

1. Purpose

- a. Scott County recognizes the value of recreational opportunities, tourism, and diversified rural economies in unincorporated areas.
- b. 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 herein known as RV Parks. The intent of this organization is to:
 - i. Protect the rural and neighborhood character in areas where RV Parks are allowed.
 - ii. Establish design standards that are context sensitive.
 - iii. Promote the diversification of the local economy.
 - iv. Allow for such facilities while protecting the public health and safety of the community.

2. Applicability

- a. RV Parks are a defined land use in the Georgetown-Scott County Zoning Ordinance. This article applies to the siting, development, and construction of any new RV Parks after the effective date of this ordinance.
- b. These standards apply to all developments that meet such a definition in unincorporated Scott County.
- c. 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."

3. General Requirements

a. RV Lot Layout

- i. The minimum lot for each RV Park Space is 3,000 square feet.
- ii. 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.
- iii. 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.
- iv. The layout and lot arrangement shall provide maximum privacy for campsites and adjoining properties and roads. This may be achieved through landscaping, natural features, radial or alternative lot arrangements, etc.

b. Landscaping

- i. When and where applicable, established tree lines must be preserved.
- ii. Perimeter boundary buffers shall be constructed to the standards described in the *Georgetown and Scott County Landscape and Land Use Buffers Ordinance: Section 6.14 – Agricultural Buffering.*
- iii. Preservation Easement:
 - 1. Establish a 50-ft. preservation easement by plat along the boundaries with non-A-IR zoned property and rights-of-way. The easement shall contain the following tree lines:
 - a. A double row of evergreen/deciduous trees spaced 40' on