

ORDINANCE NO. 457

AN ORDINANCE AMENDING ARTICLE VI, SECTION 601.3(E) OF THE
TAYLORSVILLE-SPENCER COUNTY ZONING REGULATIONS REGARDING
CONDITIONAL USES ALLOWED IN THE B-1, NEIGHBORHOOD COMMERCIAL
DISTRICT ZONE PERTAINING TO MICRO-BREWERY

WHEREAS, a public hearing was held before the Taylorsville-Spencer County
Joint Planning and Zoning Commission on the 7th day of November, 2024 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 601.3(E) of the
Taylorsville-Spencer County Zoning Regulations and,

WHEREAS, the City of Taylorsville held a hearing on the 11th day of March,
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
601.3(E) of the 2014 Taylorsville-Spencer County Zoning Regulations are amended to read as
follows:

Article VI

Sect. 601.3(E) Micro-Brewery

Micro-Brewery: 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 micro-brewery. The
intent of this conditional use is to allow micro-breweries supporting permitted
eating and drinking establishments, event facilities, or similar uses. Such facility
may include a tasting room or retail space to sell merchandise and alcoholic
products only manufactured on site, unless otherwise allowed by the underlying

zone. A facility that produces Malt beverages not to exceed 15,000 Barrels per calendar year. 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 alcohol by the drink only in accordance with the underlying zoning requirements, state and local (ABC) Alcoholic Beverage Laws;
- 2) All processing, production, manufacturing, brewing, and/or bottling associated with such brewery facility shall be located within a fully enclosed building.
- 3) Outdoor storage of materials, equipment, or supplies is prohibited.
- 4) Facility tours, visitor centers, food service operations, restaurants, and the sale of products produced on site and complimentary products directly to consumers are permitted.
 - a) Micro-Breweries must not sell alcohol directly to consumers on the premises unless they have a separate tasting room or retail outlet that meets the requirements for such establishments.
 - b) Festivals or similar public gatherings which serve to promote the sale of locally produced products are permitted, provided no single event shall exceed fifty-six (56) continuous hours in length.
- 5) The Applicant must submit a roadway adequacy analysis identifying the current pavement conditions, curves, and intersections from KYTC designated arterials, or collectors to the site to the appropriate agency(ies) (i.e., Planning Commission and city, county or state road departments). The Applicant must submit evidence of agency review and determination of compliance with applicable road standards and/or identification of any improvements or other mitigation requirements. If improvements or other mitigation is required on county or state roadways, the Applicant shall complete improvements for the entirety of the route of travel, using the same guidelines as outlined in Subdivision Regulations Article IV, Section 403, or as directed by Authorities Having Jurisdiction.
- 6) All loading and unloading areas shall be oriented away from public streets, whenever feasible;
 - a) Tractor trailer traffic shall not exceed ten (10) pick-ups or deliveries per week. Said limitation shall not apply to grain deliveries.
- 7) 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.

- 8) All facilities shall be served by public water.
- 9) 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,
- 10) 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:

STEVE BIVEN, City Clerk

Date of First Reading	<u>February 11, 2025</u>
Date of Second Reading	<u>March 11, 2025</u>
Date Published	<u>April 17, 2025</u>