RESOLUTION 2026-06

A RESOLUTION OF THE CITY OF OAK GROVE, KENTUCKY CITY COUNCIL SETTING OUT IN FULL AND EFFECTUATING ITS MOTION TO INITIATE A ZONING TEXT AMENDMENT TO ESTABLISH REGULATIONS FOR RECREATIONAL VEHICLE (RV) PARKS AND TO CLARIFY RESERVED ACCOMMODATION USE PROVISIONS WITHIN THE CITY OF OAK GROVE, KENTUCKY.

WHEREAS, the City of Oak Grove has adopted a Zoning Ordinance to regulate the use and development of property within its jurisdiction and to promote the public health, safety, and general welfare of its residents; and

WHEREAS, the City recognizes the need to establish specific development and operational standards for Recreational Vehicle (RV) Parks to ensure appropriate site development, adequate infrastructure, safe access, proper sanitation, and compatibility with surrounding properties and established residential neighborhoods; and

WHEREAS, the proposed amendment establishes requirements for RV Park lot size, maximum acreage, density, spacing, utility connections, water and sewer service, length of occupancy, individual recreational vehicle spaces, setbacks, internal streets, parking areas, screening, and applicable state regulations; and

WHEREAS, the proposed amendment is intended to provide reasonable safeguards to protect neighboring properties, preserve the character of surrounding land uses, minimize potential adverse impacts, and ensure that RV Parks are developed and operated in a manner consistent with the City's planning objectives; and

WHEREAS, the proposed amendment has been presented for consideration in accordance with the applicable provisions of Kentucky law and the City's Zoning Ordinance;

WHEREAS, by resolution, the City Council of the City of Oak Grove, Kentucky has determined to initiate the zoning text amendment process;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF OAK GROVE, KENTUCKY AS FOLLOWS:

SECTION 1. AUTHORIZATION TO INITIATE TEXT AMENDMENT.
The City of Oak Grove hereby authorizes the initiation of a text amendment to Section 5.23, Accommodation Uses, of the City of Oak Grove Zoning Ordinance, for the purpose of establishing proposed Section 5.23.5, Recreational Vehicle (RV) Parks, and designating Section 5.23.6, Short-Term Rentals, as a reserved provision.

SECTION 2. PROPOSED RV PARK DEVELOPMENT STANDARDS.

The amendment establishes standards governing the development and operation of Recreational Vehicle Parks, including, but not limited to:

1. Minimum lot size of one (1) acre and maximum park area of five (5) acres;
2. Maximum density of ten (10) recreational vehicles per acre, not to exceed fifty (50) recreational vehicles per park;
3. Minimum separation of five hundred (500) feet from another RV Park;
4. Requirements for potable water, sewage disposal, and electrical connections;
5. Requirements for municipal water and sewer service, with limited provisions for private septic systems where municipal sewer is unavailable;
6. Limitations on recreational vehicle occupancy and duration of stay;
7. Minimum recreational vehicle space dimensions and separation distances;
8. Minimum building and recreational vehicle setbacks, including additional setbacks adjacent to residential zoning districts and established residential uses;
9. Requirements for internal community streets, access, paving, and parking;
10. Perimeter screening requirements to minimize impacts on adjoining properties;
11. Prohibition of campgrounds within RV Parks; and
12. Compliance with applicable state regulations, including 902 KAR 15:020.

SECTION 3. REFERRAL TO PLANNING COMMISSION AND PUBLIC HEARING.

The City Council hereby requests that the Community and Development Services Board (Planning Commission) conduct a public hearing following notification in accordance with applicable law and make a recommendation to the City Council.

SECTION 4. REIMBURSEMENT OF COSTS.

The City of Oak Grove shall reimburse the Planning Commission for costs incurred in the preparation and notification of this amendment.

SECTION 5. NO PREDETERMINATION OF FINAL ACTION.

This Resolution does not predetermine or otherwise restrain the zoning recommendation of the Planning Commission or the final action of the City Council. The recommendation of the Planning Commission and the final action of the City Council shall be made in accordance with applicable law following proper notification and a public hearing.

SECTION 6. EFFECTIVE DATE.

This Resolution shall become effective upon its adoption by the City Council of the City of Oak Grove, Kentucky.

ADOPTED by the City Council of the City of Oak Grove, Kentucky, this _____ day of _____, 2026.