

**CITY OF GRAYSON, KENTUCKY
PLANNING AND ZONING REGULATIONS**

**ARTICLE 11
INDUSTRIAL ZONE**

ESTABLISHED BY: ORDINANCE #13-2001 on NOVEMBER 6, 2001
AMENDED: NONE

11.1 INTENT.

There shall be provisions for an industrial zone. Industries, which do not have a substantial potentially adverse effect upon adjacent property or uses, shall be classified as a permitted use. Other industrial uses, which have a substantial potential of having an adverse effect upon adjacent property or uses, shall be conditional upon approval by the Board of Adjustment.

11.2 PERMITTED USES.

Any use permitted in the highway business zone as a permitted or conditional use, general manufacturing, processing, machining, fabricating, and packaging.

11.3 CONDITIONAL USES.

The following uses may be permitted in the industrial zone as conditional uses upon approval of the Board of Adjustment.

Industrial Zone: Manufacturers of abrasives, acid, asbestos, brick, tile, clay products, canvas, coke, disinfectants, insecticides, poisons, dye stuff, fencing, fertilizer, glass fiber, grain drying, poultry feed, nitrating, paper or pulp, perfume, tar or asphalt roofing, and boiler and structural steel, iron storage, sorting, collecting or bailing shops; automobile assembling; paper, scrap or waste storage, utility power plants, asphalt plants; blast furnaces, building material or automobile salvage yards, melting furnaces and ore or metal reductions, explosives manufacturing or storage, fertilizer manufacturing, using organic materials or compost, incinerators or landfills for the disposal of garbage or refuse; gas (acetylene, illuminating or heating) manufacture or storage, machinery wrecking or storage yards, petroleum or inflammable liquids production, refining and storage, rock or stone crusher, mill or quarry; steel mill; sulfurous, sulfuric, nitric, picric, carbolic, hydrochloric or other corrosive acid manufacturing. The Board of Adjustment shall make the final determination as to the approval of businesses permitted in the industrial zone.

11.4 LOT, YARD, AND HEIGHT REQUIREMENTS.

11.41 Minimum Lot Size: Twenty thousand (20,000) square feet.

11.42 Minimum Lot Frontage: Two hundred (200) feet at the building line

11.43 Minimum Front Yard: Fifty (50) feet

11.44 Minimum Each Side Yard: No limitation unless adjacent to a residential zone then three times the minimum side yard required as for the adjacent residential zone.

**CITY OF GRAYSON, KENTUCKY
PLANNING AND ZONING REGULATIONS**

- 11.45 Minimum Rear Yard: No limitation unless adjacent to a residential zone, then the same rear yard required as for the adjacent residential zone.
- 11.46 Maximum Height: Sixty (60) feet, however when a side or rear yard abuts a residential zone, then a 3:1 height to yard ratio.