

## **Section 7001 Recreational Vehicle (RV) Park Regulations**

**DEFINITIONS:** The following definitions will be added to Fayette County Unified Development Code:

1. **Recreational Vehicle or RV;** means a motor home, travel trailer, fifth-wheel trailer, park model recreational vehicle, or folding camping trailer, with or without power, designed recreational or emergency occupancy. It does not include pick-up hoods, shells, or canopies designed, created, or modified for occupational usage. School buses or van type vehicles which are converted to recreational use, are defined as recreational vehicles.
2. **Site Stands:** A space set aside for parking of recreational vehicles and personal cars or trucks at a commercial RV Park. Site can include separate picnic tables and fire pits for campers use during stay.

**REQUIREMENTS:** The following regulations shall apply to recreational vehicle parks hereinafter RV Park requirements.

- A. No recreational vehicle or equipment shall be used for living, sleeping or housekeeping purposes except in approved Recreational Vehicle Park area for such use.
- B. **Minimum Park Area:** The minimum size of an RV Park shall be five (5) acres without any other structures.

C. **Streets:**

1. Proposed streets shall be continuous and in alignment with existing, planned, or platted streets with which they are to connect.
2. All dead-end streets shall terminate in a circular turn-around having a minimum right-of-way diameter of eighty (80) feet.
3. Street right of ways shall be a minimum of thirty (30) feet in width, of which eighteen (18) feet shall be used for ingress and egress. One-way streets that are not main entrances shall be a minimum of twelve (12) feet in width.
4. Streets shall be surfaced with gravel, asphalted or cement binder to provide for a durable and dustless surface and shall be graded and drained to dispose of water accumulation.

**Gravel Streets -** Gravel Streets shall be constructed on a compacted sub grade free of organic matter. The gravel shall be a well graded crushed stone aggregate six (6) inches thick after rolling. The surface shall be smooth, uniform and tightly packed.

**Asphalt and Concrete Streets -** Shall be constructed as gravel streets with the addition of a minimum of two (2) inches of bituminous material or (6) inches of concrete material rolled smooth, seamless, and uniform.

5. **Street Signs -** All streets shall be clearly identified by permanent street signs.

D. Minimum Parcel Size: 900 sq ft min, not to include road rights-of-way. Each RV site shall have a minimum road frontage (width) of twenty-five (25) feet along a platted road right-of-way. Must have a minimum of 10 feet between site stands.

E. Open Space: A minimum of fifteen percent (15%) of the total area shall be designated as open space.

F. Lighting: All parks shall provide an adequate lighting system.

G. Off-Street parking:

1. No on-street parking shall be allowed. A minimum of two (2) 180 square feet off-street parking spaces shall be required per site. Each parking space shall have a minimum dimension of 10 feet by 18 feet. Designated parking areas may not be used for overnight camping or occupancy.

H. Minimum Setback Requirements:

1. All RV units and accessory buildings shall be setback a minimum of 40 feet from the street or highway right-of-way line; or property abutting a state or federal highway, the setback required shall be 40 feet.

2. RV units shall be a minimum of 30 feet from other boundary lines of the park and shall be a minimum of 30 feet from adjoining property lines.

I. Utilities: All utilities shall be placed underground

1. Each individual RV site shall be provided its own water and electrical connection; a RV site may contain sewerage connections. If not provided at campsites, sewerage facilities must be provided at convenient comfort stations as determined by the Fayette County Health Department with approved Campground Permit.

2. Each RV Park shall be provided with one or more service buildings equipped with flush toilets, lavatories, showers, and laundry facilities meeting standards established by the Fayette County Health Department. Such facilities shall be conveniently located at distance of not more than 700 feet from any RV served. Such facilities shall be kept in a clean and sanitary condition, and plumbing fixtures shall be maintained in good working order. All such facilities shall be adequately lighted and be well ventilated at all times. Portable fire extinguishers approved by the local fire departments shall be kept in the service buildings and at all locations designated by the fire department.

3. A RV Park shall provide at least one sanitary sewage dump station, one water refill station and one enclosed solid waste disposal collection facility on a concrete pad.

4. As a minimum, design capacities for centralized water and sewage systems shall be based on the total number of RV sites proposed plus 25 percent more capacity to accommodate a tent area (if any), plus an allowance for sewage dump station and a water refill station.

J. RV Site Stand: Each RV site shall provide an adequate stand for the placement of a camping unit. A RV site stand shall be at least 15 feet by 25 feet in size. No more than one RV unit shall be placed on a RV site.

K. Tents: A tent may be placed on any RV site. In addition, however, a special tent area may be set aside and marked in a RV Park for the random location of tents. The capacity of a tent area shall be limited to 25 percent of the number of designated RV sites within a RV Park. A tent area need not be served directly by water or sanitary facilities, provided a comfort station is located within 700 feet. The size of a tent area shall be based on 500 square feet per eligible tent.

L. Registration of occupants: It shall be the responsibility of the owner or manager of the RV Park to keep a current record of the names of the owners and/or occupants of each RV space, the make and license number of each RV and motor vehicle by which it is towed, the state, territory or country, and the arrival and departure date of each occupant.

M. Guest Parking: There shall be provided guest parking in each RV Park at the ratio of one (1) parking space for each five (5) RV or camping sites within the park.

N. Boundary Barrier: A boundary barrier of vegetation must be planted and maintained to add a sound barrier for adjoining properties.

O. Maximum Rental Period: Sites shall not be rented for a period exceeding (30) consecutive days. No monthly rental of sites shall be permitted.

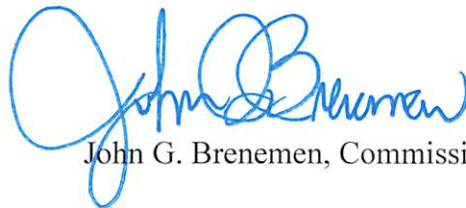
P. Law Enforcement: All campgrounds shall enter into a Letter of Understanding with Fayette County Sheriff Department giving authority to patrol the grounds and to enter grounds for law enforcement purposes.

Entered this 7<sup>th</sup> day of February, 2023.

**FAYETTE COUNTY COMMISSION**



Tom Louisos, President



John G. Brenemen, Commissioner



Allison R. Taylor, Commissioner