

**COMMONWEALTH OF KENTUCKY
MEADE COUNTY FISCAL COURT
ORDINANCE NO. 2024-02**

Summary Version

**AN ORDINANCE AMENDING MEADE COUNTY PLANNING AND ZONING
ORDINANCE 920.00.**

This is a summary version of an ordinance amending Meade County Planning and Zoning Ordinance 920.00, an ordinance specifically amending the sections regarding Heavy Industrial and the sections regarding Administrative Fees: amended section related to the same are shown through ~~strike-through lines~~.

The full version of this ordinance can be obtained in the Meade County Judge Executive's office at the Meade County Courthouse, 516 Hillcrest Drive, Brandenburg, Kentucky 40108.

Given First Reading on the 13th day of February 2024 and approved by at least a majority of the Fiscal Court Members.

This ordinance will be read again, considered again, and possibly adopted by the Meade County Fiscal Court, 516 Hillcrest Drive, Brandenburg, Kentucky, on the 12th day of March 2024.

3.6.11 “HI” Heavy Industrial - The purpose of this district is to encourage the development of major manufacturing, processing, warehousing, and major research and/or testing operations. These activities require extensive community facilities and reasonable access to arterial or interstate highways; these activities may have extensive open storage and service areas and may generate heavy traffic, which shall be prohibited if these activities create nuisances beyond Federal and State guidelines.

3.6.11.a Permitted Uses –

1. Any use permitted in the “LI” light industrial district.
 - ~~2. Retail sale of any commodity manufactured, fabricated, or processed on the premises or of any commodity designed especially for use in agricultural, mining industry, business, transportation or construction.~~
 - ~~3. The generation of electric power and/or gas distribution or the manufacturing or processing of clay, tile, primary metals, wood, paper, glass, plastic, rubber, and related products and services.~~
 - ~~4. All permitted uses must meet all State and Federal regulatory requirements.~~
 - ~~5. Mining, extraction of clay, gravel, sand, stone, minerals, oil and gas in conformity with applicable state and federal regulations, rules and statutes and any related processing activity including those extraction and processing activities where use of explosives is employed. (Rev.00.15) (Rev.09.02)~~
2. The following uses are permitted in the HI zoning district, subject to all the applicable development standards and requirements:
- a. Manufacturing (excluding any Manufacturing uses set forth in Section 3.6.11.c)
 - b. Sales and Service Farms
 - c. Service Establishments
 - d. Warehousing and storage
 - e. Public Warehousing and Storage
 - f. Mini-Warehouse
 - g. Planned industrial parks which have been approved by the Planning Commission under the development plan provisions of Article 13. Including industrial park land which is under the care and supervision of the local Industrial Authority and placed in the industrial park overlay district
 - h. An accessory building and use, which are customarily incidental to the principle and conditional use shall be permitted. Garages and employee recreational facilities which may be located and conducted outdoors, except when lighted when adjacent to

residential zoning districts.

3.6.11.b Accessory Uses Permitted

1. Signs identifying the industrial activity on the same premises in accordance with Section 4.2.7 of this Ordinance.
2. Garages and other buildings and uses accessory to the principal use.

3.6.11.c Conditional Uses – Uses permitted only with Board of Adjustment approval after consideration of the intent and purpose of these regulations and consideration of the guidelines as detailed in the Comprehensive Plan. The Board of Adjustment may attach restrictions greater than required by this Regulation if deemed necessary.

All manufacturing and industrial process not enumerated in Section 3.6.11.a shall require a conditional use permit. Furthermore, such conditional use must meet all State and Federal regulatory requirements. Conditional Uses outlined in Section 3.6.10.c shall be considered conditional uses in the Heavy Industrial District.
(Rev.09.08) .

In addition to the above, the following uses are conditional uses in an HI district and require written approval of the Board of Adjustment.

A. Manufacturing:

- a. Custom slaughtering
- b. Meat products
- c. Grain mill products
- d. Fats and oil processing and rendering mills
- e. Malt, wine or distilled and blended liquors
- f. Miscellaneous food preparations and kindred products
- g. Tobacco products
- h. Textile mill products
- i. Lumber and wood products, except furniture
- j. Furniture and fixtures
- k. Pulp, paper, and paperboard mills
- l. Paperboard containers and boxes, converted paper and paperboard products, except containers and boxes
- m. Chemicals and alloys products
- n. Petroleum refining
- o. Rubber and miscellaneous plastics products
- p. Leather and leather products
- q. Stone, clay, glass, and concrete products
- r. Primary metal industries.
- s. Fabricated metal products, except machinery and stone, clay,

- glass transportation equipment
- t. Industrial and commercial machinery and computer equipment
- u. Electronic and other electrical equipment
- v. Transportation equipment
- w. Measuring, analyzing and controlling instruments
- x. Photographic, medical, and optical goods
- y. Watches and clocks
- z. Monuments finished to custom order
- aa. Generation of electric power
- bb. Gas distribution
- cc. Manufacturing or processing of clay, tile, primary metals, wood, paper, glass, plastic, rubber, and related products
- dd. Terra cotta wholesale.
- ee. Solar farms 10 acres or more
- ff. Miscellaneous manufacturing industries including any other manufacturing not otherwise categorized by these regulations
- gg. Retail sale of any commodity manufactured, fabricated, or processed on the premises or of any commodity designed especially for use in agricultural, mining industry, business, transportation or construction.

- hh. **Mining and Quarrying**
 - I. Crushed and broken stone, including riprap
 - II. Sand and gravel
 - III. Agricultural lime

3.6.11.d Dimension and Area Regulations - The regulations on the dimensions and area for lots and structures are set forth in Section 3.7 Schedules of Dimensions and Area Regulations. The applicable regulations shall be observed in all Industrial Districts.

5. ADMINISTRATION: FEES

6.1. SCHEDULE OF FEES, CHARGES AND EXPENSES

A schedule of fees, charges and expenses and a collection procedure for appeals from Board of Zoning Adjustment action, variances, conditional use permits, zoning\building permits, certificates of compliance, and requests for zone changes, may be established by the County of Meade's legislative body. No conditional use permit or variance or other change shall be granted nor shall any action be taken on proceedings before the Board of Zoning Adjustment unless or until preliminary charges and fees have been paid in full. Planning Commission and Board of Adjustment Requests must be accompanied by the County Clerk filing fee required by KRS 100.3681 to file the Certificate of Land Use Restriction.

The Planning and Zoning Commission shall set reasonable fees, subject to annual review and approval of Fiscal Court. The initial fees to be charged are as follows effective January 1, 2020:

6.1.1. Building and Electrical Fees

Construction/Building Permit Fees	FEE CHARGED
Modular and Manufactured Single Family Dwellings (Includes any decks)	100.00
On-Site Constructed Residential Dwelling (2000 Sq./Ft or less)(Foundation/Rough/Final)	200.00 + .02/ Sq./Ft
On-Site Constructed Residential Dwelling (Over 2000 Sq./Ft)(Foundation/Rough/Final)	250.00 + .02/ Sq./Ft
Additions and Attached Garages (Footer/Rough/Final)	150.00
Detached Accessory Bldg. (Foundation)	82.50
Detached Accessory Bldg. w/bathroom (Foundation, Framing, Final)	100.00
Swimming Pool, Storm Shelter, Deck w/Roof, and Porch w/Roof (Foundation & Final)	82.50
Deck, Porch, Shed, or Ramp (Foundation & Final)	50.00
Commercial Buildings and Structures	\$200.00
State Jurisdiction	\$200.00 + Per Sq./Ft Fee in KY
Local Jurisdiction	Bldg. Code Table 121.3.1
Sign Installation-	
New	75.00
Revitalized/Neighborhood	50.00
Solar Energy Systems-	
Level 1 Roof Mounted System	\$75
Level 1 or 2 Ground Mounted System (Less than 5 acres)	\$100
Level 3 Solar Farm (5 or more acres)	\$250
Fee for each re-inspection required	50.00
Electrical Inspection Fees	
Single Family Dwelling (Site Built and Modular Construction)(Rough and Final Inspection) under 2500 Sq./Ft	95.00
Single Family Dwelling (Site Built and Modular Construction)(Rough and Final Inspection) over 2500 Sq./Ft	135.00
Manufactured Single Family Dwellings	50.00
Residential Addition and Attached Garages (Rough and Final)	75.00
Residential Rewiring	95.00
Residential Service Change	45.00
Residential Underground Service (Final)	45.00

40.00	Public Hearing Notice Fees
50.00	Floodplain Permit
300.00	Demand Special Session or Hearing (Board of Adjustments)
600.00	Demand Special Session or Hearing (Planning Commission)
100.00	Administrative Appeal or Hearing Request Filing Fee
50.00	Home Occupation Permit
25.00 yearly renewal	
100.00	Amended Commercial Development Plan
1000.00 & 2.00/Acre	Level 2 Solar Farm (5 or more acres) (Fee includes Application Review Only)
2500.00	Cellular Tower Application Review and Permit (Includes Bldg. Permit but not Electric Inspection costs)
200.00 + 15.00/Acre over 6	Commercial Development Plan
150.00 + 25.00/Lot	Revised & Corrected Plat
50.00 + 5.00/Lot	Amended Record Plat
250.00 + 20.00/Lot	Minor Plat Review and Approval
250.00 + 10.00/Lot	Preliminary Major Subdivision Plat Review
No Fee	Combination Plat Review and Approval
135.00	Dimensional Variance Application
135.00	Conditional Use Permit Application
235.00	Zoning Map Amendment Application
	Zoning Administration Fees

6.1.1. Zoning Administrative Fees

See Schedule	Pursuant to 815 KAR 8:070
FEE CHARGED	HVAC Permit Fees
45.00	Miscellaneous
45.00	Ceiling Cable Heat
65.00	Multi-Family Units (Rough and Final)
Greater of \$75.00 or 1% of Electric Contract amount	Commercial/Industrial
45.00	Gas Well
65.00	Garage/Accessory Building (Rough and Final)
45.00	Garage and Pole Barn (No interior wall coverings) (Finished Garage/Pole Barn use SFD Fees and Inspections)
50.00	Swimming Pool (Grounds and Final)
40.00	Sign
45.00	Grain Bin
45.00	Barn
50.00	Permanent Meter Pole
75.00	Emergency Service Inspection (24 Hour Notice)

35.00	Re-inspections
35.00	Temporary on pole
35.00	Temporary on main

6.2. ADDITIONAL FEE INFORMATION

6.2.1. When any person or representative commences residential or commercial construction or alteration of any structure that requires a building or electrical permit under the Kentucky Building Code or Kentucky Residential Building Code fails to obtain the required permit an additional fee of ~~\$50 for Residential or \$100 for Commercial~~ will be assessed on that permit.

6.2.2. When any person or representative commences commercial construction or alteration of any structure that requires a building or electric permit under the Kentucky Building Code or Kentucky Residential Building Code fails to obtain the required permit an additional fee ~~equal to the amount of the original fee, not less than five hundred dollars (\$500.00)~~, will be assessed on that permit.

6.2.3. Where a resident requests review Board of Adjustments review of a request for residential change of non-conforming use for personal use and occupancy no hearing fee will be assessed. This waiver does not apply to rental property or commercial activities.