

KY 245 Tourism Corridor Criteria

Intended Land Uses

1. Tourism-Oriented Uses

- a. Distilleries, wineries & breweries
 - b. Outdoor recreation, entertainment & conference facilities
 - c. Hotels, resorts & inns
 - d. Dine-in restaurants (no drive thru), coffee shops & cafes
 - e. Commercial uses that support tourism, such as art and craft businesses
2. Non-tourism industrial uses (only with significant design requirements on site and structure)

Compatibility & Character

- 1. Development should consider and not conflict with tourism-related uses and activities.
- 2. Strip developments should be avoided, and connected, planned centers should be encouraged.
- 3. Development at all locations along this corridor should have a higher level of design that builds and reinforces the character of this area as a tourism destination.
- 4. Non-tourism industrial uses, such as warehouses, should provide significant design requirements for the site and structures.
- 5. Service areas and loading docks should be screened or oriented so they are not visible from public roads and include landscaping and open spaces that break up large parking areas.

Utilities & Services

- 1. Development should be served by adequate fire protection as necessary.

Transportation

- 2. Impacts to the transportation system, including safety, congestion, and capacity, should be carefully analyzed.
- 3. Access points should be limited and shared driveways or frontage roads should be used when possible.

2045 Bullitt County Comprehensive Plan Land Use Criteria Checklist

4. Sidewalks, or other pedestrian facilities, should be provided along KY 245 and between KY 245 and the major public entrances into the buildings.
5. Shared parking should be encouraged, where appropriate.

Please refer to the previous text to illustrate how the requested zoning use fits with the proposed Land Use Designation. If it does not fit with the proposed Land Use Designation please explain why you feel the Land Use designation is incorrect.