

Article II, Section 2.5 of the Georgetown-Scott County Zoning Ordinance, entitled “Specific Use Regulations,” is hereby amended to add a new section “2.5.14 Agricultural Recreational Projects,” and to add a new section “2.5.16 RV Ordinance,” to be codified consistent with the numbering system and formatting of the Zoning Ordinance and to read as follows:

## 2.5 SPECIFIC USE REGULATIONS

### 2.5.14 AGRICULTURAL RECREATIONAL PROJECTS

Agricultural Recreational Uses, as defined in Section 2.1 above, shall be permitted solely in the Agricultural Recreational (A-1R) zoning district and shall be pursuant to all requirements within the Zoning Ordinance and the Subdivision & Development Regulations. The following standards shall apply for any such use:

1. Prime soils or soils of state-wide importance shall not be prevalent in the development. For purposes of this section, “prevalent” means “widespread or commonly existing.”
2. The development shall not have any full-time residences, i.e. a dwelling which is the primary and legal residence of its occupant, other than the residence of one fulltime caretaker.
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.
4. The development shall have private roads which shall not be eligible for dedication to public use and governmental maintenance.
5. The part-time recreational dwellings in the development shall not be converted to full-time residences until the development is rezoned to Agricultural, A-1, after required notice, publication and demonstration of adequate public facilities and road construction to county specifications.
6. Procedure:
  - a. Prior to an application for the development of an Agricultural Recreational Use, the applicant must first rezone the subject property to the A-1R zone in accordance with all policies, requirements, and procedures set forth by KRS 100, the Zoning Ordinance, and the Subdivision & Development Regulations.
  - b. It is recognized that an Agricultural Recreational development can adversely impact surrounding properties and public facilities. The Planning Commission shall review any proposed Agricultural Recreational development for impacts and impose 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.

### 2.5.16 RV ORDINANCE