

6. The storage and utilization of flammable liquids, or of materials that produce flammable or explosive vapors or gases shall be permitted on any lot in accordance with the following table:

| Total Permitted Quantities<br>Of Flammable Materials in<br>Gallons |                     | Closed Cup Flashpoint in<br>Degrees F.                       |
|--|---------------------|--|
| <u>Above Ground</u>  | <u>Below Ground</u> |  |
| Class I<br>Not Permitted   | 20,000              | Class I<br>Below 100 Degrees F.                              |
| Class II<br>1,000  | 40,000              | Class II<br>Above 100 Degrees F. and<br>Below 140 Degrees F. |
| Class III<br>5,000   | 80,000              | Class III<br>Above 140 Degrees F.                            |

Section 5.802 General Industrial, 'IG'

a- Principal permitted uses in this 'IG' Zone include as examples, but not limited to the following:

1. Any use first permitted in IL Light Industrial Zone
2. Acetylene, oxygen manufacture
3. Acid manufacture including all corrosive acids and materials
4. Alcohol manufacture
5. Ammonia, chlorine or bleaching powder manufacture
6. Animal black, lamp black or graphite manufacture
7. Asphalt products, manufacture or refining
8. Automotive wrecking, junk or salvage yard, if in a completely enclosed building, or the premises on which such use is conducted is entirely enclosed within a solid fence or masonry wall not less than six (6) feet in height.
9. Automotive, tractor, trailer, farm implement assembly or manufacture
10. Battery, manufacture, tire recapping or retreading

11. Bleaching, cleaning and dying plant
12. Boiler shops, machine shops, structural steel fabricating shops, metal working shops
13. Celluloid or proxyline products, manufacture or storage
14. Cement, lime, gypsum or plaster manufacture
15. Cement products manufacture, including ready-mix concrete batching plants
16. Coke ovens
17. Crematory
18. Creosote manufacture or treatment
19. Dextrine, starch or glucose processing
20. Distillation of coal, petroleum, refuse, grain, wood or bones
21. Electric power manufacture
22. Emery cloth or sandpaper manufacturing
23. Enameling, lacquering or japanning
24. Explosives manufacturing or storage
25. Extractive industry, gravel or sand
26. Flour or grain mill
27. Fat rendering
28. Fertilizer, compost, manufacture or storage
29. Fish curing, smoking or packing
30. Fish oil manufacture or refining
31. Forging plants

32. Glass products, pottery, figurines or manufacture of similar products using previously pulverized clay
33. Glue manufacture
34. Gelatin manufacture
35. Landfill or incinerator
36. Livestock feeding yards or market
37. Paint, linseed oil, shellac, turpentine, lacquer, or varnish manufacture
38. Petroleum or inflammable liquids production, refining
39. Rock crushing
40. Sanitary landfill for refuse disposal in conformance with the standards set forth in the Kentucky Department of Health Manual. 'Recommendations for the Disposal of the Refuse by the Sanitary Landfill Methods'. Approval of the sanitary landfill by the State Board of Health shall also be obtained.
41. Sodium compounds manufacture
42. Slaughtering of animals
43. Smelting
44. Wholesale storage of petroleum, gasoline, oil
45. Wire rod drawing, nut, screw or bolt manufacturing
46. The Board of Adjustment may allow any use similar in character to one of the specified uses listed above if such use is equally in harmony with the character of the district as a permitted use.

b- Accessory uses or buildings permitted shall include those customarily incidental to the above permitted uses.

c- A minimum lot size of two (2) acres shall be required for any industrial use of the above categories or types in this 'IG' zone. No lot shall be less than one hundred (100) feet in width at the building line.

d- The following setback and yard requirements shall apply:

1. **Front Yards:** the front yard building setback line shall be a minimum of seventy-five (75) feet from any existing right-of-way line of any street or road.

2. **Side Yards:** there shall be a minimum side yard on each side of any building or structure of twenty-five (25) feet measured from the side lot line to the nearest building. Where said use abuts any residential zone, there shall be a side yard setback on the side abutting the residential district of one hundred (100) feet. Such space shall remain open and unoccupied by any building or accessory building or use, except that any portion of a side yard in excess of twenty-five (25) feet from a side property line may be used and included in the required parking space.

3. **Rear Yards:** there shall be a minimum rear yard as measured from the rear property line to the nearest bldg. of twenty-five (25) feet except where the property abuts a residential zone, then such rear yard shall not be less than fifty (50) feet wide. Such space shall not be occupied by any building or accessory use.

e- There shall be no building height limitations.

f- **Special development standards:** inasmuch as all industrial uses permitted in this industrial zone require a site plan review by the Planning Commission, or if they are applied for in another zone, they shall be subject to a review by the Board of Adjustment as an application for a conditional use permit, no zoning certificate shall be issued in this 'IG' zone until the applicant shall have verified to the reviewing body and the Administrative Official the same items 1 through 4 in paragraph 'f' of Subsection 5.801 and that :

5. The storage , utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted only if said materials or products are stored, utilized or manufactured within completely enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.

6. All activities involving the use and/or storage and/or disposal of flammable liquids or materials which produce flammable or explosive vapors or gasses shall be provided with adequate safety and protective devices against hazards of fire nad explosion, as well as with adequate fire fighting and suppression equipment and devices standard to the industry involved. All above ground storage shall be in enclosed fireproof vaults.

7. The storage and utilization of flammable liquids, or of materials that

produce flammable or explosive vapors or gasses shall be permitted on any lot in accordance with the following table.

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|---|---------------------|--|
| <u>Above Ground</u>   | <u>Below Ground</u> |  |
| Class I<br>Not Permitted  | Unlimited           | Class I<br>Below 100 Degrees F.                            |
| Class II<br>Unlimited   | Unlimited           | Class II<br>Above 100 Degrees F and<br>Below 140 Degrees F |
| Class III<br>Unlimited  | Unlimited           | Class III<br>Above 140 Degrees F.                          |

Section 5.900 Planned unit Development, Residential and Highway Business

This section is intended to permit creation of new Residential and Highway Business Planned Unit Development Zones. Such zones are to be permitted as amendments to the Zoning Maps, on application and approval of specific and detailed plans, where tracts suitable in location and character for the uses and structures proposed are to be planned and developed as integrated units. A Planned Unit Development may be referred to and cited hereafter as a Planned Development or Development.

Regulations set forth herein are adapted to unified planning and development in such zones. Nothing herein should be construed to mean that the land owner has the inherent right to develop a Planned Unit Development. The Planning Commission has the power to decide whether or not to allow Planned Unit Development based on their experience, public hearing and the standards set forth herein. Applications for Planned Unit Development rezoning will be granted only when the plan for the project is such that the public health, safety and morals will not be jeopardized by a departure from the restrictions on corresponding uses in the standard zone. In addition, the purposes of this section is: to permit a more varied, efficient, attractive and economical residential development pattern; to increase the flexibility in the location and arrangement of homes; to provide a more usable pattern of open space; to provide an opportunity to preserve areas of natural values; to provide for different for different types of dwellings in the same general area; to allow for increased residential densities; and, to encourage innovations in developmental designs.

Section 5.901 Site and Plan Development

The legislative body having jurisdiction shall not approve an application for a