	X	5 units per 1 ac* 20 ac min parcel

*10 units per acre when served by public sewer.

12. All vehicular use areas shall be improved as approved by the Planning Commission or Planning Commission Director.

13. Recreational Vehicles may be placed in an RV park for a period of time not to exceed four months within any consecutive 12-month period, and may be used for sleeping and living purposes during the time that it is so placed in the park provided it is self-contained, and further provided it is connected to, and receiving electric and water and sanitary sewer services.

14. Internal driveways must be constructed to the minimum requirements of a public road and connect the development to an existing public road of adequate width.

a. No cul-de-sacs or “dead end” internal roadways shall be permitted.

15. Campground entrances must connect to a collector or arterial road.

a. The collector or arterial road must have with a pavement width of at least 20 feet with a 3-foot shoulder. Secondary accesses can be constructed for emergency use only. Entrance / exit aprons for the development shall be sized to allow for adequate sight distances and space for queuing.

16. Access to recreational vehicle parking areas in RV Campgrounds shall be designed to minimize congestion and hazards at each entrance or exit and allow free movement of traffic on adjacent streets. All traffic into or out of the parking areas shall be through these entrances and exits.

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Application Criteria

1. The applicant shall provide proof of the proposed private sanitary sewer system for the development having been used elsewhere for similar size use within the last 2 years.
2. A Concept Plan for the overall development shall be required at the time of application to the Georgetown – Scott County Planning Commission.

Additional Standards

1. Accessory commercial uses are permitted, but no closer than 100 feet from the nearest campsite.
 - a. Addition of accessory uses shall require additional Conditional Use Permits.
2. When and where applicable, Established Tree lines must be preserved.
3. All proposed developments shall be reviewed and must conform with the approved Subdivision Regulations of Georgetown – Scott County.

Severability

If any section, subsection, or other portion of this article is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such section, sub-section, or portion thereof shall be deemed a separate provision of this article, and such holding shall not affect the validity of the remaining portions of this chapter.