

## Section 6.17: Light Industrial District (I-1)

---

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 Bardstown. All areas outside the City of Bardstown 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. (See P.U.D.)

### A. Principal Uses Permitted

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.

Micro-breweries and craft distilleries

Research and development facilities, corporate headquarters, regional headquarters, and administrative offices.

These facilities may be part of a manufacturing use or stand-alone facilities and shall be located within a platted industrial park. These facilities shall not be located on individual properties located outside of a platted industrial park. If such facilities are not part of a manufacturing facility and are stand-alone, then the facility shall be located on minimum five (5) acre site.

Retail sale of any product or commodity manufactured, fabricated, or processed on the premises.

### B. Accessory Uses Permitted

Parking lots and structures

Garage or other accessory building

### C. Conditional Uses Permitted

(1) Mobile Home as Place of Residence for a Commercial 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.

(2) Temporary and Transitional Uses. The purpose of this provision is to allow temporary and transitional use(s) of industrially zoned buildings, structures, and land while preserving the community's supply of industrially zoned property until such time as market demand justifies use of such property in a manner that will significantly meet the community's economic development needs.

(a) Uses: The following temporary and transitional uses may be considered as conditional uses:

- (i) Commercial service facilities providing services that are physically and sales oriented towards industrial district users and employees (all other users are only incidental customers), including, but not limited to, childcare and day care facilities, branch offices of banks, savings and loans, credit unions, and similar financial institutions, and restaurants, cafeterias, catering facilities, and similar facilities not serving beer, wine and/or alcohol by the drink and not including drive-through facilities;
- (ii) Mini-warehousing and mini-storage facilities;
- (iii) Churches, parish halls, and temples;
- (iv) Training schools (vocational and industrial);
- (v) Meeting rooms, reception halls, and exposition, conference centers, and tourist centers;
- (vi) Airport, heliports, and aviation uses;
- (vii) Indoor and outdoor athletic facilities; and,
- (viii) Those uses that the Board of Adjustment determines are similar in type and intensity and that are compatible with and not be detrimental to, conflicting with, or impair the integrity and character of the existing industrial zoning and uses.

(b) Minimum Standards: Temporary and transitional uses must meet the following minimum standards:

- (i) The Conditional Use Permit shall be authorized for one particular use and occupant/tenant and shall not be transferrable to another use or occupant/tenant. The Conditional Use Permit shall expire if the use shall cease for more than 3 consecutive months.
- (ii) The transitional or temporary use shall be conducted and/or operated on the property and/or within the existing buildings and structures and shall not involve the construction of any new buildings or structures or permanent site alterations or changes. Any pavement or gravel added for a transitional or temporary use shall be removed upon termination of the use and the ground reseeded within 2 weeks of removal of pavement or gravel.

**Section 6.17: Light Industrial District (I-1)**

- (iii) No transitional or temporary use shall be located on or adjoining a property or located within an existing building and/or structure that poses a dangerous, injurious, noxious or otherwise objectionable condition caused by fire, explosion or other hazards, noise or vibration, smoke, dust or other form of air pollution, liquid or solid refuse or wastes, or any other substance, condition or element used in such a manner or in such amount as to adversely affect the transitional or temporary use.
- (iv) If located within an existing building and/or structure that houses existing industrial uses, evidence of fire protection (firewall, etc.) shall be provided.
- (v) Hours of operation of the transitional or temporary use shall not conflict with other uses in the building with regard to noise, parking, and building safety.
- (vi) Minimum and maximum off-street parking requirements must be satisfied for all uses within the building, and pedestrian and vehicular circulation patterns, including location of ingress and egress, parking lots and driveways, must be designed to safely accommodate non-industrial traffic and avoid conflicts with truck traffic.
- (vii) If transitional or temporary uses are to be conducted outside and will be located within 500 feet of residential use or zoning, a lighting plan must be submitted to determine compliance with maximum lighting standards as set forth in the Commercial Establishments Design Standards Ordinance.
- (viii) Any outdoor storage for a transitional or temporary use in I-1M or I-2 zoning district must be screened if adjoining residential use or zoning. No outdoor storage or sales/display areas are allowed in I-1 zoning district.
- (ix) Any other condition that the BOA determines necessary to ensure that uses are compatible and would not be detrimental to, conflicting, with, or impair the integrity and character of the existing industrial zoning and uses.

*(only in effect in Cities of Bardstown, Bloomfield, Fairfield, and New Haven)*

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

- (1) Industry not able to connect to public sanitary sewers: and proposes to use of an alternative sewer treatment method. System must be approved by State and Local Health officials and any other agencies the Planning Commission may deem appropriate. Minimum lot area may be increased if deemed necessary to accommodate system

**E. Dimension and Area Requirements**

<b>Standard</b>	<b>Requirement</b>
Height (maximum)	50 feet
Lot Area (minimum)	
Served by sanitary sewer	20,000 square feet
Not served by sanitary sewer	2 acres
Lot Width (minimum)	50 feet
Open Space (minimum per lot)	20 percent
Front Yard Setback (minimum)	50 feet
Side Yard Setback (minimum)	
Not adjoining a residential use	15 feet
Adjoining a residential use	25 feet
Rear Yard Setback (minimum)	25 feet

**F. Parking & Off-Street Loading 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 City of Bardstown, Ordinance B2010-12, August 29, 2010; City of Bloomfield, Ordinance #70, Series 2010, December 3, 2010; City of Fairfield, Ordinance 2010-P&Z 01, December 8, 2010; and, City of New Haven, Ordinance #417, Series 2010, September 29, 2010.*
- *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.*