

ORDINANCE NO. 470

AN ORDINANCE AMENDING ARTICLE VI, SECTION 603 OF THE
TAYLORSVILLE-SPENCER COUNTY ZONING REGULATIONS REGARDING
CONDITIONAL USES ALLOWED IN THE B-3, GENERAL COMMERCIAL
DISTRICT ZONE PERTAINING TO MICRO/BOUTIQUE WINERY

WHEREAS, a public hearing was held before the Taylorsville-Spencer County
Joint Planning and Zoning Commission on the 17th day of April, 2025 after appropriate
legal notice and,

WHEREAS, pursuant to KRS 100.211 and Article I, Section 101.2 of the regulations, the
Taylorsville-Spencer County Joint Planning and Zoning Commission took the following action
which was to recommend the proposed amendment to Article VI, Section 603 of the
Taylorsville-Spencer County Zoning Regulations and,

WHEREAS, the City of Taylorsville held a hearing on the 12th day of August,
2025 , after appropriate legal notice, in regard to the proposed amendment
and,

THEREFORE, BE IT ORDAINED by the City of Taylorsville that Article VI, Section
603 of the 2014 Taylorsville-Spencer County Zoning Regulations are amended to read as
follows:

Article VI

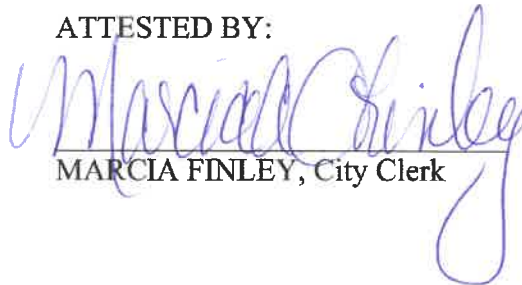
Sect. 603 Micro/Boutique Winery

Conditions may be imposed that will limit the adverse effect on adjacent surrounding properties and place conditions upon its operation that will allow it to be an asset to its immediate surroundings as well as to prevent any conflicts with the rural nature of the location with said boutique-winery. The intent of this conditional use is to allow boutique-winery facilities which may include a tasting room or retail space to sell merchandise and wine products. A facility that produces wines not to exceed 10,000 cases annually. Prior to the approval of a conditional use permit hereunder, the BOA must consider the impact of the proposed use upon surrounding properties and ensure that the character of the area is protected. Any conditional use permit issued hereunder must meet the mandatory requirements for approval set out in KRS 100.237 and the following minimum criteria:

- 1) The use and any associated use on the property shall serve wine only in accordance with the zoning requirements, state and local (ABC) Alcoholic Beverage Laws;
- 2) All processing, fermenting, production, manufacturing, and/or bottling associated with such winery shall be located within a fully enclosed building;
- 3) Outdoor storage of materials, equipment, or supplies is prohibited.
- 4) All loading and unloading areas shall be oriented away from public streets, whenever feasible;
- 5) The Owner must comply with fire safety, environmental, and health standards, such as installing sprinklers, ventilation, and wastewater treatment systems.
 - a) Sanitary systems (ie. public sewer systems or septic systems) shall be used for restrooms and food service. Other waste/discharge from brewing processes must go through the Division of Water. No processing waste/discharge may go into septic/sewer systems.
- 6) All facilities shall be served by public water.
- 7) The Owner must provide evidence of annual production from the Alcohol and Tobacco Tax and Trade Bureau at the time of the annual inspection; and,
- 8) The BOA also may impose conditions that ensure compatibility and appropriateness of the proposed use, and such conditions may include, but are not limited to, limitations on hours of operation, screening, and buffering, etc.


KAREN SPENCER, Mayor

ATTESTED BY:


MARCIA FINLEY, City Clerk

Date of First Reading July 22, 2025

Date of Second Reading August 12, 2025

Date Published _____