ORDINANCE NO. _321_

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 _16th_ 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 City of Taylorsville held a hearing on the _7th_ day of _December_, 2010, after appropriate legal notice, in regard to the proposed amendment and,

THEREFORE, BE IT ORDAINED by the City of Taylorsville 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.

l.) 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.

DON PAY, Mayor

ATTESTED BY:

STEVE BIVEN, City Clerk

Date of First Reading November 9, 2010
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