

**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.

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.

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 a 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

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### 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.