

Kentucky Transpark Development Standards:

Summary of Zoning & Restrictive Covenants

Public Facilities: Public sanitary sewer, curb & gutter roadway, bike & walking trails are required to be constructed in Transpark public right-of-way

Underground Utilities: required

Permitted Uses: Industrial, commercial, educational, and office uses where processes used, equipment employed and goods processed are limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas fumes, noise, vibration, refuse matter, or water carried waste.

Noise Control: Must be in compliance with applicable noise laws.

Screening of Loading Docks & Storage Areas - Must be screened as required by ordinance from adjacent residential areas.

Minimum Landscaped Area: 20% of paved area.

Building Setback from Residential Areas: 150 feet from a residential use.

Building Height: 60 feet

Building & Parking Area Setback Requirements:

front yard setback - 75 feet
side yard setback - 50 feet
rear yard setback - 150 feet

Allowed Yard Setback Encroachments:

roof overhang
steps & pedestrian walkways
curbs & storm water gutters
landscaping
ingress & egress traffic signs
rail spurs

Building plans and Setback Variances: Must be approved by ITA Board & Planning Commission

Permitted Signs:

business identification signs

- building wall signs
- one free standing signs facing each street (maximum height – 7 feet)

sign illumination

- interior lighting only
- 200 foot lamberts maximum

ingress & egress signs

- at vehicular or pedestrian access points
- interior lit only
- maximum height – 4 feet

moving, flashing, or animated signs not permitted

billboards prohibited

Exterior Lighting:

inward & downward focus required

disabling glare to drivers & pedestrians prohibited

light lens shall be shielded from view from roadway or adjacent properties

no illumination allowed above the plane of the fixture

underground electrical service required

Parking & Loading:

on-street parking & loading not allowed

sufficient number of paved off-street parking spaces for employees and visitors

sufficient number of paved off-street loading spaces required for trucks & trailers

off-street loading areas only allowed along sides or rear of building

Storage Area Screening :

outdoor storage areas and equipment must be screened

outdoor storage of junk or salvage material is prohibited

Building Construction Requirements

Architectural Design: Must be consistent with the intended image of the Transpark.

Building Design: Must be designed by a registered architect or engineer.

Office/Administrative Area: Exterior walls must be of durable and attractive materials material.

Architectural Consistency: Manufacturing space must be built of high quality durable material with exterior walls made of concrete, brick, or glass from ground level to a height of 6 feet.

Building & Parking Area Lot Coverage: Building and parking area shall not exceed 80% of the lot area.

Fire Resistant Materials: All buildings must meet all applicable fire and safety codes.

Temporary Structures: Temporary office structures must be removed from the site after construction.

Streets, Drivers, Curbs, & Walks: Must be concrete, brick, or similar construction.

Storm -Water Run-Off: Storm water runoff must be controlled, filtered, and stored from within each site.

Environmental Laws: Each owner shall maintain compliance with all applicable environmental laws.

Predevelopment Analysis:

| | |
|-----------------------------|----------|
| microgravity analysis - | required |
| subterranean borings - | required |
| detailed development plan - | required |

Property Owners Association: May be established to further common area maintenance.

08/24/09