

ORDINANCE NO. 98-05AN ORDINANCE RELATED TO THE AMENDMENT OF THE  
ZONING ORDINANCE TO PROVIDE FOR A  
COMMERCIAL, B-5, CLASSIFICATION

WHEREAS. The Georgetown/Scott County Planning Commission has conducted public hearings on the creation of the proposed commercial zoning classification outlined below. The Scott Fiscal Court has reviewed the Zoning Ordinance and the proposed commercial classification upon the recommendation of the Planning Commission. Based upon that review, it has determined the need for the new classification for commercial development represented by the B-5 classification defined below as an amendment to the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE SCOTT FISCAL COURT AS FOLLOWS:

SECTION ONE: THE ZONING ORDINANCE IS AMENDED TO INCLUDE THE FOLLOWING NEW SECTION:

4.48 3-5, GENERAL COMMERCIAL PARK

General Commercial Park districts are designed to allow flexibility in the development of compatible mixed use areas or limited light industrial, professional offices, and limited commercial, in a business park or campus-like design. The General Commercial Park is also designed to:

1. encourage clustering of commercial activities within specifically designed areas and to discourage strip commercial development along major thoroughfares and non-commercial areas.
2. provide for orderly development of commercial activities so that adverse impacts on adjacent property(s) and traffic flow can be limited
3. encourage an orderly and systematic development design providing rational placement of activities, parking, circulation, landscaping, pedestrian circulation, loading and access.
4. allow for a mixing of limited light industrial uses with compatible commercial uses.
5. encourage general commercial activities to locate in areas that have access to a major street system.

#### 4.481 PERMITTED USES

The following uses may be permitted as part of a commercial park development only when they are found to be compatible with each other and surrounding uses by the Planning Commission.

1. Professional and business offices, including but not limited to, lawyers, architects, engineers, real estate agencies, finance, manufacturers representatives, insurance, computer design and technical services, and government offices.

2. Hotel and motels

3. Retail stores, especially those which require large storage or display space.

4. Any use permitted in the B-4 Community Commercial district

5. Wholesaling and warehousing.

6. Limited light industrial, that can comply with the performance standards as set forth in this section and noted above. These include, but not limited to:

a. bottling or package works;

b. electrical appliances and equipment assembly;

c. electronic equipment assembly and manufacturing;

d. instrument and meter manufacturing;

e. sporting goods manufacturing

f. manufacturing, compounding, processing, packaging and treatment of bakery goods, candy, and food products; and

g. research, experimental, or testing laboratories.

#### 4.482 CONDITIONAL USES

1. Outdoor sales and display, and/or storage of products;

2. Animal hospital or clinic, provided that, where adjacent to a residential or agricultural district, all exterior walls are completely soundproofed and all animal

pens are completely within the principal building and used only for the medical treatment of small animals.

3. Signs, as regulated by this section.

#### 4.483 PROHIBITED USES

1. All residential uses, except as provided under "Permitted Uses";

2. Public or private schools;

3. Junk or scrap yards;

4. Heavy industrial uses; and

5. All uses and structures not of a nature specifically permitted herein.

#### 4.484 PERFORMANCE STANDARDS

The following requirements shall apply to all uses permitted in this district:

1. Front Yard - All buildings shall be setback from the street right-of-way line a minimum of 25 feet. Where fronting on a state route, the minimum front yard setback shall be 50 feet.

2. Side Yard - All buildings shall be setback from the side lot lines a minimum of 10 feet.

3. Rear Yard - All buildings shall be setback from the rear lot line a minimum of 30 feet where serviced from the rear, in all other cases, a minimum of 20 feet is required.

4. Periphery Boundary - All building where located adjacent to the periphery boundary shall be setback 50 feet; where adjacent to a residential or agricultural district, all buildings shall be setback 100 feet.

5. The maximum amount of land that can be covered by structures is 50 percent.

6. Maximum height permitted shall be five (5) stories or sixty feet.

7. Parking, Vehicular Access Locations, Loading, and Circulation.

a. Off-street parking, as regulated by Article II, Section 2.7 of the Zoning Ordinance and Article X, Section 1005 of the Subdivision & Development Regulations.

b. On-street parking shall not be permitted.

c. Vehicular access locations shall be provided so that vehicles entering or

d. existing the commercial development shall do so only at such locations as reviewed and approved by the Planning Commission and the City Engineer.

e. Vehicular access locations shall be a minimum of 25 feet wide and a maximum of 40 feet wide. In the event that KYTC requires additional widths, those standards shall apply.

f. Vehicular access locations shall be limited to one (1) access per 150 feet of street frontage or as determined by the Planning Commission and City Engineer. Access locations to a state route shall be determined by KYTC.

g. Loading areas shall be located in the side or rear yards.

h. The use of frontage or service roads shall be encouraged to service individual development(s) within the commercial park.

I. Internal driveways and access(es) shall be encouraged to promote internal circulations of vehicles and goods.

8. Landscaping and Screening Requirements shall be in accordance with the Landscape Ordinance contained within the Zoning Ordinance except that:

a. Where adjacent to residential districts, in addition the "Property Perimeter Requirements", the minimum buffer area shall be increased to 25 feet and contain a double row of evergreen or deciduous trees planted 15 feet on center.

b. Additional landscaping may be required by the Planning Commission to effectively buffer adjacent land use as deemed appropriate.

c. Signage shall be in accordance with the B-2 regulations contained in Article II, Section 2.53, Paragraph C, except that:

i. In commercial parks that are greater than 20 acres, a monument sign may be permitted at the entrance to the commercial park identifying the business(es), not to exceed 300 square feet.

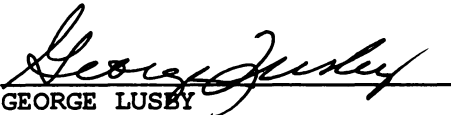
ii. The maximum height of such signs shall not exceed 30 feet.

iii. Monument signs located at the entrance to the commercial park shall be setback from the right-of-way line a minimum of 25 feet and shall be used for identification purposes only.

**SECTION TWO: EFFECTIVE DATE:** This Ordinance shall take effect upon passage and publication.

The foregoing Ordinance was introduced and read for the first time at the Fiscal Court's regular meeting July 27 1998, and for the second time, adopted and approved, at the Fiscal Court's regular meeting Aug 10 1998.

APPROVED BY:

  
GEORGE LUSBY  
Scott Judge Executive

ATTEST:

  
MARTHA NECLERIO

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