

CHAPTER III

LAND USE ELEMENT

The portion of the Comprehensive Plan used most often to assess future development is the land use element. If a proposed land use is in keeping with the criteria and guidelines as set out in the land use element then approval is more easily obtained. This Plan provides the criteria and guidelines for development in the form of a recommended land use map and narrative development guidelines.

This plan is a hybrid plan: part map; part guidelines. The Recommended Future Land Use Map is intended to give general guidance relating to the range of uses recommended, as well as the recommended densities and intensities of those uses. Additional guidance is provided in the narrative for each planning area which provides guidelines for future development within each of the distinct areas of the County.

Using this Plan

The process for determining whether a proposal is in compliance with the land use plan element involves the four steps outlined in **Figure 1**. All steps should be followed in order to completely assess compliance.

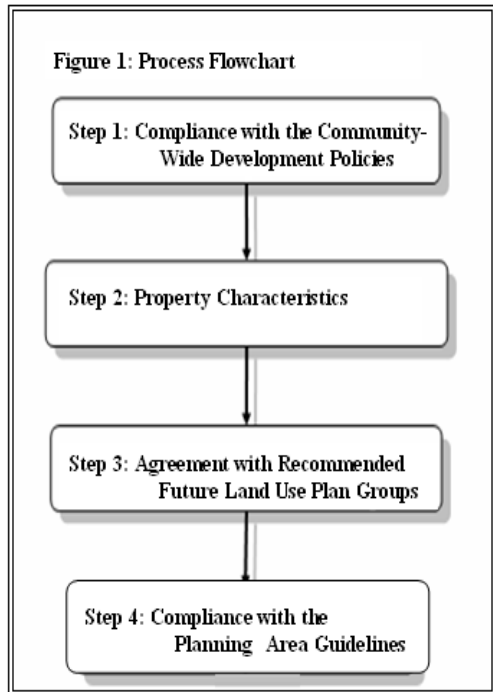
Step 1: Compliance with the Community-Wide Development Policies

The first step in the evaluation process would be to determine the proposal's compliance with development policies applicable to all development in the community.

The policies are not specific to the types of development proposed or the area in which the development or redevelopment is occurring. These policies are to be used as the initial test or threshold in determining whether a property is ready for development.

Step 2: Property Characteristics

The next step in the evaluation of a proposal is to conduct a site inventory to learn the significant characteristics of a development proposal. These characteristics will then be reviewed for compliance with relevant, applicable standards as codified in local regulations as well as for compliance with policies identified in this plan.



Step 3: Agreement with Recommended Future Land Use Plan Groups

After conducting a site inventory, this step will involve evaluating the proposal for compliance with the recommendations of each individual land use category; particularly focusing on the recommended uses and the appropriate densities/intensities. If the proposal is generally in compliance with the future land use plan groups, the proposal will then be reviewed under Step 4.

Step 4: Compliance with the Planning Area Guidelines

This last step is one of the most detailed in the evaluation process, involves determining the proposal's compliance with the more specific criteria and guidelines as contained in the narrative for the relevant planning area in which the property is located. If the proposal is in compliance with those guidelines, then a finding can be made that the proposal is found to be in compliance with the land use element of the Comprehensive Plan.

Step 1: Compliance with the Community-Wide Development Policies

The following policies are applicable to new construction and infill development / redevelopment, as appropriate. They are not specific to the type of development proposed or the area in which the development or redevelopment is occurring. These policies are to be used as the initial test or threshold in determining whether a property is ready for development.

Development Policies:

1. All development should incorporate the protection of natural resources into the development to preserve the character of the County and protect the natural environment.
2. The transportation system should be supported by minimizing the impacts of access points to public roadways and providing connectivity for all developments.
3. Arterial and collector classified roadways should be regulated so that individual lots, particularly residential lots, have limited access points. Other existing county roadways should be assessed to determine the need for additional access controls.
4. New development should be encouraged in areas where public water services are available and can accommodate additional customers.
5. New development should be encouraged in areas where adequate fire protection services and fire hydrants are available.
6. Expansion of public utilities should be the responsibility of developers with public agency participation where increase demand for services is anticipated.
7. The size and scale of all development should reflect the character and style of surrounding uses.
8. New development should be allowed only where roadways meet minimum standards or will be improved to meet such standards before completion of the development.
9. Development should occur in areas where it will not be in conflict with on going agricultural operations and should incorporate agricultural use by means of land use techniques such as clustering and conservation easements where appropriate. The Hardin County Right to Farm Ordinance adopted by Fiscal Court in 1994 serves as a tool to address potential conflicts.
10. Development shall not be allowed in areas served by inadequate roadways, those being roadways determined to be narrower than 18 feet in roadway width and/or with less than 40 feet of right-of-way. The Planning Commission shall develop policies relating to the implementation of this development restriction.
11. Subdivision design and infrastructure construction should be of the highest quality; befitting the quality of life in Hardin County. Subdivisions should include underground utilities, sidewalks, and green space among other desirable amenities. The Planning Commission should take steps to insure that design

criteria and infrastructure requirements meet the needs and desires of the community.

12. Use of public sanitary sewage systems should be encouraged.
13. The Planning Commission, in conjunction with the Hardin County Health Department and other parties, should continue to monitor requirements for on-site sewage disposal, including, but not limited to, minimum lot sizes, site evaluation criteria and system requirements in order to insure that effective, environmentally sound practices are utilized.
14. The Planning Commission, in conjunction with the Hardin County Health Department and other parties to the April 2007 Interlocal Agreement on alternative wastewater facilities, will encourage alternative or decentralized septic systems in Hardin County.

Step 2: Property Characteristics

The following information in the form of a site inventory will be reviewed by the Planning Commission to learn the significant characteristics of a development proposal. These significant characteristics will then be reviewed for compliance with relevant, applicable standards as codified in local regulations as well as for compliance with policies identified in this plan. Policies to be complied with, as applicable, are those identified in Step 1 above, Community-Wide Development Policies, as well as those provided for specific land use areas in Step 3. Compliance must also be achieved with the policies specified in Step 4 - Planning Area Guidelines. If a site is found to be in noncompliance with any of the policies based on the site inventory information addressing property location and/or characteristics as identified in this section, the development proposal for that site must address the particular characteristic or locational deficiency in order for a finding of compliance with the Comprehensive Plan to be made.

1. Access Road Characteristics including safe accessibility, road hazards and road capacity and function.
2. Fire District, Hydrant and Department locations
3. Public Water – hydraulic analysis report and wellhead protection
4. Existing land use and densities in the vicinity
5. Proposed Wastewater Treatment System
6. Proximity to public schools and the ability of those schools to handle the additional capacity generated
7. Existing Natural Features
8. Flood Plains
9. Cultural & Historical Assets
10. Growth Trends

Step 3: Agreement with Recommended Future Land Use Plan Groups

The Future Land Use Map is presented on Map 1. This map illustrates the appropriate land use groups based on the existing land use and anticipated growth and development activities. Each of the land use groups will be addressed in this section. For each, a general range of acceptable land uses and densities will be provided as well as development criteria unique to the particular area. A development proposal must be found in agreement with the recommended acceptable land uses and densities. In the next step, Step 4, these groups will be further broken down into "Planning Areas" for more detailed analysis and recommendations.

Definitions of Terms Used

The following land use terms are used in the descriptions of the acceptable land uses and densities for the land use groups. In order to eliminate redundancy these terms are defined here as they are in the County's DEVELOPMENT GUIDANCE SYSTEM ordinance.

Residential Land Use Categories

- **Urban Residential**: This land use category is intended for high-density development of single family dwellings, located only where approved water supply is available and sewage treatment is permitted by the Hardin County Health Department. All proposed water infrastructure which is to be installed within the Elizabethtown portion of the Urban Growth Sector shall be constructed as per the appropriate standards determined by the City of Elizabethtown.
- **Rural Villages**: The Rural Villages are actually individual unincorporated communities which "grew up" as a result of their location next to railroad lines throughout the county. These communities have been provided a "planning area" or in other words, given an official boundary for the purpose of the Development Guidance regulation. They are characterized by a cluster of single family housing units with limited, mostly service oriented, commercial activity occurring at various points throughout the community. The rural villages are the largest concentrated pockets of development existing outside of the municipalities.
- **Rural Residential**: This land use category is intended for low-density development of single family dwellings with a minimum lot size of three (3) acres. Residential lots may be located where private or public water supply is available and on-site sewage treatment is permitted by the Hardin County Health Department. Agricultural and other related activities are permitted.

Hardin County Future Land Use

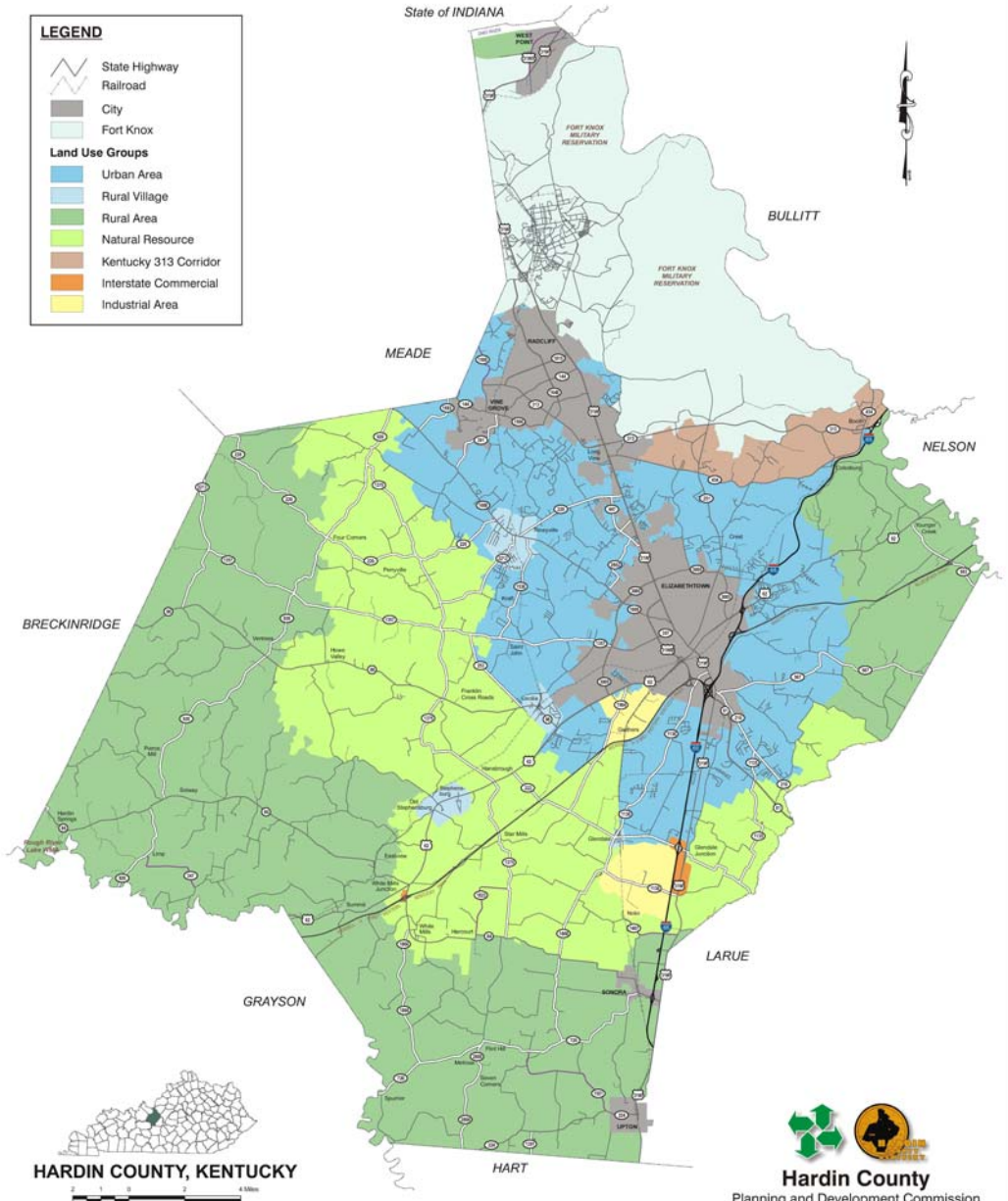
HARDIN COUNTY
 KENTUCKY

LEGEND

- State Highway
- Railroad
- City
- Fort Knox

Land Use Groups

- Urban Area
- Rural Village
- Rural Area
- Natural Resource
- Kentucky 313 Corridor
- Interstate Commercial
- Industrial Area



- **Residential Estate:** This category is intended for very low density development of single family dwellings with a minimum lot size of ten (10) acres. Residential lots may be located where private or public water supply is available and on-site sewage treatment is permitted by the Hardin County Health Department. Agricultural and other related activities are permitted.

Commercial Land Use Categories

- **Neighborhood Commercial:** This land use category is intended to provide for small scale retailing of commodities and personal services characterized by low volume direct daily customers. These land use activities shall be one single commercial use per property. The residential or rural character of the neighborhood should be maintained. The hours of operation shall be limited as well as the days of the week. The land use activity shall be conducted in a limited area or space. The land use must not generate more traffic or noise than the uses in the same neighborhood.
- **Convenience Commercial:** This land use category is intended to provide for selected retail shopping, personal service uses and office space to serve the needs of the nearby residential areas. This type of commercial land use is intended to be located at strategic sites in relation to population centers and transportation networks.
- **General Commercial:** This land use category is to provide sufficient space in appropriate locations for a variety of business, commercial and service activities. This is intended to be located at strategic locations along major highways and where there are adequate utilities to serve the more intense development activities.
- **Interstate Commercial:** This land use category is to provide sufficient space adjacent to the interchange of an interstate highway or Kentucky parkway for appropriate business, commercial, and service activities to serve the needs of the traveler and to promote tourism.
- **Tourism and Convenience Commercial:** This land use category is to provide sufficient space for selected retail shopping, personal service uses and office space to serve the needs of the nearby residential areas and promote tourism.

Industrial Land Use Categories

- **Light Industrial:** This land use category is to provide for certain types of business and industry characterized by light manufacturing, fabricating, warehousing and wholesale distribution, which are relatively free from offense and which, with proper landscaping, will not detract from residential desirability of adjacent properties. It is intended that this land use category be located with access to major thoroughfares and/or railroads.

- **Heavy Industrial:** This land use category is to permit industrial development within an assigned area given the existence of the appropriate government services and utilities. The development shall be sited and designed so as to avoid neighborhoods and residential development in light of the potential nuisances or other hazards.
- **Industrial Holding:** This land use category is to provide for the expansion of Municipal Industrial Parks and to earmark areas of the county which have the appropriate utilities and infrastructure needed to support industrial development. The district in question shall reserve portions of the county for the development of certain types of business and industry, characterized by manufacturing, fabricating, warehousing and wholesale distribution, which are relatively free from offense and which, with proper landscaping, will not detract from residential desirability of adjacent properties. A map amendment to either an I-1 or IPD, as appropriate, shall be a prerequisite to development.

Special Planning Categories

- **Flood plain, wet lands, karst, wellhead, and landfill:** This land use category is to protect fragile environmental features, surface and/or ground water resources from unnecessary risk of pollution and persons and property from the predictable destructive forces of nature.
- **Historical and/or Archaeological Sites:** This land use category is to protect any listing on the Kentucky Archaeological Survey maintained by the State Archaeologist at the University of Kentucky and any listing on the survey of Historic sites in Kentucky or the National Register of Historic places.

General Land Use Groups

A. Urban Areas

Introduction: Urban areas in Hardin County are those surrounding incorporated jurisdictions within the County. In particular, urban areas surround Elizabethtown, Vine Grove and Radcliff. As areas adjacent to established city environments the urban areas identified by this plan are more intensely developed. These areas are marked by having the highest levels of infrastructure and utility service.

Natural Features: Generally, the lands within the urban areas identified in this plan are flat to gently rolling. These areas are relatively unaffected by poor soils and are not subject to flooding.

Existing Land Use: The land use pattern in urban areas in Hardin County is the most densely developed in the community. Along the more significant arterial roadways of the community, there is a mix of commercial and very high-density residential use. In some instances, there are light industrial uses.

Recommended Land Use Pattern and Development Criteria: The following are recommended land use types for Urban Areas generally. Also provided are general guidelines for development in Urban Areas.

- Along major and minor arterials in the urban areas, convenience and general commercial uses are appropriate.
- Growth for the community should be reoriented into these areas.
- Away from major and minor arterials, neighborhood commercial as well as convenience commercial uses may be appropriate.
- Access points to collector and higher classification roadways should be limited by using common access points, frontage roadways and access management techniques.
- In areas with higher density or opportunities for the provision of centralized or decentralized sewage disposal systems should be explored and required where appropriate.
- Residential use in this area should be limited to Urban residential only with other less dense development prohibited.

B. Rural Villages

Introduction: Rural villages are small enclaves or communities that have a particular identity and name and are scattered throughout Hardin County. Historically they would have been identified by community facilities such as schools and churches, some small convenience commercial uses such as a general store, and a relatively dense residential pattern in the immediate vicinity of the village.

Natural Features: In terms of the natural environment, rural villages often occur where there are streams or other sources of water. They usually have relatively flat terrain but that can change quick as you leave the village proper. Rural villages are also often located at the intersection or crossroads of two roads serving the greater area.

Existing Land Use: As noted above, rural villages are often marked by small convenience commercial uses often in a dense commercial core. Additionally rural villages will often have community facilities that are identified with the community such as schools and churches as well as a relatively compact residential land use pattern immediately adjacent to the town center.

Recommended Land Use Pattern and Development Criteria: The following are recommended land use types for rural villages generally. Also provided are general guidelines for development in rural villages.

- In order to preserve the village identity and future, neighborhood commercial uses are encouraged.
- Also encouraged are community facilities such as churches and schools.

- Rural village residential development is encouraged in and closely around the villages. This residential development should be encouraged to be as dense as infrastructure will allow.
- Access points to roadways should be limited to that appropriate in a more densely developed setting.
- Where feasible and practical infrastructure such as decentralized sewage disposal systems should be provided.

C. Rural Areas

Introduction: Rural areas in Hardin County are located at the outer limits of the County, generally at points farthest away from the County's centers of development. Rural areas are marked by low density residential development, agricultural use and some wellhead protection areas. In general, when compared to other areas of the County, rural areas lack the infrastructure to support more intense development.

Natural Features: The terrain is rolling in places and flat in others with some natural limitations to development. The roadway network consists of rural local roads that, in some cases, lack sufficient pavement width to support more intense development. Soils are good for agricultural uses generally with some areas of steep slopes and wet soils and other limitations. There are also areas affected by flooding (100-year flood plain).

Existing Land Use: The existing land use pattern is marked by low density residential uses, farming activities and other low intensity uses. There are also sporadic community facility uses such as churches and schools.

Recommended Land Use Pattern and Development Criteria: The following are recommended land use types for rural areas generally. Also provided are general guidelines for development in rural areas.

- Residential development should be limited to rural residential and estate type development.
- Commercial and Industrial development within these areas should be limited to major crossroads that serve the local demand, not regional or area-wide demand.
- Prior to any development occurring in rural areas the roadway network serving the particular development should meet minimum roadway standards as established by local regulation.
- Community facilities are permissible based on the population and the capacity of the infrastructure to serve the particular site.
- Agricultural lands should be preserved and agricultural operations protected and encouraged by the use of various land use techniques including, but not limited to, residential clustering, conservation easements and right to farm regulations.

D. Kentucky 313 Corridor

Introduction: The Fort Knox Military Reservation in northern Hardin County is an important asset to the community and it is a major employer and major land owner. The military reservation, due to its mission, has its own unique land use pattern and impacts related to that land use. Although local government has no control over land use within Fort Knox it must address the impacts that the reservation has on the remainder of the community generally, and specifically, the impact that land use in surrounding areas has on the mission of Fort Knox and the impact that Fort Knox's mission has on adjacent properties. The Kentucky 313 Corridor identified by this plan and in local regulations is just such an area. It is located along Kentucky 313 just south of the Fort Knox military reservation.

Natural Features: The Kentucky 313 Corridor has areas that are relatively flat to gently or severely sloped. Some of the area is heavily wooded and a portion is affected by the floodplain along the Rolling Fork River, Mill Creek and Mud Creek.

Existing Land Use: The existing land use pattern in this area is marked by sparse single-family residential use at a very low density as well and some nonresidential use. There are a few more densely developed residential areas in the form of subdivisions towards the southern portion of this area.

Recommended Land Use Pattern and Development Criteria: The following are recommended land use types for the Kentucky 313 Corridor generally. Also provided are general guidelines for development in Kentucky 313 Corridor.

- Residential uses are discouraged.
- Where residential uses are allowed they should be very low density uses, such as Residential Estate.
- Development within the floodplain is discouraged.
- The requirements of the Kentucky 313 Corridor, outlined in the Development Guidance System, should continue to be applied to this area.
- Development in this area should be undertaken in a way mindful of the impacts of the Military reservation and in particular the noise impacts.
- The Regional Wastewater Facilities Plan identifies this area as part of a rural watershed and does not propose a regional wastewater treatment solution in the next twenty year planning period. The continued use of on-site treatment/disposal systems is expected. As development occurs, construction of decentralized wastewater collection and treatment systems with long-term management, operation and maintenance is desired.

E. Industrial Areas

Introduction: Industry, primarily the manufacturing, fabrication and/or distribution of goods has been, and will continue to be, an important part of the Hardin County

economy. The undeveloped industrial areas in Hardin County are limited. One is the existing industrial park located immediately southeast of the City of Elizabethtown roughly between the Western Kentucky Parkway and US 62. Another is the undeveloped property located adjacent to I-65 near Glendale.

Natural Features: The existing industrial area has some rolling terrain and wet areas adjacent to streams but has areas that are flat and unencumbered by environmental concerns or hazards. The Glendale property is relatively flat without any real constraints.

Existing Land Use: The existing industrial area has heavy commercial uses in addition to light and heavy industrial uses. There are sporadic residential uses also. The Glendale industrial site is undeveloped property used most recently for low intensity agricultural use.

Recommended Land Use Pattern and Development Criteria: The following are recommended land use types for the Industrial Areas generally. Also provided are general guidelines for development in Industrial Areas.

- The community should insure that utilities and other infrastructure are adequate to serve future expansion of existing and future industrial areas.
- Developed areas need to have adequately sized lots available and ready for industrial development in order to aid industrial development efforts.
- The community should examine providing community facilities/amenities to serve industries (i.e. walking paths, parks).
- The community should explore Airport expansion in order to provide commuter service thereby attracting the varying types of industry dependant on it.
- Public areas in and around industrial areas could have improved appearance and character.
- Convenience commercial uses (i.e. daycares, banks and restaurants) serving employees and the surrounding area should be encouraged. Other opportunities for appropriate mixture of uses should be explored.
- Land use otherwise should be limited to light and heavy industrial uses.

F. Interstate Commerce Areas

Introduction: Hardin County is fortunate to have interstate class highways as part of its roadway network. Interstate class highways, in the case of Hardin County they would be I-65 and the William Natcher Western Kentucky Parkway, serve regional areas connecting cities. As such they carry higher volume, higher speed traffic with limited interchanges with other roadways. At appropriate interchanges, there is an opportunity for commercial uses that serve the transient public as well as the local population. The Interstate Commerce areas identified by this plan are just this type of area.

Natural Features: There are no natural features typical of Interstate Commerce area discerning them from other areas. Often, however, the area immediately adjacent to the interchange must be relatively flat and free of development barriers in order to be included in this classification.

Existing Land Use: The areas identified by this plan as Interstate Commerce Areas are already, to a limited extent, used for some commercial use with some sporadic single family residential use also in the area or nearby.

Recommended Land Use Pattern and Development Criteria: The following are recommended land use types for the Interstate Commerce Areas generally. Also provided are general guidelines for development in Interstate Commerce Areas.

- The community should insure that utilities and other infrastructure are adequate to serve future expansion of existing and future industrial areas.
- Commercial uses should primarily be Interstate Commercial and Tourist and Convenience Commercial uses.
- Noncommercial development should be discouraged.
- Access points in such high traffic areas should be controlled carefully.
- As entry points into the community, Interstate Commerce areas should have only the higher quality development. Signs and building design guidelines should be considered.

G. Natural Resource Area

Introduction: Hardin County is blessed with a diverse and varying landscape. The natural environment in Hardin County provides many opportunities but, also raises many issues. This plan identifies an area in Hardin County that, in particular, is worthy of special recognition and efforts to positively affect the natural resources contained therein. The area, generally, is that area surrounding the urban area not including the identified rural areas.

Natural Features: The area identified as the Natural Resource Area has very gently rolling to flat land. It has some of the best soils and agricultural land in the community. It is also the location of wells that provide drinking water for the community. There are flood hazards associated with the Mays Run, West Rhudes Creek, Nolin River, Valley Creek, Rose Run, Middle Creek, Jackson Branch, Pup Run, Clear Run, Cox Run, Neely Branch and Sandy Creek water features that can affect development potential.

Existing Land Use: This rather large area is marked by single family residential uses developed in a low to moderately low density pattern. Sporadic nonresidential and community facility uses can be found in the area but they are not prevalent. Agricultural use is perhaps the predominant use in the area.

Recommended Land Use Pattern and Development Criteria: The following are recommended land use types for the Natural Resource Area generally. Also provided are general guidelines for development in Natural Resource Area.

- Wellhead protection areas should be established and protected through strict regulatory controls on development type, density and timing.
- A low density residential use is the recommended density level for the Natural Resource Area.
- Agricultural lands should be preserved and agricultural operations protected and encouraged by the use of various land use techniques including, but not limited to, residential clustering, conservation easements and right to farm regulations.
- Prior to any development occurring in rural areas the roadway network serving the particular development should meet minimum roadway standards as established by local regulation or by policies in this plan.
- Community facilities are permissible based on the population and the capacity of the infrastructure to serve the particular site.
- Where feasible and practical infrastructure such as decentralized sewage disposal systems should be provided.
- All development activities should preserve and enhance the existing rural character of this area.
- Any commercial development within the area should be limited to major crossroads in the area and be carefully reviewed so as not to negatively impact the area.
- Any commercial development in this area should be limited to Neighborhood Commercial or Convenience Commercial uses located at strategic sites serving local demand, not regional or area-wide demand.
- The Regional Wastewater Facilities Plan identifies this area as part of a rural watershed and does not propose a regional wastewater treatment solution in the next twenty year planning period. The continued use of on-site treatment/disposal systems is expected. Portions of this area are located in a Source Water Protection Area. For development that occurs in these areas, the construction of decentralized wastewater collection and treatment systems with long-term management, operation and maintenance is preferred for protection of the source water.

STEP 4: Compliance with the Planning Area Guidelines

Each of the Land Use Groups, as identified in Step 3, are made up of one or more Planning Areas. The following twenty-eight Planning Areas have unique existing characteristics and proposed growth characteristics. In order for a development proposal to be determined to be in compliance with Step 4 specifically, and generally to be found in compliance with the comprehensive plan, proposals will be evaluated for compliance with the guidelines established for the Planning Area within which the proposal is located. The narrative that follows provides those guidelines.

The Planning Areas, as identified below, are shown graphically on Map 2 and addressed in the narrative in numerical order.

PLANNING AREA	PLANNING AREA
1	EAST URBAN AREA
2	NORTH GLENDALE URBAN AREA
3	NORTH URBAN AREA
4	VALLEY CREEK URBAN AREA
5	WEST URBAN AREA
6	CECILIA RURAL VILLAGE
7	GLENDALE RURAL VILLAGE
8	RINEYVILLE RURAL VILLAGE
9	STEPHENSBURG RURAL VILLAGE
10	BARDSTOWN ROAD CORRIDOR
11	E2RC CORRIDOR
12	KENTUCKY 313 CORRIDOR
13	KENTUCKY 1600 CORRIDOR
14	LEITCHFIELD ROAD CORRIDOR
15	NORTH DIXIE CORRIDOR
16	SHEPHERDSVILLE ROAD CORRIDOR
17	SOUTH DIXIE CORRIDOR
18	ST JOHN ROAD CORRIDOR
19	COLESBURG AREA
20	EAST HARDIN AREA
21	NATURAL RESOURCE AREA
22	SOUTH HARDIN AREA
23	WEST HARDIN AREA
24	WEST POINT AREA
25	GLENDALE INDUSTRIAL
26	INDUSTRIAL PARK
27	GLENDALE JUNCTION (I-65)
28	WHITE MILLS JUNCTION (WKPKY)

Planning Area Map

HARDIN COUNTY
 KENTUCKY

LEGEND

- City
- Ft. Knox

County Planning Areas

1. East Urban Area
2. North Glendale Urban Area
3. North Urban Area
4. Valley Creek Urban Area
5. West Urban Area
6. Cecilia Rural Village
7. Glendale Rural Village
8. Rineyville Rural Village
9. Stephensburg Rural Village
10. Bardstown Rd Corridor
11. E2RC Corridor
12. Kentucky 313 Corridor
13. Kentucky 1600 Corridor
14. Leitchfield Road Corridor
15. North Dixie Corridor
16. Shepherdsville Road Corridor
17. South Dixie Corridor
18. St. John Road Corridor
19. Colesburg Area
20. East Hardin Area
21. Natural Resource
22. South Hardin Area
23. West Hardin Area
24. West Point Area
25. Glendale Industrial
26. Industrial Park
27. Glendale Junction (I-65)
28. White Mills Junction (WPKY)

