

## DIVISION 210 IPD INDUSTRIAL PARK DISTRICT

### Sec. 210-010 IPD Industrial Park District: Intent

The intent of the Industrial Park District (IPD) is to create performance based standards that will best utilize the community's limited industrial and commercial resources resulting in the expansion of the community's economic base and enhancement of the community's quality of life. The Industrial Park District (IPD) is intended to:

1. Provide sufficient space in attractive, landscaped, and planned industrial parks for industrial, commercial and office activities.
2. Protect future economic development opportunities from incompatible land uses.
3. Insure compatibility between industrial, commercial and office operations within an industrial park.
4. Provide employment opportunities for the community's residents and reduce commuting times.

### Sec. 210-020 IPD Industrial Park District: Development Regulations

Minimum Lot Area:

43,560 square feet

Minimum Lot Width:

100 feet; or

150 feet without sanitary sewers

Maximum Density/Intensity:

1.0 Floor Area Ratio

Maximum Structure Height:

45 feet (agriculture structures are exempt)

An additional 15 feet is allowed for every 5 feet of additional front, side and rear yard setback increase

Minimum Front Yard Setback:

35 feet; or

50 feet when adjacent to arterial roadways

Minimum Side Yard Setback:

15 feet; or

25 feet when abutting a residential district

Minimum Street Side Yard Setback:

35 feet; or

50 feet when adjacent to arterial roadways

Minimum Rear Yard Setback:

25 feet

Maximum Lot Coverage for Structures:

60 percent of the lot area

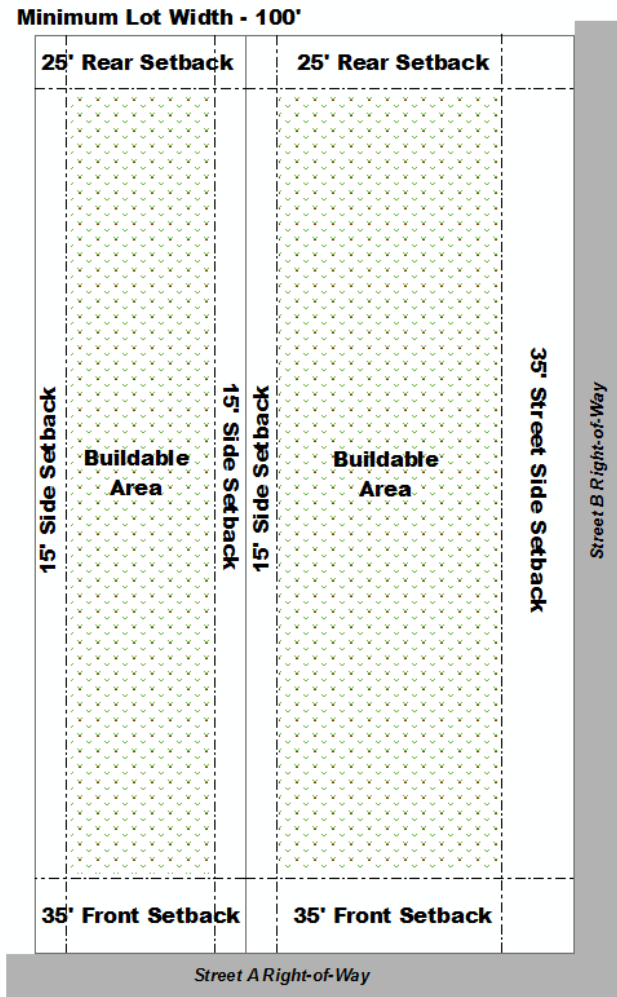
Maximum Impervious Surface Including Structures:

80 percent of the lot area

### Sec 210-030 IPD Industrial Park District: Permissible Encroachments into Required Yards

1. Sidewalks leading from parking areas may encroach into a ten (10) foot portion of the required front yard farthest from the public rights-of-way line. Such encroachment is for the sole purpose of providing pedestrian access from parking areas to a building's doorways.
2. Any driveway entrance originating on the public street may encroach into the required front yard for the purpose of providing vehicular access from the public rights-of-way to the parking lot. Such driveway entrance shall not include turnarounds, parking lanes or parking areas.
3. No loading and maneuvering areas are permitted in any required front yard nor in any required yard abutting a residential district.

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**Additional Standards that may Apply:**

Accessory Dwelling Units.....	Sec 250-040
Accessory Uses & Struc.....	Sec 250-030
Agritourism Buildings.....	Sec 260-035
Barrel Warehouses.....	Sec 250-320
Brew pubs.....	Sec 250-310
Distillery & Brewery.....	Sec 250-300
Height.....	Sec 330-010
Home Occupation.....	Sec 260-230
Fences & Walls.....	Sec 250-090
Capacity of Infrastructure....	Division 270
Highway 53 Overlay Dist. ....	Division 245
Historic Preservation.....	Division 240
Landscaping.....	Division 300
Lighting.....	Division 310
Parking.....	Division 280
Signs.....	Division 290

**Sec. 210-040 IPD Industrial Park District: Permitted Uses**

All principally permitted uses in the C-1 Local Business District, C-2 Community Business District, C-3 General Business District, C-4 Highway Service District, and I-1 Light Industrial District are permitted **with the following exceptions and prohibitions:**

1. Blacksmith Shop or Horse Shoeing Establishment
2. Boat Building
3. Commercial Indoor Rifle, Pistol and Skeet Ranges
4. Feed Mixing Plant
5. Foundry
6. Killing or Dressing and/or Packaging of Poultry and Rabbits
7. Manufactures Home Sales and Service
8. Planing Mill
9. Sawmill, Raw Log or Veneer Processing
10. Storage and Sales of Solid Fuel such as Coal, Coke and Wood
11. Stable

**Sec. 210-050 IPD Industrial Park District: Conditional Uses**

All conditional uses permitted in the C-1 Local Business District, C-2 Community Business District, C-3 General Business District, C-4 Highway Service District, and I-1 Light Industrial District are permitted **with the following exceptions and prohibitions:**

1. Asphalt Processing and Road Mix Plant
2. Auto Auctions
3. Commercial Composting
4. Commercial Rifle, Pistol and Skeet Ranges
5. Concrete, Central Mixing and Batching Plants
6. Extraction and Development of Oil, Gas, and other Hydrocarbons
7. Extraction and Development of Other Natural Resources
8. Extraction of Minerals – Rocks and Earth Products
9. Fertilizer, Incineration or Reduction Products
10. Grain, Feed and Fuel Storage Sales
11. Ham Curing Operations
12. Land-farming Facility for Solid Waste
13. Livestock, Hog, or Cattle Feeding Yards
14. Lumber Yards, including Incidental Millwork
15. Single-Family Manufactured Homes
16. Slaughter Houses, Rendering Plants, or Similar Conditional Uses
17. Solid Waste Incinerators
18. Vehicle Wrecking and Salvage Operations

**Sec. 210-060 Parking Area Standards**

**A. Parking Surfaces**

All parking surfaces, including driveway entrances and outside storage areas, shall be paved with asphalt, concrete or paver blocks.

**B. Parking Surface Completion & Maintenance**

All parking surfaces shall be installed within ninety (90) days of the completion of the construction of the building. Parking surfaces shall be continuously maintained in a state of good condition and repair.

All parking areas shall be landscaped in accordance with applicable regulations. Parking areas shall provide interior landscape areas of a least five (5) percent of the total parking/vehicle use area. One tree for every 250 square feet should be provided in the interior parking area.

**C. Parking Prohibitions**

All parking areas shall be prohibited from the required front yard setback and side yard setback. Driveway entrances may encroach in the front yard as provided in Section 210-030.

## **Sec. 210-070 Outdoor Storage**

### **A. Outdoor Storage Setbacks**

All outdoor storage shall not be directly accessible by the general public, shall observe the following minimum setbacks measured from the public rights-of-way lines or property lines:

Front Yard – 100 feet

Side Yard – 15 feet

Outdoor storage shall not encroach in the above listed front yard or side yard. Outdoor storage shall be prohibited in required rear yards when adjoining residentially zoned properties.

There shall be no outdoor storage permitted for properties abutting an expressway. Outdoor storage shall not be permitted in areas set outside, required, or designated for driving aisles, driveways, maneuvering areas, emergency access ways or vehicular parking necessary to meet the minimum number of off-street parking spaces.

### **B. Outdoor Storage Screening**

Outdoor storage shall be screened from view and not visible from public rights-of-ways and adjacent properties. Such screening may consist of privacy fence, wall or dense evergreen hedge.

### **C. Outdoor Storage Screening Completion & Maintenance**

All outdoor storage area screening shall be installed prior to occupancy of the site. The required landscaping shall be installed in conformance of the approved plan, required prior to requesting a building permit, unless a full cash bond or an irrevocable letter of credit from a banking institution timeframe may be approved by the Oldham County Planning Commission staff on an individual basis. All outdoor storage screening shall be continuously maintained in a state of good condition and repair.

### **D. Outdoor Display and Sales**

There shall be no outdoor display or sale of item(s) allowed in the IPD District.

Outdoor Sales: Placement of any item(s) outside a building in a non-residential zone for the purpose of sale or rent.

Outdoor Display: The exhibit of any item(s) outside a building in a non-residential zone as an example of product(s) available for sale or rent.

## **Sec. 210-080 Aesthetic Standards**

### **A. Building Façade**

1. The first floor of any building oriented towards the front property line shall have a façade comprised of one or a series of the following materials:

a. Textured Concrete Block

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- b. Painted Scored Concrete Block
  - c. Brick
  - d. Tilt Up Concrete
  - e. Stucco Dryvit
- 2. The second floor of any building oriented towards the front property line shall have a façade comprised of the same material as the first floor or architectural metal.
  - 3. Accessory or auxiliary buildings shall be constructed of architectural metal or the same material as the principal building.

**B. Loading Areas**

All loading areas, including overhead doors, shall be oriented towards the side or rear property line. Loading areas oriented towards the front property line are prohibited. Loading docks are not permitted in the front or street side yards.

- 1. Exterior site lighting shall not be any more than one (1.0) footcandle at the property line.
- 2. Landscaping

- a. Front Yard/Street Side Yard:

The required front and/or street side yard shall be landscaped with a continuous cover of grass or other type of ground cover. At a minimum, one tree per forty (40) feet of lot width shall be required, and such trees shall have a minimum two (2) inch caliper at the time of planting. Trees may be equally spaced or planted in groups. All parking areas and maneuvering areas must provide a three (3) foot tall continuous hedge, wall, fence, or berm or a decrease of three (3) feet in elevation from grade when adjoining a residential use or zone or a public or private street, access road or easement, service road, freeway or arterial street. Loading and unloading areas shall provide screening from street or adjacent properties in the form of a continuous hedge or evergreen screening.

- b. Side Yard:

The required side yard shall be landscaped with a continuous cover of grass or other type of ground cover. Trees, a minimum of two (2) inch caliper at the time of planting, shall be placed in all side and rear yards in numbers equal to one tree per seventy-five (75) lineal feet of boundary. Trees do not have to be equally spaced. All side and rear yards shall provide a fifteen (15) foot landscape strip that must be maintained and be free of buildings and structures.

- c. Yards Adjoining Residential Areas:

Side or rear yards adjoining residentially zoned properties shall be landscaped with a combination of earthen berms and evergreen tree plantings. Such earthen berms shall be a minimum of four (4) feet in height with evergreen tree plantings equally spaced a minimum of every eight (8) feet on top of the earthen berm. The required earthen berm shall be landscaped with a continuous cover of grass or other type of ground cover, and the required evergreen trees shall have a minimum two (2) inch caliper at the time of planting.

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d. Landscape Completion and Maintenance:

Landscaping shall be installed prior to occupancy of the site in conformance with the approved plan, required prior to requesting a building permit, unless a full cash bond or an irrevocable letter of credit from a banking institution with offices in Oldham County has been posted. An extension of the installation timeframe may be approved by the Oldham County Planning Commission staff on an individual basis. Landscaping shall be continuously maintained in a state of good condition and repair.

## **Sec. 210-090 Public Street Standards**

A. Curb and Gutters

Public streets shall be designed and constructed with curbs and gutters.

B. Pavement & Rights-of-way Width

Public streets shall be designed and constructed with a minimum twenty-four (24) foot pavement width excluding curbs. Dedicated rights-of-way for local public or private streets shall have a minimum sixty (60) foot width.

C. Public Street Standards Exclusions

Public streets that have been identified by the legislative bodies as a minor or major arterial or collector street may be constructed at a different standard than those listed above in order to allow for flexibility in design and the possibility of future construction of additional traffic lanes.

## **Sec. 210-100 Driveway Entrances**

A. Turning Radius

Driveway entrances shall be designed and constructed with a sufficient turning radius to prevent damage to the edge of pavement. The turning radius shall be determined for each lot based upon the anticipated types of vehicular traffic and width of the driveway entrance.

B. Headwalls

Headwalls for drainage pipes under driveway entrances shall be designed and constructed with a slope and flare.

## **Sec. 210-110 Utilities**

A. Public Utilities

All new public utilities, with the exceptions of primary overhead electric power, telephone, and cable television, shall be installed underground.

B. Satellite Dishes, Storage Tanks & Antennas

Satellite dishes, storage tanks and antennas that are an accessory use to the principal structure may be installed in areas outside the required front yard or side yard.