

**COMMONWEALTH OF KENTUCKY  
CITY OF LONDON**

**A SUMMARY OF CITY OF LONDON ORDINANCE NO. 2023-11 ENTITLED "AN  
ORDINANCE ESTABLISHING PARKS, LODGINGS AS CAMPGROUNDS AND  
RECREATIONAL VEHICLE USE OR RECREATIONAL VEHICLE PARKS,  
REQUIRING CITY COUNCIL APPROVAL, DEFINITIONS; CONDITIONS FOR  
RECREATIONAL VEHICLES COMMUNITIES AND PARKS IN THE CITY OF  
LONDON, KENTUCKY, MINIMUM DISTANCE BETWEEN EACH RECREATIONAL  
VEHICLE, STATE APPROVAL, CONFLICTING ORDINANCES AND EFFECTIVE  
DATE"**

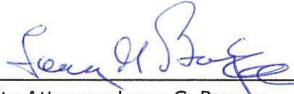
This Summary of the above Ordinance No. 2023-11 is prepared by Larry G. Bryson, who is a licensed practicing attorney in the Commonwealth of Kentucky and is authorized to make this Summary.

The Ordinance is authorized by Kentucky Law pursuant to Kentucky "home rule" in the Kentucky Constitution and Kentucky statutes for health, safety and welfare reasons. The Commonwealth of Kentucky has preempted certain areas of the regulation of Recreational Vehicles ("RVs") and parks and lodging related thereto. This Ordinance is not intended to replace any State requirements or regulations.

Applications relating to these subjects are to be filed with the City of London Building Inspector prior to submission to the City Council. The Ordinance contains a definitional section for terms used in the Ordinance. Certain activities are prohibited in the Ordinance such as yard sales and no more than 2 pets. Parts of the Ordinance pertain to RVs as opposed to campgrounds in general. But neither campgrounds nor RV parks can be located on less than 2 acres. There are screening requirements in the Ordinance and the application must contain a development plan detailing the layout of the facility. Sanitation and water plans are required to be approved by the State and the London Utility Commission. Once the plan is approved by the Council, construction must begin within 12 months and be completed within 24 months. Specifications for the location of RVs, minimum widths, limitations of number of vehicles, requirements for refuse containers, underground installation of electric and telephone lines, set backs for permanent buildings, requirements for visitors' parking, lighting for location of each are contained in the Ordinance. Off conveyances of the property deed comprising the facility cannot be made after approval by the Council. There must be a designate caretaker of the Park and rules and regulations of the Park are to be provided to the Council when approval is given. The State Fire Marshal must approve the plat prior to submission to the Council. The Ordinance

is effective upon publication. A full text of the Ordinance is available for viewing at the Office of the London City Clerk.

Summary Prepared by:

  
City Attorney Larry G. Bryson

**COMMONWEALTH OF KENTUCKY  
CITY OF LONDON, KENTUCKY  
ORDINANCE NO. 2023-11**

**AN ORDINANCE ESTABLISHING PARKS LODGINGS AS CAMPGROUNDS AND  
RECREATIONAL VEHICLE USE OR RECREATIONAL VEHICLE PARKS, REQUIRING  
CITY COUNCIL APPROVAL, DEFINITIONS; CONDITIONS FOR RECREATIONAL  
VEHICLES COMMUNITIES AND PARKS IN THE CITY OF LONDON, KENTUCKY,  
MINIMUM DISTANCE BETWEEN EACH RECREATIONAL VEHICLE, STATE  
APPROVAL, CONFLICTING ORDINANCES AND EFFECTIVE DATE**

WHEREAS, it has been made known that some land developers wish to construct parks, camp lodging or resorts particularly dedicated for camping using recreational vehicles, campers and similar camping or for overnight uses as defined below,

The City of London, Kentucky finds that it is necessary for the health, safety and welfare of the city community and for land use purposes, that such be regulated,

BE IT THEREFORE ORDAINED AS FOLLOWS:

The City Council of the City of London shall approve all Park Lodgings (as defined below) plans. All plans required herein must be first submitted to the City of London Building Inspector prior to submission to the City Council. The Building Inspector of the City shall provide a copy of this Ordinance to any person desiring to construct a Park Lodging in the City of London. Approval of all Park Lodgings (as defined below) shall be upon motion and majority vote by the City Council and shall be recorded in the minutes of the meeting of the City Council.

**PARK LODGING - CAMPGROUNDS & RECREATIONAL VEHICLE PARKS**

**A. USES OF THE PARK:**

1. Park Lodging defined: "Park Lodging" as used herein, includes both Campgrounds and Recreational Vehicle ("RV") Parks ("RV Parks") and combined facilities, provide seasonal or temporary camping housing.
2. Seasonal and Temporary Housing defined: The seasonal and temporary housing as used herein includes but is not limited to a tent, "pop up" or "pop out" or other type of camping trailer ("camper") or recreational vehicle ("RV") regardless of whether it is a camper that is on a truck or other motor vehicle or a camping trailer that is pulled or recreational vehicle with ability to travel under its own power;
3. Stays defined: The stay at Park Lodging can be of no longer than thirty (30) days with no return to that Park Lodging for at least fifteen (15) days. There is excepted from this any

health care provider such as travel nurses, travel physicians, etc. This recognizes that the facility is not a permanent housing facility.

4. Combined facilities of a Campground and RV Park shall be separated with dimensional requirements below applying to each portion as a separate facility.
5. Intent of Ordinance: The intent of this Ordinance concerning park lodging is to enable the orderly, safe, and nuisance-free development and use of such lodging. It is the intent of these regulations to preserve the integrity and attractiveness of the City of London and to maintain its orderly appearance and development and, as such, to regulate the development and location of such parks.
6. No permanent camping facilities may be erected and no underpinning (as used with mobile homes) will be permitted.
7. No yards sales or soliciting will be permitted.
8. No more than two (2) pets will be permitted per site. Any dogs must be leashed at all times and no dogs will be permitted unattended.
9. Any and all plans required herein shall be submitted to the City of London Building Inspector before presentation to the City Council.
10. Some parts of this Ordinance as stated below, only apply to RV Parks and not Campgrounds due to the more impactful and complex nature of RV Park developments. "Park Lodging" shall be subject to the following:
  11. The Campground or RV Park shall be not less than two (2) acres, inclusive of rights-of-way, easements or dedications.
  12. Each Recreational Vehicle ("RV") or camper spaces shall have an area of not less than fifteen hundred (1500) square feet and a width of not less than thirty (30) feet.
  13. The minimum distance between recreational vehicles in the same RV Park shall be fifteen (15) feet.
  14. Park Lodging shall be screened from adjoining lots or parcels, not in Park Lodging use, by a solid fence, wall or trees or other landscaping of not less than four (4) feet in height nor more than six (6) feet in height. The screening fence or wall shall be fully constructed within twelve ("12") months from date of Council for the Park Lodging.

15. An Application to the City Council for a Campground and/or RV Park shall include a Development Plan detailing the layout of the facility and may be same as that submitted to the State.
16. An application to the City Council for Park Lodging shall not be granted until the sanitation facilities and water supply have been approved by any state agency necessary and the London Utility Commission.
17. A portion of the park shall be maintained as meaningful open space.
18. Streets within a Park Lodging facility shall be private. Installation and reasonable maintenance will be the responsibility of owner.
19. A Park Lodging facility receiving approval by the Council shall begin material construction within twelve (12) months from the date of Council approval. Such construction shall be completed within twenty four (24) months thereafter; the maximum density of RV spaces shall be determined per each acre of gross land area, with due consideration of the minimum space size of each lot, distance between lots, setback requirements, street and drive requirements and other requirements contained herein.
20. No RV shall be located anywhere in the Park other than in an RV space as shown on the RV Plan and Plat and only one (1) RV shall be located within any RV space; the only structures or vehicles which may be placed in an RV space, other than storage structures provided by the management of the park, are one (1) RV and one (1) motor vehicle; except as stated herein; no tents shall be permitted in the RV Park nor shall they be considered a "residence" pursuant to this Ordinance.
21. The minimum width for a parcel containing an RV park shall be fifteen (15) feet, except that portions of the parcel intended only for general vehicular entrances and exits may be as narrow as thirty-five (35) feet.
22. No more than three automobiles, motorcycles or trucks in the aggregate as associated with one Campground lot may be parked on Park Lodging property overnight.
23. No home occupation or business shall be operated from any Park Lodging.
24. All contiguous lots of record proposed for the development of an RV park under one (1) ownership or management shall be consolidated into a single lot of record upon development of the park and an appropriate document to memorialize this condition shall be recorded in the deed records for Laurel County prior to the issuance of any building

permit. No transfers of the real estate comprising the park may be made after development of the park.

25. A responsible caretaker, owner, or manager ("Park Manager") shall be placed in charge of any Park Lodging to keep all grounds, facilities and equipment in a clean, orderly, and sanitary condition, and shall be answerable to the owner for any violation of the provisions of this or any other ordinance. The Park Manager and his or her contact information including mailing address, 24/7 telephone number and any email shall be provided in writing to the City of London Code Enforcement Officer and the City of London Police Chief upon approval by the City Council and upon any change in the Park Manager or his or her contact information.

26. All refuse containers shall have an animal-proof lid and shall be maintained in a clean and sanitary condition. Garbage and refuse shall be disposed of in such a manner to control flies, rodents and odors. The applicant shall obtain the written signatory approval of the Director of the City of London Sanitation Department on the application that garbage pickup arrangements have been satisfactorily made by the applicant.

27. All utilities, including electrical power and telephone lines, shall be installed underground unless the City Council concludes the Applicant has shown such installation is not reasonably feasible in particular circumstances. All roads, walkways, grouped-bay parking and service areas shall be provided with lighting adequate to ensure the safety of vehicular and pedestrian traffic.

28. Any permanent buildings shall be set back at least ten (10) feet from any RV or Campground space.

29. A minimum of one (1) guest parking space shall be provided for every ten (10) RV or Campground spaces. One (1) parking space shall be provided for each shift employee and shall be conspicuously labeled as such. Every RV must maintain the ability to be pulled or moved at all times.

30. Post or index lighting shall be provided to indicate the location of each RV parking space, so that the number is clearly visible at night.

31. Low-level exterior lighting and adequate interior lighting shall also be provided for restroom and shower facilities. Reasonable lighting shall be provided throughout a Campground in the interest of safe ingress and egress.

32. A copy of the RV Facility's "Rules" or "Regulations" regarding the operation of the Park shall be provided to the City Council and included as a part of the minutes of the Council meeting giving final approval of the Plat and Plan.
33. Prior to the final plan or plat being submitted to the City Council, approval of the plan shall have been approved by the State Fire Marshal or his/her designee.
34. The complete plan and plat shall be submitted to the City Council for final approval in keeping with all the requirements of this Ordinance. Final approval of the plan and plat shall be made by a vote of the majority of the City Council.
35. Any Ordinances or parts of Ordinances in conflict with any of statements or conditions contained herein are hereby repealed.
36. This Ordinance shall become effective on the date of its publication. If any section, sentence, clause or phrase of the Ordinance is held unconstitutional or otherwise invalid, such infirmity shall not affect the validity of the remaining Ordinance.

FIRST READING: March 6, 2023  
SECOND READING: May 1, 2023  
PUBLICATION: May 10, 2023

  
RANDALL WEDDLE, MAYOR

ATTEST:   
KATELIN MCPEEK, CITY CLERK