

Section 6.19: Heavy Industrial District (I-2)

Intent: It is the intent of this zoning district classification, when properly and cautiously applied, to provide areas for heavy industrial uses, that due to the nature of their operation or materials used, have impacts beyond the boundaries of the property on which they are located. 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

Those uses listed as permitted uses in the I-1M Moderate Impact Industrial District

Those industrial uses which have associated therewith any detrimental or obnoxious noise, vibration, smoke, odors, dust and/or other objectionable conditions, including but not limited to the following: foundries, brick kilns, curing and tanning, glue manufacturing fertilizer manufacturers, stockyards, slaughterhouses, rendering plants, gasoline storage areas, refuse dumps, sanitary landfill areas.

Automobile race tracks

The manufacture and/or sale of rock, sand or gravel when a principal use

B. Accessory Uses Permitted

Parking lots and structures

Garage or other accessory building

C. Conditional Uses Permitted

(1) Heavy or Hazardous Impact Uses: such as but not limited to the following illustrative uses: junk or wrecking material yards, and facilities; and systems and plants which handle, generate, store, treat, recycle and/or dispose of hazardous wastes as defined in Article 5.

(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)

(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.

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E. Dimension and Area Requirements

Standard	Requirement
Height (maximum)	50 feet
Lot Area (minimum)	
Served by sanitary sewer	43,560 square feet
Not served by sanitary sewer	5 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	25 feet
Adjoining a residential use	100 feet
Rear Yard Setback (minimum)	50 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.