

2045 Bullitt County Comprehensive Plan Land Use Criteria Checklist

Industrial Criteria

Intended Land Uses

1. Light and Heavy Industrial
2. Manufacturing
3. Mineral Extraction
4. Warehousing, Wholesale & Distribution
5. Regional Commercial & Neighborhood Commercial
 - a. Retail & Services
 - b. Dining & Entertainment
 - c. Professional & Business Office
6. Health & Medical Services
7. Supportive Uses (must support or serve an intended use):
 - a. Employment Training Center
 - b. Public Uses
 - c. Parks & Natural Areas

Compatibility & Character

1. Master-planned developments that integrate a campus-like approach and daily retail needs should be encouraged.
2. Strip developments should be avoided, and connected, planned centers should be encouraged.
3. Development should consider and be compatible with the use on adjacent parcels.
4. Large industrial buildings and warehouses should provide a visually appealing character and improve the aesthetic quality of the area.
5. Development at highly visible locations and along highly visible corridors should have a higher level of design, such as streetscape improvements, limited or consolidated signs and monument-style signs, durable and higher-quality building materials, and appealing architectural design. Additional screening, landscaping, and other visual site improvements should also be considered.

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6. Dust, odor, noise, vibration, and similar impacts should be mitigated or compatible with surrounding uses.

7. 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

1. Impacts to the transportation system, including safety, congestion, and capacity, should be carefully analyzed, and necessary road improvements should be required prior to development occurring.

2. Access points should be limited and shared driveways or frontage roads should be used when possible.

3. Development should be located along an arterial or collector road that can adequately and safely serve the development.

4. Sidewalks, or other pedestrian facilities, should be incorporated into the overall site as an amenity to employees.

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.