

Section 6.12: Central Business District (B-2)

Intent: The intent of this zone, when properly applied, is to allow dense commercial development in predetermined downtown areas of the cities located in Nelson County. Because of the dense pattern of development that this zone allows, it is not subject to wide application.

A. Principal Uses Permitted

Those uses listed as principal uses permitted in the B-1 Neighborhood Business District without the limitations on structure size.

Specialty stores, department stores, places of amusement and entertainment, hotels and other places of overnight accommodation, and restaurants (no uses allowed serving liquor by the drink are allowed without first obtaining a PUD designation, see Section D. below; only in effect in the City of Bardstown); automobile dealerships and sales lots, and the retail sale of all other merchandise not specifically prohibited or permitted for the first time, in a less restrictive classification.

Parking Lots and structures

Upper-story housing (only applicable to B-2 zoning in City of Bardstown): Where commercial structures have 2 or more stories, the first story shall be used only for office and commercial uses permitted in P-1, B-1, and B-2, and upper stories (2nd story and above) may be used for office and commercial uses permitted in P-1, B-1, and B-2 and/or dwelling unit

B. Accessory Uses Permitted

Garage or other accessory building

Private recreational facilities

Drive-In Facilities, serving a principal use, determined by the City or County Engineer not to be a traffic hazard.

Only that wholesaling of merchandise which is clearly incidental and subordinate to the principal retail use on the premises.

C. Conditional Uses Permitted

- (1) Mini-warehouses: which provide for rental, small storage facilities that are offered for use to the public. The Board of Adjustments when granting requests for mini-warehouse facilities may limit the number of units provided, restrict the size or orientation of any structure, require screening, buffering, or landscaping, require a specific type of building material, require green landscape buffer areas, require storm water abatement measures or impose any other requirement that it deems necessary to help the requested use blend into its unique surroundings. (NA in City of Bardstown)
- (2) Car Wash: The Board of Adjustment, when reviewing applications for this conditional use, shall review plans for the operation to determine if traffic circulation/vehicle storage and wash water discharge are adequately provided for. The opinion of the City or County Engineer shall be sought concerning traffic circulation/vehicle storage provisions. Wash water shall be discharged into sanitary sewers of a facility approved by the Nelson County Health Department.
- (3) Automobile Service Stations: Distinguished from mini-marts by offering minor automobile service and repairs. When considering an application for this conditional use the Board of Adjustments shall review: the plans for the facilities to insure proper traffic circulation and accessibility; the proper integration of a less dense use into a densely developed environment; signage; lighting; the hazard/nuisance posed by the storage and/or delivery of gasoline or other flammable materials.
- (4) Micro-Brewery. The intent of this conditional use is to allow micro-breweries supporting permitted eating and drinking establishments, event facilities, or similar uses. Prior to the approval of a conditional use permit hereunder, the BOA must consider the impact of the proposed use upon surrounding properties and insure that the character of the area is protected. Any conditional use permit issued hereunder must meet the mandatory requirements for approval set out in KRS 100.237 and Section 4.3C of this Ordinance. The BOA also may impose conditions that ensure compatibility and appropriateness of the proposed use, and such conditions may include, but are not limited to, limitations on hours of operation, screening and buffering, etc.

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- (5) Craft Distillery, Type I. The intent of this conditional use is to allow craft distilleries supporting permitted eating and drinking establishments, event facilities, or similar uses. Prior to the approval of a conditional use permit hereunder, the BOA must consider the impact of the proposed use upon surrounding properties and insure that the character of the area is protected. Any conditional use permit issued hereunder must meet the mandatory requirements for approval set out in KRS 100.237 and the following minimum criteria:
- (a) The use and any associated use on the property shall serve alcohol by the drink only in accordance with the underlying zoning requirements;
 - (b) All processing, production, manufacturing, distilling, brewing, and/or bottling associated with such distillery shall be located within a fully enclosed building;
 - (c) Outdoor storage of materials, equipment, or supplies is prohibited;
 - (d) All loading and unloading areas shall be oriented away from public streets, whenever feasible;
 - (e) The use shall have no more than 240 gallons of barreled distilled spirits stored on site during any 24-hour period;
 - (f) All facilities shall have an automatic fire sprinkler system;
 - (g) All facilities shall be served by public water and sanitary sewer;
 - (h) The Owner must provide evidence of annual production from the Alcohol and Tobacco Tax and Trade Bureau at the time of the annual inspection; and,
 - (i) The BOA also may impose conditions that ensure compatibility and appropriateness of the proposed use, and such conditions may include, but are not limited to, limitations on hours of operation, screening and buffering, etc.

D. Planned Development Uses Permitted (approved as provided for in Section 8.2 of these Regulations)

- (1) Private Parks, Recreational Facilities and similar uses: providing for public accessibility to relatively undeveloped green spaces and forest reserves, provided that: adequate parking facilities and traffic access are provided based on anticipated demand; and adequate buffers between active uses and adjacent properties are provided where deemed necessary by the Planning Commission.
- (2) Otherwise Allowed Uses Serving Alcohol by the Drink: providing that the nuisance aspects of these uses are mitigated to the extent possible using screens, buffers, limitations on hours of business, or other conditions necessary in the opinion of the Planning Commission to allow the unique aspects of this type of use to blend in with the surrounding land use pattern, current and anticipated.

E. Dimension and Area Requirements

Standard	Requirement	Standard	Requirement
Height (maximum)	50 feet	Front Yard Setback (minimum)	None
Lot Area (minimum)	None Not allowed	Side Yard Setback (minimum)	None
Served by sanitary sewer Not served by sanitary sewer			
Lot Width (minimum)	25 feet	Rear Yard Setback (minimum)	30 feet
Open Space (minimum)	None		

F. Parking Requirements

Parking requirements may be found in Article 11 of these Zoning Regulations, by use.

G. Sign Requirements

Sign requirements as set out in Article 12 of these Zoning Regulations.

- Amended 6-28-2009; Amended City of Bardstown, Ordinance B2015-27, September 25, 15; City of Bloomfield, Ordinance 2015-107, October 23, 2015; City of Fairfield, Ordinance 2015-PZ-02 & 03, November 13, 2015; City of New Haven, Ordinance #455, Series 2015, October 23, 2015; and, Fiscal Court, Ordinance #930.1-4, September 4, 2015 and Ordinance #930.1-5 through 930.1-10, October 23, 2015.
- Amended City of Bardstown, Ordinance B2017-05, March 10, 2017; City of Bloomfield, Ordinance 2017-116, March 24, 2017; City of Fairfield, Ordinance 2017-PZ-01-2017, March 31, 2017; City of New Haven, Ordinance #462, Series 2017, March 22, 2017; and Fiscal Court, Ordinance #930.1-12, March 31, 2017.