

ARTICLE VII. PROVISIONS GOVERNING INDUSTRIAL DISTRICTS

Sect. 700 I-1 Light Industrial District

Intent: The intent of this zoning district classification, when properly applied, is to provide areas for industrial uses that have no off site impacts, including visual impacts, and that blend well with other less intense uses. All industrially zoned areas must be served by public sanitary sewers in City of Taylorsville. All areas outside the City of Taylorsville must be served by public sanitary sewers or an otherwise approved sanitary sewer system that meets the requirements of the State of Kentucky, as required by the Environmental Protection Agency and the Division of Water.

1.) Permitted Uses.

- A.) Manufacturing, fabrication, storage and/or processing of any product or commodity, except as otherwise provided in these regulations, with operations that have no adverse off site impacts from noise, dust, odors, or light. All operations must be confined within a building or other Planning Commission approved structure.
- B.) Retail sale or wholesaling of any product or commodity manufactured, fabricated, or processed on the premises.
- C.) Commercial uses (only) as allowed in the B-3 Commercial District
- D.) Parking lots and structures

2.) Accessory Uses Permitted.

Generally allowed are accessory uses and structures customarily incidental 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.) Employee and customer 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.

3.) Conditional Uses allowed

- A.) Conditional Use listed as permitted in all zones (see section 210(3)(B))
- B.) Mobile Home as Place of Residence for a Industrial Watchman: The Board of Adjustment, when reviewing applications for this conditional use, shall consider the following factors: if there other facilities that can reasonably accommodate a watchman's residence, if so the permit may be denied; if there is a necessity for a watchman living on site; sewage disposal facilities; as well as aesthetic considerations, appearance, and maintenance concerns.

4.) Dimensional Requirements

Subject to the special requirements of Article VIII. *(Except when the zone abuts a residential district, in which case the residential setbacks if more strict apply)*

- A.) Maximum Height - 50 feet in height; except that a building may exceed the 50 foot height requirement if the front, side and rear yards required herein are increased five (5) feet for every five (5) feet or fraction thereof of additional height over fifty (50) feet.
- B.) Minimum Lot Area w/ sanitary sewer - 1 acre
- C.) Minimum Lot Area without sanitary sewer - 1 acre
- D.) Maximum Lot coverage - 60 percent
- E.) Minimum Lot Width - 100 feet
- F.) Minimum Front Yard - Front yard- fifty (50) feet landscaped with grass, trees, and shrubs.
- G.) Minimum Side Yard- fifty (50) feet landscaped with grass, trees, and shrubs except where a side yard abuts a residential district in which case a side yard of seventy-five (75) feet shall be provided.
- H.) Minimum Rear Yard - twenty-five (25) feet

5.) Parking and Loading Regulations.

- a.) All-weather off-street automobile parking, paved with bituminous asphalt or concrete shall be provided on all lots on which any of the following uses are established such space shall be provided with vehicular access to a street or alley.

b.) All other parking shall be provided as indicated in Article XIII.

c.) Parking Exceptions Article XIII, Section 1300(2).

d.) 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.

6.) Allowed Signage

All signs shall be installed as allowed and indicated in Article X.

7.) Landscape and Buffering

All landscape and buffering to be installed as specified in Article IX.

Sect. 701 I-2 Heavy Industrial District

Intent: It is the intent of this zoning district classification, when properly and cautiously applied, to provide areas for heavy industrial uses, that due to the nature of their operation or materials used, have impacts beyond the boundaries of the property on which they are located. All industrially zoned areas must be served by public sanitary sewers in City of Taylorsville. All areas outside the City of Taylorsville must be served by an approved sanitary sewer system that meets the requirements of the State of Kentucky, as required by the Environmental Protection Agency and the Division of Water.

1.) Permitted Uses.

- A.) Those uses listed as permitted uses in the I-1 Light Industrial District
- B.) Those industrial uses which have associated therewith any detrimental or obnoxious noise, vibration, smoke, odors, dust and/or other objectionable conditions, including but not limited to the following: foundries, brick kilns, curing and tanning, glue manufacturing fertilizer manufacturers, stockyards, slaughterhouses, rendering plants, gasoline storage areas, refuse dumps, sanitary landfill areas. *Note: refuse dumps and sanitary landfills must also meet the requirements of any siting ordinances adopted by local legislative bodies with the more strict requirements applied in cases of conflict.
- C.) The manufacture and/or sale of rock, sand or gravel when a principal use
- D.) Commercial Uses (only) as allowed in the B-3 Commercial District
- E.) Parking lots and structures

2.) Accessory Uses Permitted

Generally allowed are accessory uses and structures customarily incidental 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.) Employee and customer 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.

3.) Conditional Uses allowed

- A.) Conditional Use listed as permitted in all zones (see section 210(3)(B))
- B.) Automobile race tracks
- C.) Mobile Home as Place of Residence for a Industrial Watchman: The Board of Adjustment, when reviewing applications for this Conditional Use, shall consider the following factors: if there other facilities that can reasonably accommodate a watchman's residence, if so the permit may be denied; if there is a necessity for a watchman living on site; sewage disposal facilities; as well as aesthetic considerations, appearance, and maintenance concerns.

4.) Dimensional Requirements

Subject to the special requirements of Article VIII. *(Except when the zone abuts a residential district, in which case the residential setbacks if more strict apply)*

- A.) Maximum Height - 50 feet in height; except that a building may exceed the 50 foot height requirement if the front, side and rear yards required herein are increased five (5) feet for every five (5) feet or fraction thereof of additional height over fifty (50) feet.
- B.) Minimum Lot Area w/ sanitary sewer - 1 acre
- C.) Minimum Lot Area without sanitary sewer - 1 acre
- D.) Maximum Lot coverage - 60 percent
- E.) Minimum Lot Width - 100 feet
- F.) Minimum Front Yard - Front yard- fifty (50) feet landscaped with grass, trees, and shrubs.
- G.) Minimum Side yard - fifty (50) feet landscaped with grass, trees, and shrubs except where a side yard abuts a residential district in which case a side yard of seventy-five (75) feet shall be provided.
- H.) Minimum Rear Yard - twenty-five (25) feet

5.) Parking and Loading Regulations

- a.) All-weather off-street automobile parking, paved with bituminous asphalt or concrete shall be provided on all lots on which any of the following uses are established such space shall be provided with vehicular access to a street or alley.

b.) All other parking shall be provided as indicated in Article XIII.

c.) Parking Exceptions Article XIII, Section 1300(2).

d.) 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.

6.) Allowed Signage

All signs shall be installed as allowed and indicated in Article X.

7.) Landscape and Buffering

All landscape and buffering to be installed as specified in Article IX.