

County Ordinance No. 6 (2011 series)

AN ORDINANCE AMENDING ARTICLE VII OF THE TAYLORSVILLE  
SPENCER COUNTY JOINT PLANNING AND ZONING  
REGULATIONS REGARDING INDUSTRIAL ZONING  
CLASSIFICATIONS AND GUIDELINES.

WHEREAS, a public hearing was held before the Taylorsville-Spencer County Joint Planning and Zoning Commission on the 16<sup>th</sup> day of September, 2010 after appropriate legal notice and,

WHEREAS, pursuant to KRS 100.211 (2) and Article XIII, Section 1301 of the regulations, the Taylorsville-Spencer County Joint Planning and Zoning Commission took the following action which was to recommend the proposed addition,

WHEREAS, the Spencer County Fiscal Court held a hearing on the 1<sup>st</sup> day of November, 2010, after appropriate legal notice, in regard to the proposed amendment and,

THEREFORE, BE IT ORDAINED by the Spencer County Fiscal Court (or the County of Spencer) that Article VII of the Taylorsville-Spencer County Joint Planning and Zoning regulations is amended to read as follows:

ARTICLE VII

PROVISIONS GOVERNING INDUSTRIAL DISTRICTS

Preamble: The purpose of the Industrial District is to provide for commercial and manufacturing uses. Such uses are not to be obnoxious or offensive, by reason of the emission of odor, dust, smoke, noise, gas fumes, cinders, vibrations, refuse matter or water carried waste and that such characteristics are not normally creating a nuisance discernible beyond its property.



**Section 701 I-1 Light Industrial District**

**Section 701.1 Uses permitted in the I-1 Light Industrial District**

- a.) Any uses permitted in the Commercial Districts except for residential uses unless they are recommended by the Planning Commission and approved by the Governing Body.

Box Factory  
Boat Building  
Building Movers & Wrecker Establishment  
Distribution Plant  
Feed Mixing  
Grain Elevators  
Machine Shops  
Manufacturing of Plumbing, Heating or Electrical Components  
Manufacturing or Treatment of Organic Products or Stone  
Manufacture of Appliances, Instruments / Novelties  
Manufacture or Packaging of:  
    Cosmetics, Food Products or Pharmaceutical  
Processing, canning, packaging or  
    treatment of meats &/or vegetables  
Poultry Processing -killing, dressing &/or packaging  
Rabbit Processing  
Sheet Metal Shops  
Structure for Landing and Mooring of Barges or Boats  
Tool Manufacture  
Truck Terminals w/ Conditional Use Permit  
Wholesale Business  
Wool Pulling or Scouring  
Accessory Uses or Structures incident to any of the  
    listed industrial uses within the buildable area  
    of the lot: Fence or enclosed wall; loading space;  
    lunchroom for employee; parking area or garage;  
    recreation area, nonprofit; repair garages for vehicles

**Section 701.2 Accessory use and structure in the I-1 Light Industrial customarily**

**Incident to any of the above uses, located within the build-able area  
of the lot, unless otherwise specified and including:**

- a.) Fence or enclosure wall not to project into required front yard;



- b.) Loading space;
- c.) Lunchrooms for employee;
- d.) Parking garage or parking area;
- e.) Recreation area, non-profit;
- f.) Repair garages for vehicles:
- g.) signs, related to or advertising the use being conducted on the premises.
- h.) Any use which in the opinion of the Planning Commission which is of the same general character as those listed above.

**Section 701.3 Required Conditions for Uses permitted in the I-1 Light Industrial**

**Districts**

- a.) The premises, all buildings and accessory structures, including signs, walls, fences and other enclosures shall be kept in sightly and proper condition and repair.
- b.) Screening and Buffering as set forth in Section 606.
- c.) Loading and Unloading Docks: space used for loading or unloading commercial vehicles in connection with such an operation shall be located at the rear of the building or located in a manner as to not be seen from a major roadway.
- d.) All outside storage shall be screened from sight, with plant material or tight fencing six (6) feet high or a combination of both fencing and plant material as set forth in the screening and buffering section. See Section 606.

**Section 701.4 Required Lot Area and Lot Width in I-1 Light Industrial Districts**

Each use to be established in the I-1 District shall provide a minimum lot area of one acre and a minimum lot width of One Hundred (100) feet.

**Section 701.5 Building Height Regulation in I-1 Light Industrial Districts**

No building/ structure in the I-1 Districts shall exceed fifty (50) feet in height unless the front, side and rear yards required in Section 1001.6 are



increased five (5) feet for every five (5) feet or fraction thereof of additional height over fifty (50) feet.

**Section 701.6 Yards Required in I-1 Light Industrial Districts**

Except as required in the Building Line setback, Article II, Section 212 all structures to be constructed, altered, or moved in the I-1 Districts shall provide yards of the following minimum depths.

- a.) Front yard- fifty (50) feet landscaped with grass, trees, and shrubs.
- b.) Street Side Yard - fifty (50) feet landscaped with grass, trees, and shrubs.
- c.) Unless otherwise stated - side yard- thirty-five (35) feet except where a side yard abuts a residential district in which case a side yard of seventy-five (75) feet shall be provided.
- d.) Rear Yard – twenty-five (25) feet.

**Section 701.7 Exceptions and Modifications in Industrial Zones**

Exceptions and Modifications as indicated in Article VIII.

**Section 701.8 Parking Regulations for I-1 Light Industrial District**

All points of access and off-street automobile parking areas on the front and street side must be paved with bituminous asphalt or concrete from the street to the structure. All other parking areas are to be paved with bituminous asphalt, concrete, crushed stone, gravel, or slag.

All other parking shall be provided as indicated in Article II, Section 206.

Parking Exceptions Article VIII, Section 805.

**Section 701.9 Signage for I-1 Light Industrial District**

On- premises signs permitted as indicated in Article II, Section 215.  
Electronic Signs are permitted as indicated in Article II, Section 215.



**Section 702 I-2 High Industrial District**

**Section 702.1 Uses permitted in the I-2 Heavy Industrial District**

- a.) Any uses permitted in the I-1 Industrial District.

Accessory Uses or Structures incident to any of the listed industrial uses within the buildable area of the lot: Offices;

Incinerators but only properly constructed devices approved by the BOA hereinafter referred to;

Manufacture, Processing and/or Storage of Gas in its various forms, not in excess of quantities determined by the BOA to be not hazardous to adjacent properties;

Storage of explosives or inflammables, not in excess of that determined by the BOA to be not hazardous to adjacent properties;

Asphalt Processing

Battery Manufacturing

Boiler Works

Concrete, Central Mixing and Batching Plant w/ Conditional Use Permit

Concrete Products Manufacture not including cement

Cooperage Works/Wooden Barrel manufacturing

Dispensary

Distillery

Fertilizer, Incinerator or Reduction Products w/ Conditional Use Permit

Foundry – casting of light weight non-ferrous metal

Junkyards/ Automobile Wrecking/ Salvage Operations

located not less than 400 feet from any R-district operation enclosed on all sides with a tight painted fence not less than 8 feet high and provided that operation shall not be visible from street or road

Lumber Storage, Millworks & Sales w/ Conditional Use Permit

Oilcloth or Linoleum Manufacture

Planing Mill

Private Incinerators w/ Conditional Use Permit

Power Generation/ Gas Manufacturing Plants

Public Incineration w/ Conditional Use Permit

Rock, Sand, Slag or Gravel Distribution

Rolling Mill



Salt Works

Sawmill- commercial w/ Conditional Use Permit

Solid Fuel Sales:

coal, coke and wood, storage and sales w/ Conditional Use Permit

Stone or Monument Works

Storage and Distribution of Any Material or

Merchandise other than: explosives or  
inflammable; garbage, offal or dead animals;  
paper, exclusive of rolled newsprint or other  
rolled paper; petroleum & petroleum byproducts  
in excess of an amount necessary for use of the  
premises, and rags, metal and junk

**Section 702.2 Accessory use and structure in the I-2 Heavy Industrial District**

**customarily incident to any of the above uses including:**

- a.) Fence or enclosure wall not to project into required front yard;
- b.) Loading space;
- c.) Parking garage;
- d.) Recreation area, non-profit;
- e.) Signs related to or advertising the use being conducted on the premises.
- f.) Incinerators, (but only properly constructed devices approved by the Board of Adjustment hereinafter referred to.)
- g.) Offices.
- h.) Manufacture, processing and/or storage of gas in its various forms, not in excess of quantities determined by the Board of Adjustment to be not hazardous to adjacent properties.
- i.) Storage of explosives or inflammables, not in excess of that determined by the Board of Adjustment to be not hazardous.
- j.) Lunchrooms for employees.
- k.) Repair garages for vehicles.



- I.) Any use which in the opinion of the Planning Commission is of the same general character as those listed above.

### **Section 702.3 Required Conditions for Uses permitted in the I-2 Heavy Industrial**

#### **Districts**

- a.) The premises, all buildings and accessory structures, including signs, walls, fences and other enclosures shall be kept in sightly and proper condition and repair.
- b.) Screening and Buffering as set forth in Section 606.
- c.) Loading and Unloading Docks: space used for loading or unloading commercial vehicles in connection with such an operation shall be located at the rear of the building or located in a manner as to not be seen from a major roadway.
- d.) All outside storage shall be screened from sight, with plant material or tight fencing six (6) feet high or a combination of both fencing and plant material as set forth in the screening and buffering section. See section 606.

### **Section 702.4 Required Lot Area and Lot Width in I-2 Heavy Industrial Districts**

Each use to be established in the I-2 District shall provide a minimum lot area of one acre and a minimum lot width of One Hundred (100) feet.

### **Section 702.5 Building Height Regulation in I-2 Heavy Industrial Districts**

No building in the I-2 Districts shall exceed fifty (50) feet in height unless the front, side and rear yards required in Section 1003.6 are increased five (5) feet for every five (5) feet or fraction thereof of additional height over fifty (50) feet.

### **Section 702.6 Yards Required in I-2 Heavy Industrial Districts**

Except as required in the Building Line setback, Article II, Section 212 all structures to be constructed, altered, or moved in the I-2 Districts shall provide yards of the following minimum depths.

- a.) Front yard- fifty (50) feet landscaped with grass, trees, and shrubs.
- b.) Street Side Yard - fifty (50) feet landscaped with grass, trees, and shrubs.



- c.) Unless otherwise stated - side yard- thirty-five (35) feet except where a side yard abuts a residential district in which case a side yard of seventy-five (75) feet shall be provided.
- d.) Rear Yard – twenty-five (25) feet.

**Section 702.7 Exceptions and Modifications in Industrial Zones**

Exceptions and Modifications as indicated in VIII.

**Section 702.8 Parking Regulations for I-2 Heavy Industrial District**

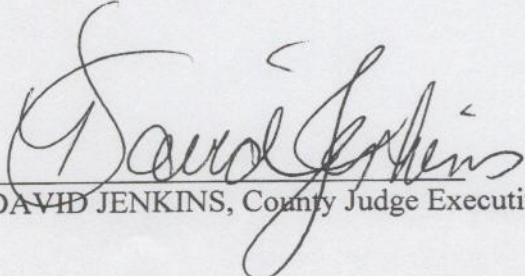
All points of access and off-street automobile parking areas on the front and street side must be paved with bituminous asphalt or concrete from the street to the structure. All other parking areas are to be paved with bituminous asphalt, concrete, crushed stone, gravel, or slag.

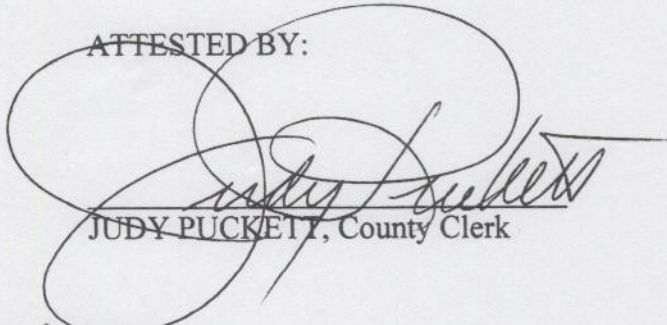
All other parking shall be provided as indicated in Article II, Section 206.

Parking Exceptions Article VIII, Section 805.

**Section 702.9 Signage for I-2 Heavy Industrial District**

On- premises signs permitted as indicated in Article II, Section 215.  
Electronic Signs are permitted as indicated in Article II, Section 215.

  
DAVID JENKINS, County Judge Executive

ATTESTED BY:  
  
JUDY PUCKETT, County Clerk

Date of First Reading  
Date of Second Reading  
Date Published

October 18, 2010  
November 1, 2010  
November 3, 2010