

**SCOTT COUNTY FISCAL COURT
ORDINANCE NO. 23 - 10**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF SCOTT COUNTY,
KENTUCKY AND THE CITIES OF GEORGETOWN, SADIEVILLE AND STAMPING
GROUND PERTAINING TO RV CAMPGROUNDS**

SUMMARY

1. Amends the Zoning Ordinance of Scott County, Kentucky and the cities of Georgetown, Sadieville, and Stamping Ground (“Zoning Ordinance”) to require RV Campgrounds to rezone to A-1R (Agricultural Recreational) prior to being permitted, rather than allowing them as Conditional Uses in the A-1 District.
2. Adds the following performance standards for RV Parks (Campgrounds):
 - a. 10% of the area should be set aside as usable open space.
 - b. Sites must be served by a public water system and must operate at a level of service to provide fire protection pursuant to standards utilized by the Scott County Fire Department.
 - c. Maximum density of ten (10) RV sites per acre when served by public sanitary sewer and maximum of five (5) RV sites per acre when served by private sewer systems.
 - d. RV Campgrounds operating on a private sanitary sewer system must have a recorded agreement with the local Health Department and the Kentucky Energy and Environment Cabinet’s Division of Water regarding semi-annual inspections and maintenance of the private sanitary sewer system. Semi-annual reports must include all Notice of Violations from any regulatory agencies. Semi-annual inspections and reports shall be funded by the owner of the RV Campground. Inspections shall include treatment facilities and collection/conveyance infrastructure. Failure of the owner to provide semi-annual reports on the status of the private sanitary sewer system shall be grounds for the closure of the campground until such reports are provided.
 - e. RV Campgrounds operating on a private sanitary sewer system shall not utilize package treatment plants, which are defined as: (1) pre-manufactured treatment facilities used to treat wastewater in small communities or individual properties; and (2) which include extended aeration plants, sequencing batch reactors, oxidation ditches, contact stabilization plants, rotating biological contractors, or treatment lagoons.
 - f. RV Campgrounds operating on a private sanitary sewer system shall only utilize a treatment system: (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”); (2) which is a combined-process wastewater

treatment system; (3) which is approved for use by the Cabinet as an Aerobic Treatment Unit based upon the authority of applicable Kentucky Administrative Regulations; (4) which shall be installed and operated to produce an effluent treated to a secondary level of treatment of less than 30mg/L BOD (5-day Biochemical Oxygen Demand) and less than 30 mg/L TSS (Total Suspended Solids) and meets the discharge limits prescribed in the DOW Waste Load Allocation discharge permit; (5) which shall be installed by a Kentucky certified installer; (6) which shall be inspected by a certified inspector; (7) which shall otherwise comply with all applicable Kentucky statutes and administrative regulations, subject to the approval and oversight of the Cabinet; and (8) 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.

- g. 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 local Health Department immediately upon discovery of a failure in the private sanitary sewer system.
- h. RV Campgrounds with more than four hundred (400) RV sites shall have two (2) public road connections. RV Campgrounds with more than six hundred (600) sites shall have a third public road connection. 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.
- i. 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.
- j. Campground entrances must connect to a collector or arterial road with a pavement width of at least 20 feet with a 3-foot shoulder. Secondary accesses can be constructed for emergency use only.
- k. 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.
- l. All on-site sanitary sewer systems shall be located outside the floodplain and at least twenty-five feet from any riparian buffer.
- m. 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.

- n. Recreational Vehicles may be placed in an RV park for a period 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.
- o. 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.
- p. Landscaping: Establish a 50-ft. preservation easement by plat along the boundaries of non-A-1R zoned property and rights-of-way. The easement shall contain the following tree lines: A double row of evergreen/deciduous trees spaced 40' on center. The ratio of evergreens and deciduous shall not exceed 2:1. Where the campground abuts a public road, the trees shall be 30' on center. The tree plantings may be waived where existing tree lines provide adequate screening. All new landscaping shall exclude any species that may be deemed harmful to livestock.

3. Provides an effective date upon passage and publication.

The full text of this Ordinance is available for examination at the office of the Scott Fiscal Court Clerk, 101 E Main Street, Georgetown, Kentucky 40324.

INTRODUCED AND PUBLICLY READ FIRST TIME: September 28, 2023

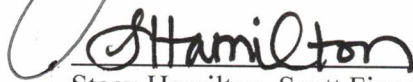
PUBLICLY READ SECOND TIME AND PASSED: October 26, 2023

APPROVED:



 Joe Pat Covington, Scott County Judge/Executive

ATTEST:



 Stacy Hamilton, Scott Fiscal Court Clerk

I, Cameron R. Culbertson, hereby certify I am an Attorney licensed to practice law in the Commonwealth of Kentucky. My office is located at 198 E. Washington St., Georgetown, Kentucky 40324. I further certify the foregoing Summary of Ordinance 23-10 of Scott County, Kentucky, was prepared in accordance with the requirements of KRS 83A.060(9) and is a true and accurate summary of the contents of said Ordinance.



 Cameron R. Culbertson

**SCOTT COUNTY FISCAL COURT
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KENTUCKY AND THE CITIES OF GEORGETOWN, SADIEVILLE AND STAMPING
GROUND PERTAINING TO RV CAMPGROUNDS**

WHEREAS, the Georgetown-Scott County Planning Commission has approved a text amendment to the Zoning Ordinance of Scott County, Kentucky and the cities of Georgetown, Sadieville, and Stamping Ground (“Zoning Ordinance”) pertaining to RV Campgrounds; and

**NOW THEREFORE, BE IT ORDAINED BY THE SCOTT COUNTY FISCAL
COURT** as follows:

1. The Zoning Ordinance is Amended as Follows:

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 an 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; 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. RV Campgrounds may be permitted in the A-1R district or by conditional use in B-2 district. 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 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.

Section 2.51.1 (D) (2) RV Campgrounds are permitted in the A-1R zoning district or as a conditional use in the B-2 district.

4. 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.
5. The minimum lot for each campsite is 3,000 square feet.
6. RV Campground developments should 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) 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.
7. Accessory commercial uses are permitted, but no closer than 100 feet from the nearest campsite.
8. 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.
9. 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.
10. All vehicular use areas shall be improved as approved by the Planning Commission or Planning Commission Director.
 - a. Gravel shall not be used for RV Campgrounds within the Urban Service Boundaries.
11. All lots and streets shall be properly drained.
12. RV Campgrounds must be able to be served by a public water system.
13. RV Campgrounds must be able to operate at a level of service to provide fire protection pursuant to standards utilized by the Scott County Fire Department. In addition, fire hydrants shall be installed where requested by the local fire department.
14. RV Campground developments shall have a maximum density of 10 RV sites per gross acre when served by public sanitary sewer.
15. RV Campgrounds operating on a private sanitary sewer system must have a recorded agreement with the local Health Department and the Kentucky Energy and Environment Cabinet's Division of Water regarding semi-annual inspections and maintenance of the private sanitary sewer system. Semi-annual reports must include all Notice of Violations from any regulatory agencies. Semi-annual inspections and reports shall be funded by the owner of the RV Campground. Inspections shall include treatment facilities and collection/conveyance infrastructure. Failure of the owner to provide semi-annual reports on the status of the private sanitary sewer system shall be grounds for the closure of the campground until such reports are provided.
 - a. RV Campgrounds operating on a private sanitary sewer system shall not utilize package treatment plants, which are defined as: (1) pre-manufactured treatment

facilities used to treat wastewater in small communities or individual properties; and (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: (1) which is approved and permitted by the Kentucky Cabinet or Health and Family Services (“Cabinet”) or Kentucky Energy and Environment Cabinet’s Division of Water (“DOW”); (2) which is a combined-process wastewater treatment system; (3) which is approved for use by the Cabinet as an Aerobic Treatment Unit based upon the authority of applicable Kentucky Administrative Regulations; (4) which shall be installed and operated to produce an effluent treated to a secondary level of treatment of less than 30mg/L BOD (5-day Biochemical Oxygen Demand) and less than 30 mg/L TSS (Total Suspended Solids) and meets the discharge limits prescribed in the DOW Waste Load Allocation discharge permit; (5) which shall be installed by a Kentucky certified installer; (6) which shall be inspected by a certified inspector; (7) which shall otherwise comply with all applicable Kentucky statutes and administrative regulations, subject to the approval and oversight of the Cabinet; and (8) 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.
 - 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 local Health Department immediately upon discovery of a failure in the private sanitary sewer system.
16. 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.
17. RV Campgrounds with more than four hundred (400) RV sites shall have two (2) public road connections/accesses. RV Campgrounds with more than six hundred (600) sites shall have a third public road connection.
- a. 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.
 - b. 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.
 - c. Campgrounds entrances must connect to a collector or arterial roads with a pavement width of at least 20 feet with a 3-foot shoulder.
 - d. Secondary accesses can 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.

18. Development of an RV Campground shall comply with all Stream Riparian Buffer requirements of the Stormwater BMP Manual.
19. 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.
20. All on-site sanitary sewer 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.
21. 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.
22. 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.

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;

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

2. Effective date.

This ordinance shall take effect upon its passage and publication.

First reading approved September 28, 2023.

Adopted upon second reading October 26, 2023.



JOE PAT COVINGTON
SCOTT COUNTY JUDGE/EXECUTIVE

ATTESTED:



STACY HAMILTON, SCOTT FISCAL COURT CLERK