

**ORDINANCE NO. 07-29**

**AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY  
AMENDING THE SUBDIVISION REGULATIONS OF MADISON COUNTY,**

**WHEREAS**, the Madison County Planning Commission recommends to the Fiscal Court to amend Section 402.5 and 402.6 of the Madison County Land Use Regulations by creating an "Interstate Commercial Land Use Classification in an effort to encourage proper commercial land use districts in areas adjacent to Interstate 75;

**WHEREAS**, the Madison County Planning Commission recommends to Fiscal Court that Section 402.5 and 402.6 of the Madison County Land Use Regulations be amended as shown in Section 1;

**NOW, THEREFORE** , be it ordained by the Fiscal Court of the County of Madison, Commonwealth of Kentucky, as follows:

**SECTION I**

**Industrial Land Uses**

Industrial activities also take up a relatively small portion of the total land being used in Madison County. Most of the industrial activities are confined to large industrial parks in Richmond and Berea, where the public infrastructure is adequate and there is reasonable access to major highways and possible railroads. Industrial activities generally concentrate large numbers of workers in small areas and need to be separated from other uses to reduce potential negative impacts on surrounding land. See Section 402.7 for Hazardous Industries.

**Site Requirements**

Most manufacturers desire to locate on a site that is relatively flat with ample room for future expansion. The plant will likely be constructed on one level and may take up several acres of land. Industrial sites require a higher level of public services in terms of water, sewage disposal, electric, gas, and other utilities, than is true of other land uses. Soils should be capable of supporting all structures.

**Relative Location**

The most desirable location is in an industrial park with other similar land use activities. However, it is realized that some manufacturers may find other locations more desirable. Manufacturing must have sufficient access to move raw materials and employees to the site, and to ship out finished products. Access to local protective services may be an important consideration as well. Accordingly, these sites shall be located on a

highway or major collector road adjacent to existing industrial or commercial activities.

### ***Types of Industrial Areas***

As described above, there are several different types of industrial areas:

1. Planned industrial parks
2. Small industrial clusters outside industrial parks
3. Dispersed individual industrial sites

These areas can also be classified as heavy or light depending upon the extent of activity, size and volume of goods, required storage areas, and scale of processing involved. Heavy industries shall be confined to industrial parks.

**For the purpose of Section 402.6(4A) Clean Light Industry is that which General light industrial uses, e.g. wholesaling and warehousing operations, manufacturing, repair services where the storage of raw materials or finished products are not stored outside the building or visible from the exterior.**

#### **4. General Business**

Minimum site: One (1) acre  
Minimum lot width: 100 feet  
Maximum building height: 30 feet  
Front yard: 25 feet  
Side yard: 10 feet  
Rear yard: 20 feet

#### **4IC. Interstate Commercial**

Minimum site: One (1) acre  
Minimum lot width: 100 feet  
Maximum building height: 30 feet  
Front yard: 25 feet  
Side yard: 10 feet  
Rear yard: 20 feet

#### **5. Light Industrial**

Minimum site: Two (2) acres  
Minimum lot width: 200 feet  
Maximum building height: 40 feet  
Front yard: 50 feet

Side yards: 20 feet  
 Rear yard: 25 feet

**6. Public and Semi-Public**

Minimum site: One (1) acre  
 Minimum lot width: 100 feet  
 Maximum building height: 30 feet  
 Front yard: 25 feet  
 Side yards: 10 feet  
 Rear yard: 15 feet

**7. Agricultural**

Minimum farm site: Five (5) acres  
 Minimum house site: One (1) acre  
 Minimum lot width: 100 feet  
 Maximum building height: 40 feet

**9. Mobile Home Parks**

Mobile home parks shall meet all of the state requirements as provided in K.R.S. 219.310 to 219.410, and Kentucky Administrative Regulations 902 KAR Chapter 15, as well as the requirements of the Madison County subdivision regulations and the mobile home park regulations recorded in Appendix H. Maximum site size is 20 acres and a minimum site size of 10 acres, with a maximum density of 4 units per acre. Mobile home parks shall not be permitted unless it is connected to a municipal sewer system.

Minimum lot width: 100 feet  
 (50 feet on cul-de-sacs measured at property line)  
 Maximum building height: 40 feet  
 Front yard: 25 feet  
 Side yard: 10 feet  
 Rear yard: 15 feet

402.6 Uses Allowed					
<i>Residential Uses</i>					
1. Single-Family Residential	<u>UC-1</u>	<u>RC-1</u>	<u>C</u>	<u>R-1</u>	<u>R-7</u>
Detached single-family dwellings	P	P	P	P	P*
Conventional (built on-site)					
Manufactured housing					

Mobile homes (see Section 402.3)					
<b>1A. Single-Family Residential(MD)</b>	<u>UC-1</u>	<u>RC-1</u>			
Single-Family dwelling clusters	P	P	P		
<b>1B. Single-Family Residential(HD)</b>	<u>UC-1</u>				
Single-Family dwelling clusters	P				
<b>2. Multi-Family Residential</b>	<u>UC-2</u>				
Apartments (3 units or more attached)	P				
Quarter Homes					
Group Homes					
<b>2A. Multi-Family Residential</b>	<u>UC-2</u>				
Duplex (attached Units)	P				
<b>Townhouse Regime</b>					
Condominium Regime					
Home Occupations: allowed in all residential districts as conditional uses.					
<b>Commercial Uses</b>					
<b>3. Neighborhood Commercial</b>	<u>UC-3</u>	<u>RC-3</u>	<u>C</u>		
Home Occupations	C	C	C		
Bldg. Materials, hardware	P	P	P		
General Variety	P	P	P		
Farm Supplies	P	P	P		
Convenience Food Stores	P	P	P		
Apparel & Accessories					
Office Supplies & Equipment					
Eating Places	C	C	P		
Sporting Goods	C	C			
Florists	P	C			
<b>3. Neighborhood Commercial</b>	<u>UC-3</u>	<u>RC-3</u>	<u>C</u>		
Gift Shops	C	C			
<b>3. Neighborhood Commercial (con't)</b>	<u>UC-3</u>	<u>RC-3</u>	<u>C</u>		
Laundry, Cleaners	C	C	P		
Photo Supplies					
Barber/Beauty Shops	P	P	P		
Printing/Copying					
Mini Warehouses	C	C			
Service Stations			P		
Garages	C		C		
Furniture Repair	C		C		
Air Conditioning/Heating					
Physicians/Dentists	P	C			
Optometrists/Chirop.	P	C			

Medical labs, etc.					
Attorneys, Accountants	P	C			
Architects, Engineers	P	C			
Small Animal Veterinary	P	C	C		
<b>Amusement, Entertainment</b>					
Riding Stables	P	P	P		
Other	C	C	C		
<b>Educational Services</b>					
Dance, Art, acting, music and Related	C	C	C		
<b>Nursery</b>					
Retail Nursery	P	P	P		
<b>4. General Commercial</b>	<b>UC-4</b>	<b>RC-4</b>	<b>C-4</b>	<b>UC-4IC</b>	
<b>Transportation/Utilities</b>					
Home Occupations	C	C	C		
Trucking/Moving	P	C	C	P	
Post Office	P	P	C	P	
Telephone Company	P	P	C	P	
Radio/TV Stations	P	P	C	P	
Utility Companies	P	P	C	P	
Bus Lines	P	C	C		
Taxi Cabs	P	C	C		
Air Cargo Service	P				
<b>4. General Commercial (continued)</b>	<b>UC-4</b>	<b>RC-4</b>	<b>C-4</b>	<b>UC-4IC</b>	
<b>Wholesale Trade</b>					
Durable Goods	P	P	C	P	
Non-Durable Goods	P	P	C	P	
<b>Retail Trade</b>					
Building Materials/Hardware	P	P	C	P	
Farm Supplies/Equipment	P	P	C		
General Variety	P	P	C	P	
Convenience Food Stores	P	P	C	P	
Vehicle Sales	P	P	C	P	
Mobile/Manufactured Home Sales	P	C	C		
Apparel & Accessories	P	P	C	P	
Furniture	P	P	C	P	
Eating Places	P	P	C	P	
Pharmacies	P	P	C	P	
Used Merchandise / Flea Markets	P	C	C		
Sporting Goods	P	P	C	P	
Bookstores/New Stands	P	P	C	P	
Jewelry	P	P	C	P	
Auto Parts (new parts)	P	P	C	C	
Florists	P	P	C	P	

Pet Shops	P	P	C	P	
Gift Shops	P	P	C	P	
Monument Sales	P	P	C		
Glass Sales	P	P	C		
Ice	P	P	C		
Music Equipment/Supplies				P	
Commercial Nursery	P	P	C		
<b>Finance, Insurance &amp; Real Estate</b>					
Banks, Credit Company	P	P		P	
Insurance/ Real Estate Company				P	
Investment Companies	P	P		P	
<b>Personal Services</b>					
Laundry/Cleaners	P	P	C	P	
Photo Supplies				P	
Barber/Beauty Shops	P	P	C	P	
Shoe Repair	P	P	C		
Funeral Services	P	C			
Travel Services	P			P	
Health Club, Spa.	P	P		P	
<b>Business Services</b>					
Advertising/Public Relations	P			P	
Printing/Copying	P	P		P	
Janitorial/Maintenance	P	P	C		
<b>4. General Commercial (con't)</b>	<b>UC-4</b>	<b>RC-4</b>	<b>C-4</b>	<b>UC-4IC</b>	
Computers/Related	P		C	P	
<u>Equipment Rentals</u>	P	P		P	
Research/ Testing	P			P	
Mini Warehouses	P	P			
<u>Auto Services/Repair</u>					
Service Stations	P	P	C	C	
Repair Garages	P	C	C		
Commercial Truck Wash	P	P			
<b>Miscellaneous Repair</b>					
Electrical, Watches	P	P	C	P	
Furniture Repair	P	P	C		
Air Conditioning/Heating	P	P	C		
<b>Professional Services</b>				P	
Attorney, Accountant	P	P		P	
Architects, Engineers	P	P		P	
Physicians, dentists, optometrists, Chiropractor, medical labs, etc	P	P		P	
Small Animal Veterinary	P	P	C		
<b>Amusement/Entertainment</b>					
<u>Theaters, Bowling</u>	P	C		P	
Billiards, Skating	P	C		P	

Riding Stables	P	P	C		
Other	C	C	C	C	
*Riding stables are also a permitted use in RC-7 and R-7					
<b>Educational Services</b>					
Dance, Art, acting, music and Related	<u>P</u>	<u>P</u>			
<b>5. Light Industry</b> (See also Section 402.7)	<b>UC-5</b>	<b>RC-5</b>	<b>C-5</b>	<b>UC-4IC</b>	
Lumber/Wood Products	C	C	C		
Printing/Publishing	P	C	C	C	
Fabricated Metals	<u>P</u>	C		C	
Electronics	P	C		C	
Instruments	P	C		C	
Signs	P	C	C		
Pharmaceutical	P	C		C	
Toys	P	C		C	
Miscellaneous	C	C	C	C	
Auto Salvage Yards	<u>C</u>	<u>C</u>			
Other Clean Light Industry as defined in Section 402.3 of these regulations.				C	

SECTION II

That the County Clerk cause this ordinance to be published in accordance with the appropriate Kentucky Revised Statues.

DATE OF FIRST READING: December 18, 2007

MOTION BY: Larry Combs

SECONDED BY: Harold Botner, Jr

VOTE: YES NO

JUDGE, KENT CLARK ✓  
MAGISTRATE LARRY COMBS ✓  
MAGISTRATE ROGER BARGER ✓  
MAGISTRATE WILLIAM TUDOR ✓  
MAGISTRATE HAROLD BOTNER, JR. ✓

DATE OF SECOND READING: January 8, 2008

MOTION BY: Roger Barger

SECONDED BY: Harold Botner Jr.

VOTE: YES NO

JUDGE, KENT CLARK ✓  
MAGISTRATE LARRY COMBS ✓  
MAGISTRATE ROGER BARGER ✓  
MAGISTRATE WILLIAM TUDOR ✓  
MAGISTRATE HAROLD BOTNER, JR. ✓

[Signature]  
MADISON COUNTY JUDGE EXECUTIVE

Attest:  
[Signature]  
MADISON COUNTY CLERK