

SCOTT COUNTY FISCAL COURT
ORDINANCE NO. 22-16

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF SCOTT COUNTY,
KENTUCKY AND THE CITIES OF GEORGETOWN, SADIEVILLE AND STAMPING
GROUND PERTAINING TO DISTILLERY SPIRITS STORAGE**

WHEREAS, the Georgetown-Scott County Planning Commission has approved a text amendment to the Zoning Ordinance of Scott County, Kentucky and the cities of Georgetown, Sadieville, and Stamping Ground ("Zoning Ordinance") regarding Distillery Spirits Storage.

NOW THEREFORE, BE IT ORDAINED BY THE SCOTT COUNTY FISCAL COURT as follows:

1. The Zoning Ordinance is Amended as Follows:

Section 2.1 - Definitions

Distillery Spirits Storage Facility – Structure used to store wooden barrels containing distilled spirits in a rack or palletized system. Limited to a maximum of 40,000 square feet in size and 60 feet in height.

Distillery Spirits – Beverages obtained by the distillation from wine, fermented fruit or plant juice or from starch material that has been first brewed, having an alcohol content higher than that of beer or wine.

Section 4.1 A-1 DISTRICT

Section 4.12 CONDITIONAL USES

L. Distilled Spirits Storage, in Unincorporated Area of Scott County

Prior to approval of a conditional use permit hereunder, the Board of Adjustment must consider the impact of the proposed use upon surrounding properties and ensure that the character of the area is protected. This type of establishment shall not be considered as altering the agricultural or residential character of a particular area and shall not be justification for zoning map amendments to Distilled Spirits Storage sites or adjoining properties.

Any conditional use permit issued hereunder must meet the mandatory requirements for approval set out in KRS 100.237, Section 2.33 of this Ordinance, as well as the following mandatory requirements:

(1) The site shall be a minimum of 100 contiguous acres in size, including all land parcels proposed for the use and controlled by the applicant, whether leased or owned by the applicant and inclusive of public or private rights-of-way or easements on the subject property(s) or public right-of-way dedicated for road improvements to serve the subject property.

- (2) The construction type shall be limited to pallet or rack supported structures protected throughout by an automatic fire suppression sprinkler system per NFPA standards for rack storage, occupancy and building spacing. Sprinklers in each building to be connected to a common Fire Department Connection (FDC) located at the public street (outside the perimeter) with a hydrant within 50 feet of the FDC. Fire hydrants shall be installed inside the perimeter of developed site spaced at a maximum of 300 feet.
- (3) At the time of the filing of any application for a Building Permit, the Developer shall be responsible for demonstrating public water lines and hydrants shall be available to the site sufficient to provide fire protection per county fire department standards.
- (4) The maximum size of any single structure shall be 40,000 square feet, excluding stairwells and open docks, and shall not exceed 60 feet in height.
- (5) All structures shall be setback a minimum of 200 feet from property lines at the perimeter of the site; adjacent to all residential districts or uses.
- (6) Applicant shall demonstrate that they have an adequate containment system to prevent release of the product into the groundwater or surface water in the event of a building collapse.
- (7) At least 25 percent of the property shall be dedicated to agricultural uses as defined by KRS 100 and/or preserved as a conservation area.
- (8) Measures must be taken to ensure that all Distilled Spirit Storage in the Unincorporated Area of Scott County is undertaken in a manner which minimizes increased traffic congestion on existing streets, roads and intersections. All developments shall be located with primary access on at least a collector road/street with a pavement width of at least 20 feet and should be improved with shoulders at least three feet in width.
- (9) The warehouse density shall be limited to one (1) per ten (10) acres of overall land area; multiple warehouses may be grouped on site, as long as the overall density is maintained and spacing between buildings meets all applicable fire and building codes. Driveway spacing between buildings shall be adequate for access by fire apparatus, a minimum of 25 feet width (exclusive of parking areas). Two points of access shall be provided from a public street with a minimum gate width of 20 feet.
- (10) The warehouses should be effectively screened from adjoining residential areas by utilizing natural topography and/or tree lines first and if not practical to screen from any adjoining residential areas by new plantings, berms or grading to create an effective year-round screen.

2. Effective date.

This ordinance shall take effect upon its passage and publication.

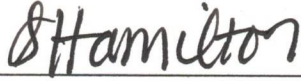
First reading approved 11-22, 2022.

Adopted upon second reading Dec. 9, 2022



JOE PAT COVINGTON
SCOTT COUNTY JUDGE/EXECUTIVE

ATTESTED:



STACY HAMILTON
SCOTT FISCAL COURT CLERK