

COMMONWEALTH OF KENTUCKY  
MEADE COUNTY FISCAL COURT  
ORDINANCE NO. 2024-12

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, specifically amending the sections regarding business.

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 10<sup>th</sup> day of September, 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 8<sup>th</sup> day of October 2024.

### **3.6.7. GENERAL REGULATIONS FOR ALL COMMERCIAL\BUSINESS DISTRICTS**

**1. Adjacent to Residential Districts/Parcel\*** - All commercial or industrial uses located on lots adjacent to a residential district /parcel shall maintain a minimum setback requirement of fifty (50) feet on the side adjacent to the residential district.

**2. Structures on Corner Lots** - All commercial structures on corner lots shall meet the provisions of Sections 1.8 & 4.2.1 of this Ordinance.

**3. Sign Requirements** - All signs identifying the commercial activity on the same premises shall meet the provisions of Section 4.2.7 of this Ordinance.

**4. Performance Standards** - All uses in commercial districts shall exhibit performance standard characteristics equal to or greater than those which define Light Industry.

**5. Buffer Areas for Screening\*** - A permanent landscaped buffer of evergreen plant material or a solid wall or fence or other suitable enclosure of a minimum effective height of six (6) feet to act as an effective screen shall be required on all rear and side yards of commercial or industrial land adjacent to a residential district. The same requirement applies to front yards adjacent to a residential district, except the required height shall be two (2) to three (3) feet in height.

**6. Commercial Development Plan** - Plans for building construction, parking areas, yards, driveways, entrances, exits and screenings (including location, type & height) shall be approved by the Meade County Planning Commission. The Commission may require such changes therein as may be deemed necessary or desirable to ensure safety, to minimize traffic difficulties and to safeguard adjacent properties.

**7. Dimension and Area Regulations for**

**Commercial Districts** - The regulations on the dimensions and area of lots and structures are set forth in the Schedule of Dimension and Area Regulations in Section 3.7. The applicable regulations shall be observed in all districts.

**\*The yard requirements of surrounding residential districts shall apply in Neighborhood Business Districts.** When a Neighborhood Business District is between one or more residential districts, the standards for the most restrictive neighboring residential zoning district shall apply. These structures must be similar in size and scale as in one of the surrounding Residential Districts.

**3.6.8. "B-1" Neighborhood Business** - The purpose of this district is to encourage the establishment of areas for convenience business uses which tend to meet the daily needs of the residents of an immediate neighborhood. Such districts shall be strategically located with access to a major collector or arterial road. Minimal Strip development shall be permitted.

**3.6.8.a. Permitted Uses in Neighborhood Business Districts -**

1. Grocery, self-service laundries, drug stores, meat or fruit markets, barber or beauty shops, shoe repair shops, laundry or dry cleaning establishments, and restaurants.
2. Child Care/Day Care Centers, subject to applicable state statutes, guidelines, and approvals.
3. Cellular Telecommunications Facilities.
4. Off-Street Parking Facilities.
5. Residential Uses - Those residential uses permitted in surrounding residential districts shall be permitted in Neighborhood Business Districts. A residence may be co-located with a business under the following conditions in zone B-1:
  - Must meet all sanitary sewer and/or septic requirements applicable to the proposed use.
  - Residences (i.e. apartments) located in the same building as the business must meet lot size and set back requirements in chart 3.7.
  - Residences that are not co-located in the same

building as the business must meet the lot size and set back requirements in chart 3.7.

- Separate addresses are required for the business and residence.

**3.6.8.b. Uses Prohibited** - In All Business Zones - Any business which is live animal or poultry sales, gasoline, oil or alcohol storage above ground in excess of five hundred (500) gallons, and any similar uses which, in the opinion of the Board of Adjustment, would be detrimental to the development of the business districts.

**3.6.8.c. Conditional Uses -**

1. Public facilities such as churches, libraries, parks, recreational facilities, hospitals and institutions shall be allowed as conditional uses in all business zones.

2. Outdoor storage of merchandise or materials and outdoor concessions shall be allowed as conditional uses in all business zones.

3. In the Neighborhood Business Districts - New and used car sales, farm implement sales, drive-in theaters, drive-in restaurants, shall be allowed as conditional uses in the Neighborhood Business Districts.

4. Recreational Vehicle Communities with minimum standards set forth by KRS 219 and 902 KAR Chapter 15. The Board can set conditions such as time limits, bond requirements, and proof of contracts.

**3.6.8.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.

**3.6.9. "B-2" Highway Business** - The purpose of this district is to encourage the establishment of areas for highway business uses. This district is specifically designed to service the public through the use of automobiles. Such districts shall be strategically located with access to a collector or arterial road. Strip development shall be discouraged.

**3.6.9.a. Permitted Uses in Highway Business Districts -**

1. Retail Sales - Stores which deal in retail sales exclusively. Retail sales shall include restaurants and places of amusement.

**2. Consumer and Personal Services -** Outlets which provide repair, grooming, business, financial or maintenance services for the consumer, either on the premises or at another location. Consumer and personal services shall include self-service laundries, hotels and motels, and private gymnasiums.

**3. Office Buildings, including professional services.**

**4. Limited Manufacturing -** Any retail business or retail service which includes the making of articles to be sold at retail on the premises. Any such manufacturing or processing shall be incidental to a retail business or service and not more than five (5) persons shall be employed in such manufacturing.

**5. Off-Street Parking Facilities.**

**6. Residential Uses -** Those residential uses permitted in surrounding residential districts shall be permitted in Highway Business Districts. A residence may be co-located with a business under the following conditions in zone B-2:

- Must meet all sanitary sewer and/or septic requirements applicable to the proposed use.
- Residences (i.e. apartments) located in the same building as the business must meet lot size and set back requirements in chart 3.7.
- Residences that are not co-located in the same building as the business must meet the lot size and set back requirements in chart 3.7.
- Separate addresses are required for the business and residence.

**7. Cellular Telecommunications Facility.**

**8. Mini-warehouses.**

**9. Recreational Vehicle Communities** with minimum standards set forth by KRS 219 and 902 KAR Chapter 15. The Board can set conditions such as time limits, bond requirements, and proof of contracts.

**3.6.9.b. Uses Prohibited - In All Business Zones -** Any business which is live animal or poultry sales, gasoline, oil or alcohol storage above ground in excess of five hundred (500) gallons, and any similar uses which, in the

opinion of the Board of Adjustment, would be detrimental to the development of the business districts.

### **3.6.9.c. Conditional Uses -**

**1. Public facilities such as churches, libraries, parks, recreational facilities, hospitals and institutions shall be allowed as conditional uses in all business zones.**

**2. Outdoor storage of merchandise or materials and outdoor concessions shall be allowed as conditional uses in all business zones.**

**3. Commercial Recycle Collection Points as defined in section 1.8 of this regulation subject to the following minimum restrictions:**

**(a) Collection operations must be conducted within an enclosed and covered structure.**

**(b) Only materials prepared for and awaiting transfer to a recycling center may be stored outside of the primary collection structure for periods of time not to exceed seventy-two (72) hours. A permanent physical barrier constructed of uniform materials must be placed to prevent the storage area from being in direct view of adjoining properties or the adjacent right-of-way.**

**(c) Temporary outdoor storage areas must be located behind the rearmost point of the primary structure being used as a collection point.**

**(d) No processing of reclaimed materials other than minimal cutting required for bailing or bundling of the materials will be permitted in a general business zone.**

**(e) Collection and storage points for liquid reclaimable materials must conform to S.P.C.C. specifications for containment stations.**

**(f) The Zoning Board of Adjustments may place additional restrictions or provisions as deemed appropriate for the area in which the collections point is located but may not permit conditions less stringent than those provided in KRS Chapter 99.21 for recyclers.**

**3.6.9.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.