

Section 6.14: General Business District (B-4)

Intent: The intent of this zoning district, when properly applied, is to provide areas for wholesale and heavy commercial uses. These uses, by their nature, tend to be more intrusive in their operational characteristics.

A. Principal Uses Permitted

Those uses allowed in the B-3 Regional Retail Business District

Wholesale businesses and heavy commercial such as but not limited to the following: warehouses and storage facilities; sale of building materials, lumber yards and contractors businesses; sale of feed, grain or agricultural supplies; greenhouses and plant nurseries; boat and marine supplies sales and service; mobile home and travel trailer sales and service; new or used car, truck or heavy equipment sales lots; truck terminals and freight yards; machine shops; establishments and lots for the display, rental, sale and repair of farm equipment and contractors equipment and trucks.

Parking lots and structures

B. Accessory Uses Permitted

Garage or other accessory building

Private recreational facilities

C. Conditional Uses Permitted

(1) Regular Outside Storage of Material; related to the business or offered for sale, whether stored in containers or individually. The Board of Adjustment when reviewing a request for this conditional use may impose the following conditions some of which are mandatory (*): restrictions on areas to be used; restrict the time period for storage; impose screening or buffering requirements; require additional parking where existing parking areas are used for such storage(*); and any other condition that helps the proposed use to blend in with its unique surroundings. (Only in effect in the City of Bardstown)

(2) 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.

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

None

Section 6.14: General Business District (B-4)

E. Dimension and Area Requirements

Standard	Requirement
Height (maximum)	50 feet
Lot Area (minimum)	
Served by sanitary sewer	5,000 square feet
Not served by sanitary sewer	43,560 square feet
Lot Width (minimum)	50 feet
Open Space (minimum)	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.