

**ORDINANCE AMENDING CHAPTER 156 OF  
THE CODE OF ORDINANCES RELATED TO  
ZONING CODE AMENDING SECTION  
156.109 (I) MANUFACTURING DISTRICT  
ZONING GUIDELINES AND REGULATIONS.**

**ORDINANCE #0-2017-006**

**WHEREAS**, the Commission for the City of Pikeville desires to amend section §156.109 of Chapter 156 Zoning Code as submitted.

**NOW THEREFORE**, be it ordained by the City of Pikeville that Section 156.109 is hereby amended within the City of Pikeville's Code of Ordinances related to zoning code amendment for (I) Manufacturing District's as follows:

**§ 156.109 I MANUFACTURING DISTRICT.**

(A) The purpose of the I District is to encourage the development of manufacturing and wholesale business establishments that are clean, quiet, and free of hazardous or objectionable elements such as odor, dust, smoke, or glare, and that are located along arterials or collector streets with adequate city services.

(B) Principal permitted uses shall be as follows:

(1) Manufacturing or storage of:

- (a) Beverage bottling.
- (b) Electronics.
- (c) Fabricated metals.
- (d) Food and related manufacturing or storage.
- (e) Furniture and fixtures.
- (f) Glass manufacturing.
- (g) Instruments, optical goods, watches, jewelry, and the like.
- (h) Light sheet metal products.
- (i) Lumber and wood products.
- (j) Metal working shops.
- (k) Pharmaceuticals.
- (l) Pottery.
- (m) Printing and publishing.
- (n) Signs, electrical.
- (o) Textile products.
- (p) Toys, novelties.
- (q) Wearing apparel.

(r) agricultural uses

(2) Experimental firms or testing laboratories, provided no operation shall be conducted or equipment used which would create hazards and noxious or offensive conditions.

(3) Transportation equipment and other similar manufacturing processes as may be approved by the Planning Commission.

(C) Conditionally permitted uses shall be as follows:

(1) Agricultural uses; and

(2) Provided that the property improvements, and schedule of operation meets with the conditions set forth by the Planning Commission:

(a) Extractive uses.

(b) Mining, gas or oil wells.

(c) Quarrying.

(d) Logging.

(D) Accessory uses. Any use is permitted which is customarily accessory and incidental to any of the foregoing principal permitted uses.

(E) Prohibited uses. Dwellings and residences of any kind, including motels, schools, hospitals, clinics, or nursing homes, and other institutions for human care, except where incidental to the permitted principal use.

(F) Structural regulations.

(1) Minimum lot size: Ten thousand (10,000) square feet.

(2) Minimum lot width: Fifty (50) feet.

(3) Minimum front yard depth: Twenty-five (25) feet.

(4) Minimum rear yard depth: Thirty (30) feet, with five (5) additional feet for each additional story in excess of one (1) story.

(5) No industrial structure shall be erected less than one hundred (100) feet from any R District.

(G) Parking.

(1) Adequate off-street parking space must be provided for each separate building in this zoning classification. Parking areas and structures shall be located in the rear of the building whenever possible.

(2) Guidelines for parking area shall be ~~one space per four hundred (400) square feet of gross floor area.~~ one parking space for every employee working on the maximum working shift and one parking space for every vehicle operated by the facility.

(3) Notwithstanding any other requirement of this chapter there shall be provided one (1) off-street loading/unloading space ~~for each ten thousand (10,000) square feet or fraction thereof of aggregate floor space of all buildings on the site. At least one third (1/3) of the space required shall be sufficient in area and vertical clearance to accommodate trucks of the tractor-trailer type.~~ with area and vertical clearance to accommodate tractor-trailer type trucks.

(4) Development plan. All development in the I District shall require the submission of a development plan to the Commission; such plan shall include all parking, and loading facilities as well as screening from residential uses, which shall be the responsibility of the industrial developer.

(Ord. passed 1-27-87) Penalty, see § [156.999](#)

2016-006, passed 5-20-16)

This ordinance shall be in full force and effect after it is passed and published as required by law.



The above ordinance was given a first reading this 27<sup>th</sup> day of February 2017.

This ordinance was given a second reading of the 13<sup>th</sup> day of March 2017.

Passed this 13<sup>th</sup> day of March, 2017.

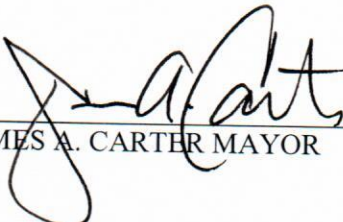
Commissioner McNamee moved for the adoption of the foregoing ordinance.

Commissioner Hartsock seconded the motion.

Upon roll call, the votes were as follows:

	<u>YES</u>	<u>NO</u>
JAMES A CARTER, II MAYOR	<u>X</u>	_____
JERRY KEITH COLEMAN, COMMISSIONER	<u>X</u>	_____
BOB SHURTLEFF, COMMISSIONER	<u>X</u>	_____
STEVE HARTSOCK, COMMISSIONER	<u>X</u>	_____
PAT MCNAMEE, COMMISSIONER	<u>X</u>	_____

The Mayor declared the within ordinance adopted.

  
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JAMES A. CARTER MAYOR

ATTESTED:

  
\_\_\_\_\_  
CHRISTY BILLITER, CITY CLERK