

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

**ARTICLE 10**

**BUSINESS ZONES**

ESTABLISHED BY: ORDINANCE #13-2001 on NOVEMBER 6, 2001

AMENDED: Ord 6-2010; June 22, 2010-- Ord 5-2013; September 10, 2013

**10.1 INTENT.**

There shall be two (2) business zones. The central business zone (C-B) is intended to accommodate business development in the existing downtown business area and other existing areas of business concentration. The highway business zone (H-B) is intended to accommodate business development, which requires a high volume of traffic to support operations and should be located on major streets and highways. It is the intent of the business zones to accommodate existing and future business development in such locations and with such regulations so as to provide availability and accessibility for the success of business operations; to encourage the development of new business at appropriate locations, and to preserve and protect existing and future development of non-business uses adjacent to and near business development through the regulation of access points, service roads, parking, loading areas, screening, and other regulations.

**10.2 PERMITTED USES:**

Central Business (C-B): Grocery store, self-service laundry, laundry and dry cleaning stations where no laundering or cleaning is done on the premises, drug stores, barber and beauty shops, shoe repair shops, meat, fruit, bakery or other similar food markets, administrative, professional medical or other businesses, governmental or institutional offices or clinics, radio and television stations, theaters, museums, libraries, and art galleries; funeral homes; religious institutions; hospitals, nursing homes, and other health care institutions; schools and colleges; retail and wholesale business and service establishments, except those first permitted in the highway business zone; hotels, motels, boarding and lodging houses; amusement business except at first permitted in the highway business zone; parking lots and structures; automobile service stations; restaurants; printing and publishing businesses; car lots; and hardware stores.

Highway Business (H-B): All uses permitted in the central business zone, establishment and lot for the display, rental, sale, service and repair of farm equipment, contractor equipment, and mobile homes; kennel, animal hospital or clinic; establishment and lot for the display and sale of precut, pre-fabricated, or shell homes; car washing establishment, greenhouses and plant nurseries, including offices and sales yards. On the portion of the Highway Business zone that borders the western side of Carol Malone Boulevard, the depth of the zone shall be one hundred (100) feet or the depth of the lot as it existed on the date of the final passage of this ordinance.

**10.3 CONDITIONAL USES.** The following uses may be permitted in business zones as conditional uses upon approval by the Board of Adjustment.

Central Business and Highway Business: Amusement parks and fair grounds, establishments for the sales of feed, grain, or other agricultural supplies, major automobile or truck repair, shops of special trade and general contractors such as plumbing, heating, carpentry, painting, metal work, publishing, electrical, and upholstering; laundry and dry cleaning plant; dairy or

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other bottling plants; storage and warehousing; drive-in theaters, drive-in restaurants, auctions, self-service car wash provided that surface shall not drain onto adjacent property and adequate on-site storage lanes and parking facilities shall be provided. In the Central Business Zone, only R-1 and R-2 uses may be permitted.

**10.4 LOT, YARD, AND HEIGHT REQUIREMENTS.**

- 10.41 Minimum Lot Size: No limitation for any business zones.
- 10.42 Minimum Lot Frontage: No limitation for any business zones.
- 10.43 Minimum Front Yard: Highway Business- Forty (40) feet; Central Business- no limitation unless otherwise required.
- 10.44 Minimum Each Side Yard: No limitation unless adjacent to a residential zone, then the same side yard required as for the adjacent residential zone.
- 10.45 Minimum Rear Yard: Highway Business- Thirty (30) feet; Central Business- no limitation unless adjacent to a residential zone, then the same rear yard required as for the adjacent residential zone.
- 10.46 Maximum Height: Central and Highway Business- Sixty (60) feet except when a side yard or rear yard abuts a residential zone, then a 3:1 height to yard ratio.

**10.5 ADDITIONAL REQUIREMENTS FOR BUSINESS ZONES.**

In all business zones, an off-site manufactured structure designed and built for use as a residential dwelling shall not be used as a place of business. This means that an off-site manufactured structure designed and built for use as a residential dwelling cannot be used as an office or for any other business or commercial use.

**10.6 ALCOHOL SALES.**

- 10.61 INTENT: To regulate the location of retail package stores and retail drink licenses in the city as fixed and established by the city planning and zoning ordinance and the zoning map as may from time to time be amended.
- 10.62 Alcohol beverage delivery and sales shall take place only in the Central Business and Highway Business Zones. All license types which are allowed by law shall be permitted to operate in either the Central Business or Highway Business Zones. This shall not limit holders of a caterer's license from transporting, selling, serving or delivering alcohol beverages as authorized by law.
- 10.63 No alcohol beverage license shall be granted for any location within a Residential Zone. This prohibition includes any business now operating in a Residential Zone.

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SEE ALSO, ARTICLE 3; GENERAL ZONE AND DISTRICT REGULATIONS  
SEE ALSO, ARTICLE 4, NON CONFORMING USES, STRUCTURES AND PREMISES  
SEE ALSO, ARTICLE 4.2; NON CONFORMING LOTS OF RECORD  
SEE ALSO, ARTICLE 4.3; NON CONFORMING USES OF STRUCTURES OR  
STRUCTURES AND PREMISES IN COMBINATION  
SEE ALSO, ARTICLE 13; FLOODPLAIN DISTRICT  
SEE ALSO, ARTICLE 15; GENERAL SIGN REGULATIONS  
SEE ALSO, ARTICLE 17; GENERAL REGULATIONS FOR VEHICLES  
SEE ALSO, ARTICLE 18; HOME OCCUPATION STANDARDS  
SEE ALSO, ARTICLE 20; DEFINITIONS