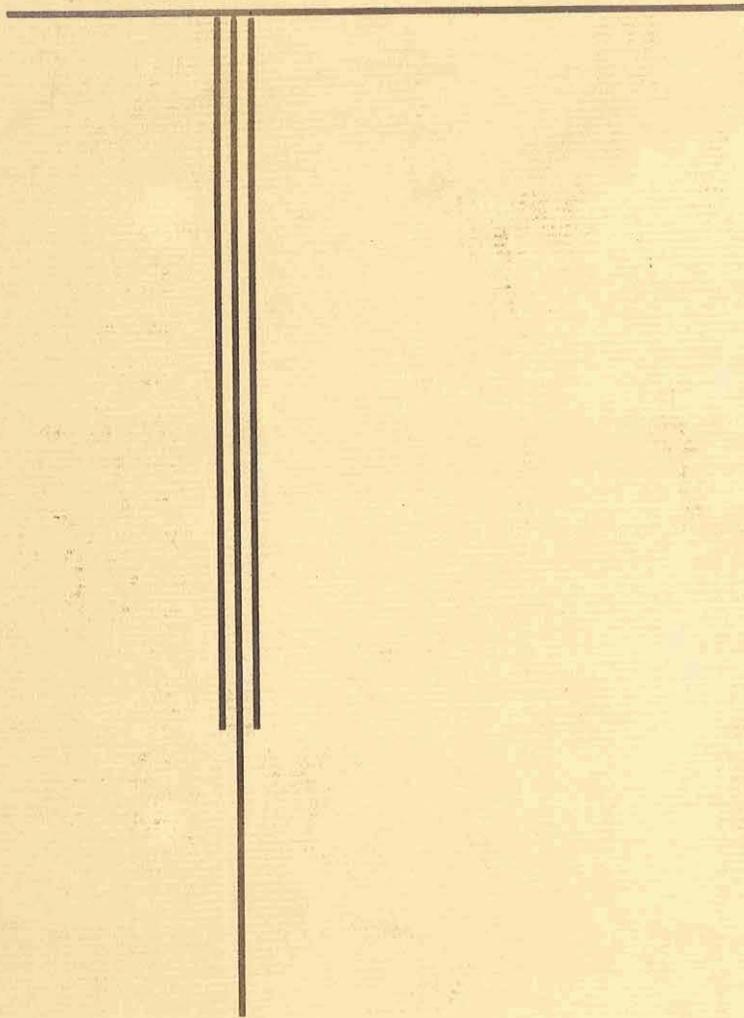


INDUSTRIAL



REPORT

PLANNING AND ZONING COMMISSION
OF
LOUISVILLE AND JEFFERSON COUNTY
JULY 1953

LOUISVILLE AND JEFFERSON COUNTY
PLANNING AND ZONING COMMISSION
LOUISVILLE, KENTUCKY

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Acknowledgments

Many persons have assisted in the accumulation and interpretation of data which is set forth in this report. Contribution of time and advice by the following persons and organizations is appreciated: A. L. Fawcett, Louisville Industrial Foundation; Dr. K. P. Vinsel, Walter Knight, and Charles Welch of the Chamber of Commerce; Carl Berg, former staff member; Robert Russell, former staff member; Ralph Bourne, Air Pollution Control Board; Ray Bisha, Louisville and Nashville Railroad; H. W. Williams, Illinois Central; J. A. Cooper, Southern Railroad; Lee Babcock, K. & I. Railroad; Dr. James Martin, University of Kentucky; Dean R. C. Ernst, University of Louisville; the Industrial Committee of the Chamber of Commerce; and the Planning and Zoning Committee of the Real Estate Board.

Credit also should be given to the following publications for many helpful ideas that have been received: "Industrial Land Use" by Philadelphia City Planning Commission, December, 1950; "Industrial Areas" by the Cincinnati City Planning Commission June, 1946; and "Principles of Industrial Zoning" by the National Industrial Zoning Committee.

PREFACE

"Industrial Report July 1953" is the first of several reports which will serve as a basis of a revised Comprehensive Plan. This report based on studies which began in 1946 recommends plans and regulations by which industry may be developed in the unincorporated areas of Jefferson County. Future reports will include a supplement which should be completed by January 1, 1954 for the City of Louisville. The supplement will recommend revisions in the industrial zoning plan and in the Zoning Ordinance. Areas recommended for redevelopment for industrial purposes will also be included. Other reports to be issued in 1953 and 1954 for Louisville and Jefferson County will deal with commercial and residential land use plans, parks and playgrounds, populations, neighborhoods, and a street and highway plan.

This report is divided into two parts. The first part deals with an analysis of existing industrial land use - population - labor force relationships, and the determination of trends which provides a method to calculate the future industrial land needs of Louisville and Jefferson County. The second part is concerned with a zoning plan and zoning regulations that meet the predicted needs. Louisville and Jefferson County need land set aside for industry that will give people jobs and also pay taxes for community improvements. Industry provides the life blood of wages and salaries which support residences and business.

PART I

INDUSTRIAL LAND USE

An understanding of the existing industrial land uses in Jefferson County and in the Metropolitan Area is necessary for the development of a comprehensive study. Without knowledge of the industrial acreages in use by type and location, predictions of future needs become a matter of mere guess and speculation.

What does a look at the Metropolitan Area reveal? On July, 1952, 4201 acres of land were found to be used industrially. Of these 3846 acres were in Jefferson County with 3440 being in industrial zoned areas, 740 being in non-conforming uses, 198 in quarries, and 136 in the Naval Ordnance site. In Jefferson County, 20,941 acres were zoned for industrial purposes with 4525 acres being used for non-industrial related uses which should be rezoned for residential purposes, 8,259 acres were being used for industrial related uses, and 4725 acres were available for industry.

In the Metropolitan Area 8.4% of all industrial acreage involving manufacturing is found to be in Indiana. (This does not include Government Installations. See Table 1.) This report assumes that this percentage will not change appreciably. Recent large additions to the industrial base in Jefferson County compared to relatively small increases in Indiana appear to substantiate this assumption. The tax structure in Indiana and the lack of adequate transportation facilities also may retard any tendency to increase the industrial base in Floyd and Clark Counties. The Government installations cannot be considered as potential industrial sites since these installations are permanent in nature.

TABLE 1

INDUSTRIAL LAND USE IN THE METROPOLITAN AREA
July 1952

Jefferson County:

Zoned industrial uses	3440		
Add Non-conforming uses	740	(78 acres city)	
Sub-total	<u>4180</u>		
Subtract quarries (1)	198		
	<u>3982</u>		
Subtract Naval Ord. (2)	136		
Total industrial acres in use in Jefferson County	3846	3846	91.6%
Floyd Co., Indiana (3)		143	3.4%
Clark Co., Indiana (4)		<u>212</u>	<u>5.0%</u>
Total Metropolitan Area		4201	100.0%

Plus Government Installations (5)

Q M Depot	256	
Naval Ord.	136	
Arsenal	<u>12000</u>	
	<u>12392</u>	12392
		<u>16593</u>

1. Quarries although industrial in nature, are subtracted at this point since employment in later analysis will not include mining or construction employment.

2. Naval Ordnance subtracted since employment fluctuations are too great 1950-100; 1952-1000.

3 & 4. Acreages of industrial land secured from measurements of industrially used land on U.S.G.S. maps.

5. Government installations added in at this point to point out the significance of their size. In 1950 these three installations employed 3562 persons and in 1952, 11,086.

GOVERNMENT EMPLOYMENT 1950 & 1952

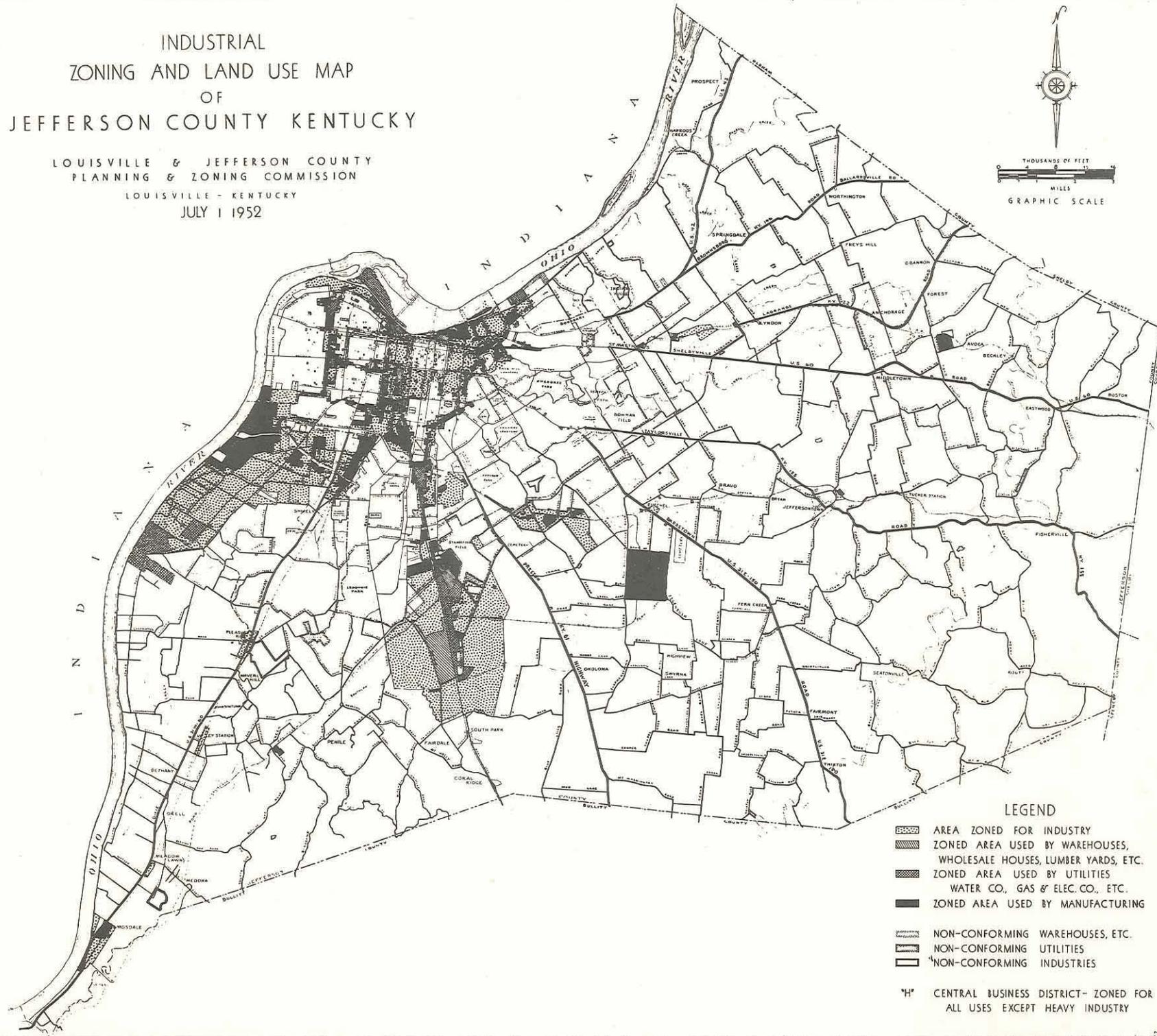
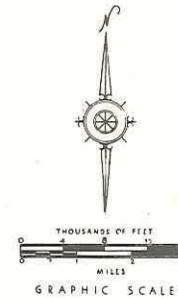
	Acres	May 1950	May 1952
Naval Ord.	136	100	1000
Arsenal	12,000	948	5054 (Goodyear 3285)
Q M Depot	256	2514	5032
	<u>12,392</u>	<u>3562</u>	<u>11,086</u>

In Jefferson County 82% of all industrial zoned land is now in the heavier classification, yet only 70% of the industrial uses located in zoned areas are heavy in nature. This indicates that the present zoning of land and the actual use of land are out of balance. The analysis in this report of future needs allows only 60% of future industrial land to be available for the heavier industries. This ratio is believed to be in line with future needs since modern industries are becoming less objectionable with the improvements in processes and in the handling of materials and supplies and, therefore, can be classified in a more restricted category. Electric power and smokeless fuels have gone far toward eliminating smoke, steam, noise, and dirt, thus rendering such plants less offensive to their neighbors.

The map showing industrial zoning and industrial uses in Jefferson County reveals some of the discrepancies noted above. This map and other maps that have been prepared show in greater detail individual situations and provide a basis for the adjustment of the Zoning Plan.

INDUSTRIAL ZONING AND LAND USE MAP OF JEFFERSON COUNTY KENTUCKY

LOUISVILLE & JEFFERSON COUNTY
PLANNING & ZONING COMMISSION
LOUISVILLE - KENTUCKY
JULY 1 1952



LEGEND

-  AREA ZONED FOR INDUSTRY
-  ZONED AREA USED BY WAREHOUSES, WHOLESALE HOUSES, LUMBER YARDS, ETC.
-  ZONED AREA USED BY UTILITIES WATER CO., GAS & ELEC. CO., ETC.
-  ZONED AREA USED BY MANUFACTURING
-  NON-CONFORMING WAREHOUSES, ETC.
-  NON-CONFORMING UTILITIES
-  NON-CONFORMING INDUSTRIES
-  CENTRAL BUSINESS DISTRICT - ZONED FOR ALL USES EXCEPT HEAVY INDUSTRY

TABLE 2

ANALYSIS OF EXISTING INDUSTRIAL ZONED AREAS JULY 1952

Type of Zoning and Location	Present Zoning	Presently Used	Land to be Rezoned from Industrial to Residential	Land Unavailable for Industry but not to be Rezoned	Land Now Zoned Industrial to be Used or Reclassified to Another Industrial Use
<u>City</u>					
(A)	3397	374	1474.7 (1)	1332.5 (3)	330.6 (4)
(B)	<u>3286</u>	<u>1192</u>	<u>409.6</u> (2)	<u>1235.7</u> (3)	<u>333.4</u> (4)
TOTALS --	6683	1566	1884.3	2568.2	664.0
<u>County</u> (Not including Louisville) (Includes Shively & Jeffersontown)					
(A)	189	657.1	---	---	2418 (5)
(B)	<u>14069</u>	<u>1216.1</u>	<u>2641</u> (2)	<u>5691.7</u> (3)	<u>1643</u>
TOTALS --	14258	1873.2	2641	5691.7 (6)	4061
<u>Total County</u>					
(A)	3586	1031	1474.7	1332.5	2748.6
(B)	<u>17355</u>	<u>2408</u>	<u>3050.6</u>	<u>6927.4</u>	<u>1976.4</u>
TOTALS --	20941	3439	4525.3	8259.9 (6)	4725.0

- (A) Indicates land on which "E-1, 2 & 3" uses are permitted or developed as proposed in the new regulations.
- (B) Indicates land on which "E-4" uses are permitted or developed as proposed in the new regulations.
- (1) Represents all forms of residential, public and semi-public uses plus 115 acres for future parks.
- (2) Represents all forms of residential, public, semi-public uses.
- (3) Includes commercial & utility uses.
- (4) Vacant areas - excludes some flood wall areas for parks.
- (5) Includes 2194 ac. to remain as "E-3" under the new regulations: 224 ac. "E-2" available.
- (6) Includes land owned by industry; utilities; warehouses, etc. 2337 ac. in utilities & warehouses is included.

POPULATION AND LABOR FORCE

The future Industrial Zoning Plan is based on the predicted population and labor force. With such an approach, a reasonable estimate is available in regard to jobs which industry must supply for the future in the Metropolitan Area.

Estimates of population have been made and are shown in the following table. The estimates here are based on normal growth.

ACTUAL AND PREDICTED POPULATION
FOR THE LOUISVILLE STANDARD METROPOLITAN AREA
AND JEFFERSON COUNTY

TABLE 3

	<u>Metropolitan Area</u>	<u>Jefferson County</u>
1930	420,769	355,350
1940	451,473	385,392
1950	576,804	484,615
1952 (July) C of C - Pop. Comm. Estimate	593,000	496,000
1960	701,801	583,439
1970	774,616	644,112
1975	811,085	674,055

Source: 1930 through 1950 figures based on U. S. Census of Population; the 1952 figure is an estimate by the Population Committee of the Louisville Chamber of Commerce; the 1960 through 1975 estimates are based on the U. S. Census of Population and forecasts of the Population of the United States 1945-75 by P. K. Whelpton with interpretation for the Louisville Area and adjustment to include actual population in 1950 by C. P. Dunbar and others, University of Louisville in "The University of Louisville Looks Forward", November, 1951.

If a population of 811,085 persons exists in the Metropolitan Area in 1975, a prediction can be made that 365,000 persons or 45% of the population will be in the labor force. In 1930 and 1940, the City of Louisville had 45% and 44.5% respectively of its population in the labor force. In 1950 this percentage had decreased due to the tremendous number

of war time births which had not showed up in the labor force. Similarly, the Metropolitan Area had shown a same tendency between 1940 and 1950. As the Metropolitan Area becomes urbanized, the percentages as indicated in the Louisville figures will tend to occur.

Although greater numbers of people will cease working at an earlier age and will retire, thus decreasing the labor force, any loss that would occur will be offset by an increased number of women working and by an influx from other areas of many workers, who do not bring families with them. These trends are already occurring.

TABLE 4 EMPLOYMENT STATUS IN LOUISVILLE
IN 1930-1940-1950 - From U.S. Census

	<u>1930</u>	<u>1940</u>	<u>1950</u>
Total Population	307,745	319,077	369,000
Labor Force	138,191	141,763	155,500
Total actually employed		121,609	147,000
Total in manufacturing	35,835	37,425	49,100

TABLE 5 EMPLOYMENT STATUS IN LOUISVILLE
in 1930-1940-1950 - - - U.S. CENSUS
IN PERCENTAGES

	<u>1930</u>		<u>1940</u>		<u>1950</u>		
Total Population	100		100		100		
Labor Force	45	100	44.5	100	42.3	100	
Total Actually Employed	—		38.2	86.	100	39.9	94.5
Total in Manufacturing	11.7	25.9	11.7	26.5	30.7	13.3	31.6
							33.4

A figure of 45% of the population in the labor force is in line with present day percentages in eleven cities whose weighted percentage in 1950 was 42.9%. When consideration is given the fact, that all cities had an unusual number of births in the war years, then the conclusion that this weighted average must go up is valid.

CIVILIAN LABOR FORCE AS A PERCENTAGE
OF THE TOTAL POPULATION IN TWELVE
SELECTED METROPOLITAN AREAS FOR 1950
U.S. CENSUS

TABLE 6

	<u>Population</u>	<u>Labor Force</u>	<u>Percentage</u>
Akron	410,000	167,400	40.7
Cincinnati	903,700	384,600	42.5
Indianapolis	552,400	247,900	45
Kansas City	814,000	352,300	43.4
Memphis	482,000	195,600	40.6
Pittsburgh	2,213,000	869,600	39.0
St. Louis	1,681,000	701,800	41.6
New Orleans	686,700	268,800	39
Chicago	5,494,600	2,469,200	45
Milwaukee	864,400	395,900	45.5
Toledo	395,500	171,600	43.5
Weighted Average			42.9
Louisville	576,000	226,900	39.4

In Philadelphia (1) the labor force in 1980 is expected to be 47% of the assumed population. In 1940, the labor force amounted to 44.3% of the total population and in April 1947, the metropolitan labor force represented 46.2% of the estimated total population. The slight increase in the percentage of the total population which is expected to be in the labor force is based on the rising trend of women seeking gainful employment. In recent years, manufacturing employment has been approximately 37 to 38 percent of total employment. If 95 percent of the labor force is employed -- as is generally true in good times -- the manufacturing employment would represent 37% of all persons employed and 16.7% of the population expected in 1980.

(1) Industrial Land Use Plan --Philadelphia City Planning Commission--Dec. 1950. Comprehensive Report No. 1

For the Louisville Area for 1975 the assumption will be made that 95% of the labor force will be employed, since under prosperous peacetime conditions, employment in the United States averages about 95%. Of those employed the prediction is made that 37% in 1975 will be in manufacturing (Henceforth referred to as industry). In 1950 in the Metropolitan Area, 32% of those employed were in industry. In 1940 this figure was 28%.

Compared to the weighted average of eleven other cities, the Louisville area is found to be below average. Although the Louisville area has increased its percentage since 1940, the other eleven cities have done likewise.

MANUFACTURING EMPLOYMENT AS A PERCENTAGE
OF THE TOTAL EMPLOYMENT IN 12 SELECTED
METROPOLITAN AREAS - U.S. CENSUS

TABLE 7

	<u>Population 1950</u>	<u>1940</u>	<u>1950</u>
Akron, Ohio	410,000	49	49
Cincinnati, Ohio	903,700	33	34
Indianapolis	552,400	29	31
Kansas City, Mo.	814,000	22	24
Memphis	482,000	18	20
Pittsburgh	2,213,000	28	37
St. Louis	1,681,000	32	33
New Orleans	686,700	18	16
Chicago	5,494,600	35	38
Milwaukee	867,400	39	42
Toledo	395,500	36	37
Weighted Average		31.8	34.8
Louisville	576,000	28	32

EMPLOYMENT STATUS IN THE LOUISVILLE STANDARD METROPOLITAN AREA
U. S. CENSUS 1940 AND 1950

TABLE 8

	<u>April 1940</u>	<u>April 1950</u>
Total population	451,473	576,940
Total labor force	190,987	228,000
Total civilian labor	190,987	228,900
Total actually employed	163,662	216,500
Total manufacturing	45,893	69,100

EMPLOYMENT STATUS IN THE LOUISVILLE STANDARD METROPOLITAN AREA
IN PERCENTAGES - FROM U. S. CENSUS

TABLE 9

	<u>April 1940</u>			<u>April 1950</u>		
Total population	100			100		
Civilian labor force	42.3	100		39.4	100	
Total actually employed	36.	85.9	100	37.4	95	100
Total in manufacturing	10.1	24.	28	11.9	30.4	32.0

PART II

ESTIMATING FUTURE INDUSTRIAL LAND USE NEEDS

The estimation of future industrial land use needs should be based on facts. Part I in this report has established those facts which, if used with discretion, will provide adequate guidance for zoning purposes. The establishment of an industrial land use plan based upon such facts will be nearer to reality than would a plan adopted without the benefit of any objective data.

From Part I, the following is derived. By 1975 Louisville Metropolitan Population is estimated to be 811,085, 45% of the population is expected to be in the labor force for a total of 365,000, 95% of labor force to be employed for a total of 347,000, and 37% of those employed to be in industry (manufacturing) for a total of 128,500. This means that by 1975 there exists the probability that Metropolitan Area industry will be employing 128,500 workers. Land, therefore, must be reserved for the industry that will employ these many workers and that will expand, build new plants, or come to the Louisville area.

At this point a ratio must be determined between land and employment to permit the estimation of land needs. The following table compares acres per hundred employees for the years 1930 and 1950 and sets forth a ratio which will be required by 1975.

INDUSTRIAL LAND - EMPLOYMENT
RELATIONSHIPS IN LOUISVILLE AND METROPOLITAN AREA

TABLE 10

<u>Year</u>	<u>Industrially Used Land</u>	<u>Employment in Manufacturing</u>	<u>Acres/100 Employees</u>
1930 (Lou.) (1)	1593 (2)	35,835 (U.S.Census)	4.44
1950 (Met.) (3)	4100 (4)	69,100 (U.S.Census)	5.93
1975 (Met.)	12850	128,500 (Estimated)	10.0

- (1) In 1930 industry was confined to the City of Louisville.
- (2) This figure included auto repair shops and garages and utilities. If acreage for auto repair shops and garages and utilities were known and were excluded, the acres per 100 employees would be less. In 1952, utilities excluding railroads was approximately 2000 acres. Undoubtedly then the actual industrial acreage in 1930 was much smaller than 1593 acres.
- (3) Industry in 1950 is scattered over three counties - the Louisville Metropolitan Area - and therefore a bigger area of consideration is involved. The year 1950 was chosen for comparison in order to compare manufacturing figures available from the U. S. Census.
- (4) Industrial acreage in 1950 and 1952 was practically the same. About 100 acres were added to the industrial acreage between 1950 and 1952. The 1950 figure reflects this.

Table 10 concludes that in 1975 ten acres per every hundred employees will be required. The table notes that in 1930, 4.44 acres per 100 employees existed. (This is probably a higher figure than actually existed. See footnote two.) By 1950 there were 5.93 acres per 100 employees or an increase of 33%. Between 1950 and 1975 the prediction is made that a 65% increase will occur in the acres per 100 employees which will mean that approximately 10 acres will be required for each 100 employees. The conclusion that 10 acres per 100 employees will be required is supported by the following table and comments.

LAND - EMPLOYEE RELATIONSHIPS

TABLE 11 IN JEFFERSON COUNTY FOR SOME OLD AND NEW INDUSTRIES

	<u>Acres/100 Employees</u>		
<u>Old</u>			<u>New</u>
72 light industries	.69		.69 (1)
139 medium industries	2.40	General Electric	4.03
56 heavy industries	17.50	Stauffer Chemical	29.3
Average	6.19		11.34

(1) No new light industry figure is available for comparison: The figure .69 is used which leaves acres per 100 employees in this category on the conservative side.

The old industries in this table consist of 267 industries employing 63,123 employees and using 3561 acres, some of which is non-conforming. In Jefferson County there are 3846 acres industrially used.

Observers of industrial development conclude that future industry will require much more land than formerly. "Principles of Industrial Zoning" by the National Industrial Zoning Committee says, "Good industrial zoning will provide adequate sites for new plants in keeping with current trends. More ground space is required for the plants themselves, since there is a tendency to construct buildings with one or very few stories, thus spreading the building over a larger acreage. Substantial setbacks and landscaping are provided in many new installations, thus promoting plant security, minimizing certain hazards, capitalizing on the advertising value of an attractive plant and grounds, securing more pleasant working conditions, contributing to employee morale and employee efficiency. Of benefit to employers, employees, and the community generally is the provision of liberal and properly located space areas for off-street parking for employees and for the off-street handling and storage of materials."

Locally, the desire to have all facilities on one floor has been noted which contributes to the trend that more land will be needed in the future per

100 employees than in the past. Seventy-two firms were asked if they were to re-establish their plant, would they desire to have all facilities on one floor. Of the 72, 38 said that they had two or more floors, but desired only one floor, 11 said that they had two or more floors and desired the same arrangement, and 23 said that they had one floor and desired the same arrangement. None that had only one floor desired two or more floors.

On the basis of the facts available at this point, actual calculations of industrial acreage needs by 1975 can be made. Table 12 shows that 11,771 acres are needed as a base not considering loss of land due to the development of residential and commercial uses and utilities upon industrial zoned land.

TABLE 12 CALCULATIONS SHOWING ACREAGE NEEDED FOR JEFFERSON COUNTY IN 1975

Louisville Metropolitan Population 1975	811,085
45% of Population in labor force	365,000
95% of labor force employed	347,000
37% of those employed are in industry	128,500
Ten acres per one hundred industrial employees	12,850 acres
8.4% deduction for Floyd and Clark Counties, Indiana (Minus)	<u>1,079 "</u>
Basic acres needed in Jefferson County 1975	Total 11,771 acres

The 11,771 acres should be divided in the following manner:

40% of total acreage should be in "E-1, 2 & 3" zoning or	4,708 acres
60% of total acreage should be in "E-4" zoning or	<u>7,063 acres</u>
	11,771 acres

When the basic acres are established for the various types of zoning, further calculations can be made to adjust the amount needed to overcome losses. The adjustment of the acres needed for "E-1, 2 and 3" zoning is based on the assumption that one of every two acres will be lost to other uses. In Table 2, figures show that 12,784 acres out of 20,941 acres were lost to other uses for a loss of 61%. Table 13 anticipates only a 50% loss.

TABLE 13 ANALYSIS OF INDUSTRIAL ACREAGE TO BE DEVOTED TO E-1, 2 & 3" USES

Total acres needed		4,708
Acres in use - July 1952	(Minus)	<u>1,031</u>
Total needed over that used July 1952 -		3,677
200% increase needed to overcome 50% loss by commercial and residential encroachment	(Plus)	<u>3,677</u>
Total needed over that used		7,354
Total used July 1952		<u>1,031</u>
Total needed 1975		8,385

The adjustment of the acres needed for "E-4" zoning is based on the assumption that only one of every three acres to be zoned "E-4" will be lost. Provisions are being written into the "E-4" regulations that will prevent residential subdivisions from being developed which should tend to reduce some loss. However, losses still will occur since utility and commercial uses, warehousing, and light industrial uses are still permitted. Likewise, there will be land that will never be available for industrial uses since such land is already developed with residences or will remain vacant and unavailable for any use due to family problems, farming activities, or excessive selling prices. A loss of 33.3% is expected and the basic acres needed is adjusted accordingly.

TABLE 14 ANALYSIS OF INDUSTRIAL ACREAGE TO BE DEVOTED TO "E-4" USES

Total acres needed		7,063
Acres in use July 1952	(Minus)	<u>2,408</u>
Total needed over that in July 1952		4,655 acres
150% increase needed to overcome 33.3% loss	(Plus)	<u>2,327</u>
Total needed over that used --		6,982
Total used in July 1952		<u>2,408</u>
TOTAL NEEDED 1975 --		9,390

When the adjustments have been made to overcome losses, the following total acreage is found to be needed:

Total acres needed for "E-1, 2 and 3" zoning	9,390 acres
Total acres needed for "E-4" zoning	8,385 acres
Total adjusted acres needed in Jefferson County for 1975 for new and expanding industry of all types and to allow for expected loss of zoned land for industrial use	17,775 acres

The 17,775 acres that are found to be needed must, however, be further analyzed. An examination of industrial zoned land is presented in Table 15. By adding present used land and land now zoned industrial to be used or rezoned to another industrial use and subtracting this from 17,775 acres, a net figure of 9,611 acres is found needed to be rezoned from residential to industrial use. By adding industrial zoned land unavailable but not to be withdrawn to the 17,775 acres a gross figure of 26,034 acres is found to be needed for an overall Industrial Zoning Plan for 1975.

TABLE 15

ANALYSIS OF PROPOSED INDUSTRIAL ZONING

Type of Zoning and Location	Future Zoning	Presently Used	Land Needed to Meet Future Needs and to Recognize Existing Industrial Uses	Industrial Zoned Land Unavailable but not to be Withdrawn	Land Now Zoned Industrial to be Used or Re-zoned to Industrial Use	Add'l. Land to be Re-zoned
<u>City</u>						
(A)	2087.1	374	754.6	1332.5 (1)	330.6	50
(B)	<u>2761.1</u>	<u>1192</u>	<u>1525.4</u> (3)	<u>1235.7</u> (1)	<u>333.4</u>	--
TOTALS -	4848.2	1566	2280.0	2568.2	664.0	50

County (Not including Louisville) (Includes Shively & Jeffersontown)

(A)	8635.5	* 657.1	8635.5	-----	2418 (4)	5560.4
(B)	<u>12551.4</u>	<u>1216.1</u>	<u>6859.7</u>	<u>5691.7</u> (5)	<u>1643</u>	<u>4000.6</u>
TOTALS	21186.9	1873.2	15495.2	5691.7 (5)	4061	9561.0

Total County

(A)	10722.5	1031.1	9390.1	1332.5	2748.6	5610.4
(B)	<u>15312.4</u>	<u>2408.1</u>	<u>8385.1</u>	<u>6927.4</u>	<u>1976.4</u>	<u>4000.6</u>
TOTALS	26034.9	3439.2	17775.2	8259.9 (5)	4725.0	9611.0

(A) Indicates land on which "E-1, 2, and 3" uses are permitted as proposed in the new regulations.

(B) Indicates land on which "E-4" uses are permitted as proposed in the new regulations.

(1) Includes commercial & utility uses.

(2) Vacant areas - excludes flood wall areas.

(3) Includes 1135 acres commercial and utilities.

(4) Includes 2194 ac. "E-3" to "E-2": 224 ac. "E-2" available.

(5) Includes land owned by industry; utilities; warehouses, etc., and 2337 ac. in utilities & warehouses is included. Various firms at any given time can be expected to be holding land in reserve which is generally not available. Likewise, in 1975 there will be land being held in reserve.

Comparison of tables 2 and 15 show that the proposed zoning plan calls for a net addition of 5,093 acres over that which is zoned industrially. This gives a total of 26,034 acres which may appear to be a tremendous amount, but a large amount has to be set aside. An industrial land use plan must provide an ample reserve for the establishment of new plants as well as for the expansion and relocation of existing industries. At all times, parcels of every size must be available in a variety of locations to enable various concerns to find sites which are best suited for their particular operations.

The Industrial Zoning Plan that has been prepared takes into consideration the facts and conclusions that have been presented. The statistical approach followed in this report is the guide post that was followed in the preparation of the Plan. However, a statistical approach is valid, but must not be given dominance over all other approaches. The best use of land, the desires of railroad and utility developers enter into considerations of the amount of land to be set aside. Also land is not available in precise amounts that would meet statistical figures. Accumulative results occur when a tract of ground is zoned for industry. The possible effect on adjacent property must be studied and in many cases further industrial zoning must take place to give equally situated property the same opportunities and the same protection. Therefore, in the final analysis the actual acreage to be zoned may exceed the determined amount. In this case, though, the estimated amount is not exceeded for the proposed plan envisions 7585 acres to be zoned "E-1, 2 and 3" and 12,145 acres to be zoned "E-4".

According to "Industrial Areas" by the Cincinnati Planning Commission, "more land should be reserved for industrial use than probably will be required. A principal reason is the varying requirements and policies of different types of industry and of different establishments within the same industry type. It is obviously impossible to predict and anticipate these requirements with such

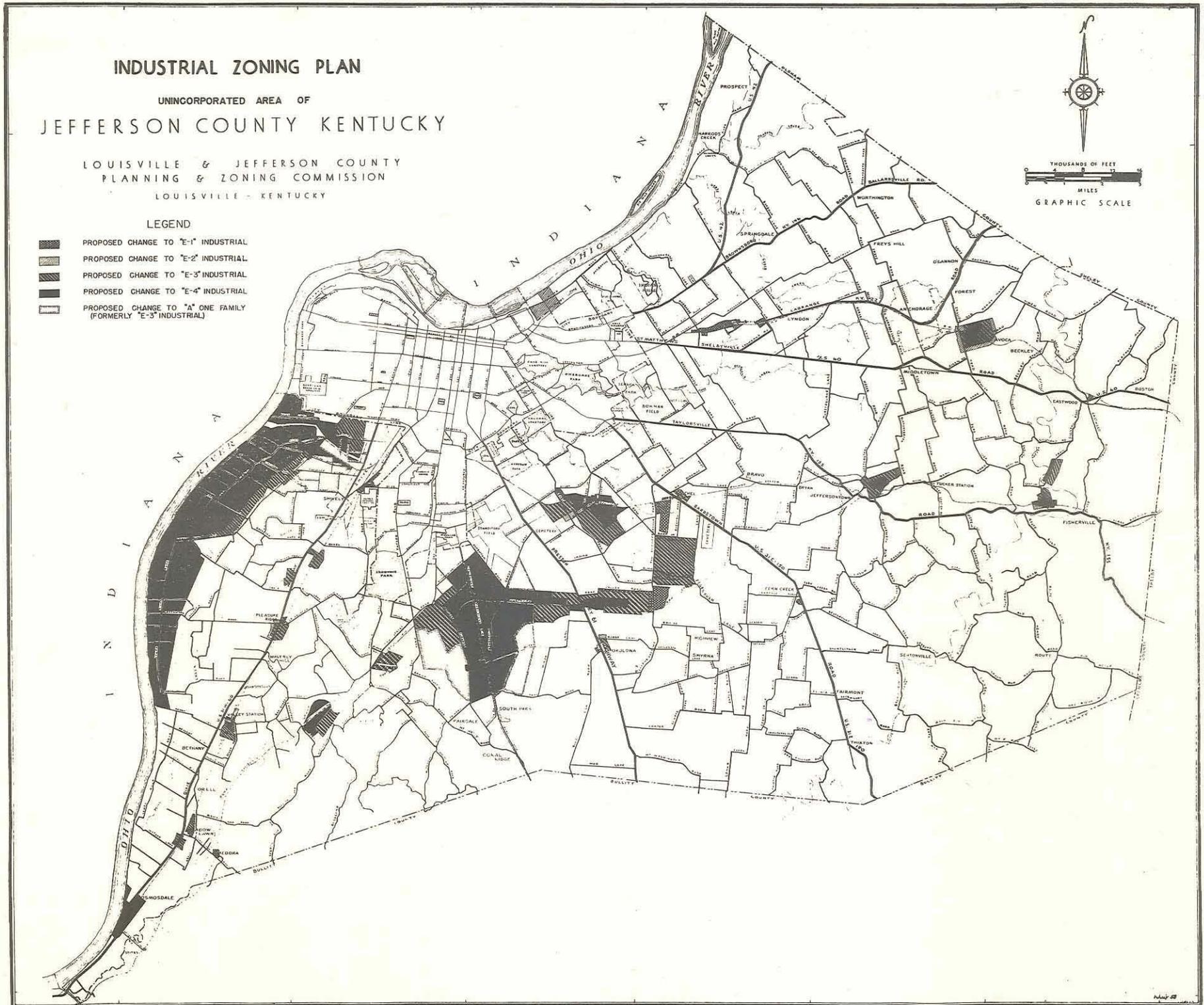
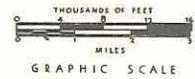
INDUSTRIAL ZONING PLAN

UNINCORPORATED AREA OF JEFFERSON COUNTY KENTUCKY

LOUISVILLE & JEFFERSON COUNTY
PLANNING & ZONING COMMISSION
LOUISVILLE - KENTUCKY

LEGEND

-  PROPOSED CHANGE TO "E-1" INDUSTRIAL
-  PROPOSED CHANGE TO "E-2" INDUSTRIAL
-  PROPOSED CHANGE TO "E-3" INDUSTRIAL
-  PROPOSED CHANGE TO "E-4" INDUSTRIAL
-  PROPOSED CHANGE TO "A" ONE FAMILY (FORMERLY "E-3" INDUSTRIAL)



precision that the exact land requirements of these establishments can be set aside."

A Plan cannot be static. The Industrial Zoning Plan proposed in this report when adopted must be studied and revised every five to ten years to recognize changing requirements. Even within each five year period, changes may occur. To meet such a changing situation, 1450 acres in all types of zoning has not been placed on the map. If, in the future, an establishment desiring to come to the Louisville Area finds that a particular location meets its needs and is compatible to the area where the location is desired, effort should be made to accomodate the newcomer and for that reason the leeway of 1450 acres has been provided. With such a leeway, flexibility exists which permits the changing of the plan to meet the needs of industry for which it is difficult to predict and anticipate exact land requirements.

NEW INDUSTRIAL ZONING REGULATIONS

The proposed Zoning Regulations have been prepared to recognize changes in industrial technology and to aid in carrying out an industrial land use plan. Five features which are included should be noted. A district, the "E-1" District will permit the establishment of light industrial uses as buffers between residential areas and railroads, industrial areas, and highways by enumerating high standards of development and by not permitting commercial uses in areas zoned "E-1". Protection is thus given to both homes and to the higher class industrial developments. A second feature is the inclusion in each district regulation a statement of purpose which indicates generally the type of industries permitted. The third feature is the grouping of uses in each district into categories to permit within the regulations easy reference to the various industrial uses.

The fourth feature is found in the "E-3" and "E-4" Districts wherein a height regulation has been written that imposes no height limitation on structures except where such structures are near residential zoned districts. Modern industrial buildings seldom exceed one story and a height limitation is a superfluous regulation. The final feature involves the concept that "E-4" industrial areas should not be developed with residential subdivisions. Homes built in such areas are subject to various elements that may affect the health, safety, morals, and general welfare of the people. The prohibition of residential subdivision encroachment into heavy industrial areas serves two purposes. The separation of major industrial sites into smaller parcels difficult of future assembly is discouraged and the development of blighted areas and all they mean to the community is prevented.

SECTION 10
"E-1" INDUSTRIAL DISTRICT

An "E-1" District is established in order to protect and to promote public health, safety, morals, and general welfare and to meet the following specific purposes:

1 - To provide, in response to a growing demand, sufficient space in appropriate locations for attractive modern landscaped factories which do not create any hazards, or create noise, vibrations, smoke, dust, odors, heat, glare or other objectionable influences which would be offensive across the boundaries of the zoning lot, or require any heavy trucking, and which require an environment free from such influences.

2 - To provide opportunities for employment close to residential areas, and thus to cut travel time from home to work and the burden on the transit system.

3 - To provide protection for residences located both in an "E-1" District and in surrounding areas.

4 - To promote the most desirable use of land in accordance with a well balanced plan; to promote the beneficial and appropriate development of all land; to promote stability of residential and light manufacturing development; to protect the character of desirable development in each area.

A - USE REGULATIONS

(1) Permitted uses.

Any use permitted in the "B-1" One-Family District.

The following industrial and non-industrial uses and any similar uses fitting the general classification and which are compounding, assembling, and packaging in nature (manufacturing permitted only when indicated) and which fulfill the spirit of this regulation are permitted. All uses must be confined within a building.

CHEMICALS, PETROLEUM, COAL, AND ALLIED PRODUCTS

Cosmetics and toiletries
Ink, packaging
Laboratories
Pharmaceutical products (compounding only)
Soap, washing or cleaning, powder or soda (packaging only)

CLAY, STONE AND GLASS PRODUCTS

Clay products of a handicraft nature
Glass products (made from previously processed glass)
Statuary and art goods, other than stone and concrete

FOOD AND BEVERAGE

Bakery products, wholesale (manufacturing permitted)
Beverage mfg. (non-alcoholic)
Beverage, blending, bottling (all types)
Candy, wholesale (manufacturing permitted)
Coffee, tea and spices, processing and packaging
Ice Cream, wholesale (manufacturing permitted)
Macaroni and noodle mfg.
Oleomargarine (compounding and packaging only)

METALS AND METAL PRODUCTS

Assembly and repair of the following items from parts manufactured elsewhere:

Small electrical or electronic apparatus, e.g. television sets, radios, phonographs, fans, hotplates, irons, mixers, and the like.
Clocks, jewelry, and watches
Metal awnings
Musical instruments
Venetian blinds

TEXTILES, FIBERS AND BEDDING

Awnings, tarpaulins and canvas specialties
Cloth products
Clothing and garment
Hair and felt products (except washing, curing, dyeing).
Hat finishing and millinery, from straw and other fibers
Window shades

WOOD AND PAPER PRODUCTS

Carpentry shop and cabinet making (custom)
Envelope and stationery
Paper bag, box, container, and tube mfg.
Pattern shop
Wallpaper

UNCLASSIFIED INDUSTRIES

Artificial flowers
Art, needle work
Bookbinders
Broom and brush
Buttons (except button blanks from shells)
Carbon paper and inked ribbons mfg.
Cigars (hand-made)
Cleaning and dyeing of garments, hats and rugs
Furniture repair and upholstery shop
Fur finishing
Games and toys
Hand stamps, stencils and brands
Laboratories, research, experimental, but not including combustion type - motor testing
Leather goods, but not including tanning operations

Limb and brace
Laundries
Motion picture production
Novelty products from previously prepared materials
Printing, publishing and engraving
Sign and display (non-metal)
Tire retreading and vulcanizing shop
Umbrella and parasol

NON-INDUSTRIAL USES

Offices, business, professional and governmental
Trade and business schools

B. AREA REGULATIONS

(1) Size of lot. All buildings or structures hereafter erected or structurally altered, wholly or in part, for residential purposes, shall be provided with a lot area of not less than five thousand (5000) feet with a minimum width of fifty (50) feet as measured along the building line.

(2) Lot area per family. All buildings or structures hereafter erected or structurally altered, wholly or in part, for residential purposes, shall be provided with a minimum area of not less than five thousand (5000) square feet per dwelling unit.

(3) Yard requirements:

(a) Front yard:

- (1) Residential structures same as in the "B-1" District.
- (2) Structures for non-residential uses as permitted in this district shall be provided with a forty (40) foot front yard. (Non-industrial structures same as the residential uses).

(b) Rear yard:

- (1) Residential structures - there shall be a rear yard of not less than twenty-five (25) feet.
- (2) Structures for non-residential uses as permitted in this district shall be provided with a forty (40) foot rear yard except in the case where an "E-1" zoned lot adjoins or abuts a zoned residential district. In such case a one hundred (100) foot rear yard must be provided. (Non-industrial structures same as the residential uses)

(c) Side yard:

- (1) Residential structures - thirty (30) percent of the width of a lot shall be provided for side yards. However, no portion of any building shall be located closer to the side property line than a distance of ten (10) percent of the width of the lot.

- (2) Structures for non-residential uses as permitted in the district shall be provided with a side yard as required for residential structures except in the case where an industrial zoned lot adjoins or abuts a zoned residential district. In such case a one hundred (100) foot side yard shall be provided on that side of the lot abutting or adjoining the residential zoned lot. (Non-residential, non-industrial, structures same as the residential uses)

C. HEIGHT REGULATIONS

- (1) Residential structures same as in the "B-1" District.

(2) All buildings or structures hereafter erected or structurally altered for non-residential uses permitted in this District shall not exceed 45 feet in height.

D. SPECIAL PROVISIONS

- (1) Landscaping

Any part of a lot not used for buildings or other structures, off-street parking, loading berths and access thereto, shall be landscaped with grass, trees, shrubs, ponds, or pedestrian walks and shall be maintained in good order.

- (2) Signs

Non-flashing, non-illuminating signs are permitted. For sale or rent signs shall not exceed 12 square feet, be within 15 feet of the street line, nor within 6 feet of any other lot line. Church signs shall not exceed 24 square feet. Only one sign is permitted for each use, but on corner lots a sign facing each street is permitted. No sign shall project across any street line nor extend above ground floor or more than 20 feet above curb level, whichever is less.

- (3) Parking Area

All open off-street parking areas and driveways shall be surfaced with a hard, durable, dust-proof material and shall be so constructed as to provide adequate drainage facilities.

All off-street loading berths and off-street parking areas, either at natural grade level or on a roof shall be screened from all adjoining residentially zoned lots or residential uses by either (a) a strip of ground five (5) feet in width on which shall be planted and maintained a continuous permanent landscaped screen of evergreen materials maintained in a healthy growing condition with a minimum of three (3) feet in height above finished grade and an expected normal growth of at least five (5) feet in height or (b) a solid wall or uniformly painted fence of fire-resistant material with a minimum height of four (4) feet and maximum height of 8' above finished grade or above roof level if on a roof. No signs shall be affixed to any such wall or fence and the wall or fence shall be maintained in a good condition at all times.

A bumper rail of either wood, metal or concrete not more than 24" in height, above parking surface grade or a wheel stop of wood, metal or concrete not more than 12" in height above parking surface grade shall

be established along the line between the outer edge of the parking area and the planting strip to protect the landscaped area from movements of vehicles.

When an off-street parking area is bounded by a street, a bumper rail or wheel stop in addition to any landscaping that is required, shall be provided along the entire street boundary except such portions as are used for entrances and exits. All parking areas in this district shall also comply with Section 13A.

(4) Lighting facilities

Lighting facilities for the parking area where provided, shall be so arranged as to reflect the light away from adjacent residential zones and residential uses.

(5) Permits

Before a permit may be issued, a plan for the development of a property for any industrial use as listed in this section, must be submitted and reviewed by the Zoning Enforcement Officer. Plans must include dimensions, type of planting, location of entrances and exists, building plans and such other information as required by this regulation.

SECTION 10A
"E-2" INDUSTRIAL DISTRICT

The purpose of this district is to provide for the location of certain light industries which do not detract from residential developments. The limitations on height, yards, odors, gases, dust, smoke, noise or vibrations are imposed to protect and foster residential desirability while permitting industries to locate close to a labor supply.

In the "E-2" District the uses permitted are generally those which are compounding, assembling, and packaging in nature. The industries in this district must not emit odors, gases, dust, noise, smoke, or vibrations from their buildings other than that occurring by reason of heating facilities for employees. All uses must be confined within a building.

A. USE REGULATIONS

(1) Permitted uses.

Any use permitted in the "C-1" Apartment District or "D-1" Commercial District.

Trailer parks, Tourist cabins, Cottages, Courts, Auto Courts, and Motels and similar establishments permitted but shall comply with the regulations set forth in Section 13-B and 13-C.

The following industrial and non-industrial uses and any similar uses fitting the general classification and meeting the "E-2" requirements are permitted:

CHEMICALS, PETROLEUM, COAL, AND ALLIED PRODUCTS

Cosmetics and toiletries
Ink, packaging
Laboratories
Pharmaceutical products (compounding only)
Soap, washing or cleaning, powder or soda (packaging only)

CLAY, STONE, AND GLASS PRODUCTS

Clay products of a handicraft nature
Glass products (made from previously processed glass)
Statuary and art goods, other than stone and concrete

FOOD AND BEVERAGE

Bakery products, wholesale (manufacturing permitted)
Beverage mfg. (non-alcoholic)
Beverage, blending, bottling (all types)
Candy, wholesale (manufacturing permitted)
Coffee, tea and spices, processing and packaging
Ice Cream, wholesale (manufacturing permitted)
Macaroni and noodle mfg.
Oleomargarine (compounding and packaging only)

METALS AND METAL PRODUCTS

Assembly and repair of the following items from parts manufactured elsewhere:

Small electrical or electronic apparatus, e.g. television sets, radios, phonographs, fans, hotplates, irons, mixers, and the like.
Clocks, jewelry, and watches
Metal awnings
Musical instruments
Venetian blinds

TEXTILES, FIBERS AND BEDDING

Awnings, tarpaulins and canvas specialties
Cloth products
Clothing and garment
Hair and felt products (except washing, curing, dyeing).
Hat finishing and millinery from straw and other fibers
Window shades

WOOD AND PAPER PRODUCTS

Carpentry shop and cabinet making (custom)
Envelope and stationery
Paper bag, box, container, and tube mfg.
Pattern shop
Wallpaper

UNCLASSIFIED INDUSTRIES

Artificial flowers
Art, needle work
Bookbinders
Broom and brush
Button mfg. (except button blanks from shells)
Carbon paper and inked ribbons mfg.
Cigars (hand-made)
Cleaning and dyeing of garments, hats and rugs
Furniture repair and upholstery shop
Fur finishing
Games and toys
Hand stamps, stencils and brands
Laboratories, research, experimental, but not including combustion type - motor testing
Leather goods mfg., but not including tanning operations
Limb and brace
Laundries
Motion picture production
Novelty products from previously prepared materials
Printing, publishing and engraving
Sign and display (non-metal)
Tire retreading and vulcanizing shop
Umbrella and parasol

B. AREA REGULATIONS

(1) Size of lot. All buildings or structures hereafter erected or structurally altered, wholly or in part, for residential purposes, shall be provided with a lot area of not less than five thousand (5,000) square feet with a minimum width of fifty (50) feet as measured along the front building line.

(2) Lot area per family. All buildings or structures hereafter erected or structurally altered, wholly or in part, for residential purposes, shall be provided with a minimum area of twelve hundred and fifty (1,250) square feet per dwelling unit.

(3) Yard requirements -

(a) Front yard - there shall be a minimum front yard of twenty-five (25) feet for all structures.

(b) Rear yard - there shall be a minimum rear yard of twenty-five (25) feet for all structures.

(c) Side yard -

(1) Single family residences same as in "A-1" District.
Two family residences same as in "B-2" District.
Multiple family residences same as in "C-1" District.

(2) Commercial and industrial structures need not provide a side yard except on that side of a lot abutting on or adjoining a zoned residential district. A side yard, depending on the number of residential units, shall be provided if living quarters are provided on the first floor or located over stores or shops if such living quarters are more than two rooms in depth. If a side yard is provided, it shall not be less than four (4) feet.

C. HEIGHT REGULATIONS

All buildings hereafter erected or structurally altered shall not exceed forty-five (45) feet in height.

D. SPECIAL PROVISIONS

(1) Parking. All uses shall be provided with off-street parking in compliance with Section 13A.

SECTION 11
"E-3" INDUSTRIAL DISTRICT

The purpose of this district is to provide for the location of uses necessary for the conduct of wholesale business, and light industry. The industries herein permitted include those that manufacture, process, store and distribute goods and materials for business and light industry and in general are dependent on raw materials refined elsewhere.

A. USE REGULATIONS

(1) Permitted uses.

Any use permitted in the "E-2" Industrial District or "D-2" Commercial District.

The following industrial and non-industrial uses and any similar uses fitting the general classifications and meeting the "E-3" requirements are permitted.

CHEMICALS, PETROLEUM, COAL AND ALLIED PRODUCTS

Ice (dry)
Ink mfg. (mixing only)
Insecticides, fungicides, disinfectants and related industrial and household chemical compounds (blending only)
Perfumes and perfumed soap (compounding only)

CLAY, STONE AND GLASS PRODUCTS

Clay, stone and glass products
Concrete products (except central mixing and proportioning plant)
Pottery and porcelain products

FOOD AND BEVERAGE

Chewing gum
Chocolate, cocoa and cocoa products
Condensed and evaporated milk processing and canning
Creamery and dairy operations
Dairy products
Grain blending and packaging, but not milling
Flour, feed and grain (packaging, blending and storage only)
Fruit and vegetable processing (including canning, preserving, drying and freezing)
Gelatin products
Glucose and dextrine
Malt products mfg. (except breweries)
Meat products, packing and processing (no slaughtering)
Poultry packing and slaughtering (wholesale)
Yeast

METALS AND METAL PRODUCTS

Agricultural or farm implements
Aircraft and aircraft parts
Aluminum extrusion, rolling, fabrication, and forming
Automobile, truck, trailer, motorcycle, and bicycle assembly
Boat mfg. (vessels less than five tons)
Bolts, nuts, screws, washers, and rivets
Container (metal)
Culvert
Firearms
Foundry products mfg. (electrical only)
Heating, ventilating, cooking and refrigeration supplies and appliances
Iron (ornamental) fabrication
Machinery mfg.
Nails, brads, tacks, spikes, and staples
Needle and pin
Plating, electrolytic process
Plumbing supplies
Safe and vault
Sheet metal products
Silverware and plated ware
Stove and range
Tool, die, gauge and machine shops
Tools and hardware products
Vitreous enameled products
Wire and wire products

TEXTILES, FIBERS AND BEDDING

Bedding (mattress, pillow and quilt)
Carpet, rug and mat
Hat bodies of fur and wool felt (including men's hats) mfg.
Hosiery mill
Knitting, weaving, printing, finishing of textiles and fibers into fabric goods
Rubber and synthetic treated fabrics (excluding all rubber and synthetic processing)
Yarn, threads and cordage

WOOD AND PAPER PRODUCTS

Basket and hamper (wood, reed, rattan, etc.)
Box and crate
Cooperage works (except cooperage stock mill)
Furniture (wood, reed, rattan, etc.)
Pencils
Planing and millwork
Pulp goods, pressed or molded (including papier mache products)
Shipping container, (corrugated board, fiber, or wire bound)
Trailer, carriage, and wagon
Veneer
Wood products

UNCLASSIFIED USES

Animal pound
Animal, poultry and bird raising, commercial
Building materials (cement, lime, sand, gravel, lumber and the
like) storage and sales
Bus garage and repair shop
Circus grounds
Coal and coke storage and sales
Contractors shop and storage yard
Exposition building or center
Fairgrounds
Greenhouses, wholesale
Industrial vocational training school for internal combustion engines
Livery stables, pony ring, and riding academy
Market, wholesale (goods not contained in totally enclosed building)
Produce and storage warehouses
Truck or transfer terminal, freight
Wholesale houses and distributors

B. AREA REGULATIONS

(1) Size of lot. Same as in the "E-2" District.

(2) Lot area per family. All buildings or structures hereafter erected or structurally altered wholly or in part for residential purposes shall be provided with a minimum area of six hundred (600) square feet per dwelling unit.

(3) Yard requirements.

(a) Front yard - None required except in the case where an industrial zoned lot abuts or adjoins a zoned residential district. In such case a twenty-five (25) foot yard must be provided.

(b) Rear yard -

(1) All buildings or structures hereafter erected or structurally altered, wholly or in part for residential purposes, shall be provided with a rear yard of twenty-five (25) feet.

(2) Commercial or industrial buildings need not be provided with a rear yard except in the case where such zoned industrial lot abuts or adjoins a zoned residential district. In such case the rear yard shall be twenty-five (25) feet.

(c) Side yard -

(1) Single family residences - same as in "A-1" District.

(2) Two-family residences - same as in "B-2" District.

(3) Multi-family residences - same as in "C-2" District.

(4) Commercial and industrial structures need not be provided with a side yard except on that side of a lot abutting on or adjoining a zoned residential district, in which case the side yards required in the residential district must be provided. A side yard depending on the number of residential

units is required if living quarters are provided on the first floor or located over stores or shops, and if such living quarters are more than two rooms in depth. If a side yard is provided, it shall not be less than four (4) feet.

C. HEIGHT REGULATIONS

(1) All buildings hereafter erected or structurally altered, wholly or in part for residential purposes, shall not exceed eight (8) stories, or one hundred (100) feet in height.

(2) Commercial and industrial structures have no height limitation but in the case where lots to be developed with such structures abut or adjoin a zoned residential district, the height restriction of the residential district shall apply to those structures to be located within 50' of a residential zoned lot.

D. SPECIAL PROVISIONS

(1) Parking - All uses shall be provided with off-street parking in compliance with Section 13A.

SECTION 12
"E-4" INDUSTRIAL DISTRICT

The purpose of this district is to provide for the location of heavy industry that in general processes, mills, refines, or extracts raw materials. In order to promote the health, safety, morals, and general welfare of the community and to avoid hazards and other unhealthy living conditions accompanying some industrial developments, no residential structure shall be erected in the "E-4" Industrial District except on a parcel of land that was of record prior to the effective date of this regulation. However, dwellings for living or sleeping quarters of plant guards, caretakers, or custodians is permitted on the same premises as the establishment or industry which employs such guards, caretakers or custodians. Such dwelling shall be considered as an accessory use. This regulation shall not be construed to mean that divisions of land cannot be made for agricultural purposes and the incidental uses so permitted.

A. USE REGULATIONS

(1) Permitted uses.

Any industrial, commercial or non-residential use permitted in the "E-3" District.

The following industries and any similar industry fitting the general classification and meeting the "E-4" requirements are permitted except that those listed as prohibited uses shall have Commission approval before being permitted.

CHEMICALS, PETROLEUM, COAL AND ALLIED PRODUCTS

Adhesives
Alcohol, industrial
Bleaching products
Bluing
Calcimine
Candle
Cleaning and polishing preparations (non-soap), dressings and blackings
Dye-stuff
Essential oils
Exterminating agents and poisons
Fertilizer (non-organic)
Fuel Briquettes
Glue and size (vegetable) *manufacture*
Ink mfg. from primary raw materials (including colors and pigments)
Soap and soap products

CLAY, STONE AND GLASS PRODUCTS

Abrasive wheels, stones, paper, cloth and related products
Asbestos products
Brick, fire brick, and clay products
Concrete central mixing and proportioning plant
Glass and glass products
Graphite and graphite products

Monument and architectural stone
Pottery and porcelain products (coal fired)
Refractories (other than coal fired)
Sand-lime products
Stone products
Wall board and plaster, building, insulation and composition flooring

FOOD AND BEVERAGE

Casein
Cider and vinegar
Distilleries (alcoholic), breweries, and alcoholic spirits (Non-industrial)
Flour feed and grain milling and storage
Millasses
Oils, shortenings, and fats (edible) and storage
Pickles, vegetable relish, and sauces
Rice cleaning and polishing
Sauerkraut
Sugar refining

METAL AND METAL PRODUCTS

Boat mfg. (over five tons)
Boiler mfg. (other than welded)
Brass and Bronze foundaries
Forge plant, pneumatic, drop and forging hammering
Foundaries
Galvanizing or plating (hot dip)
Lead oxide
Locomotive and railroad car building and repair
Motor testing (internal combustion motors)
Ore dumps and elevators
Ship yard
Structural iron and steel fabrication
Wire rope and cable

TEXTILES, FIBERS AND BEDDING

Bleachery
Cotton ginning
Cotton wadding and linter
Hair and felt products washing, curing, dyeing
Jute, hemp, and sisal products
Linoleum and other hard surfaced floor covering (except wood)
Nylon
Oilcloth, oil treated products, and artificial leather
Rayon
Shoddy
Wood pulling or scouring

WOOD AND PAPER PRODUCTS

Charcoal and pulverizing
Excelsior
Paper and paperboard (from paper machine only)
Sawmill (including cooperage stock mill)
Wallboard
Wood preserving treatment

UNCLASSIFIED INDUSTRIES

Leathertanning and curing
Rubber (natural or synthetic), gutta percha, chicle, and balata processing
Rubber tire and tube
Shell grinding
Storage battery (wet cell)

UNCLASSIFIED USES

Automobile wrecking, cars and parts, storage and sale
Bag cleaning
Coal pocket
Junk and salvage (metal, paper, rags, waste, or glass) storage, treatment, or baling
Railroad yard, roundhouse, repair and overhaul shops
Oils, vegetable and animal (non-edible) and storage
Paint, lacquer, shellac and varnish (including colors and pigments, thinners and removers)
Roofing materials, building paper, and felt (including asphalt and composition)
Salt tanning materials and allied products
Tar products (except distillation)

(2) Prohibited uses.

The following uses having accompanying hazards such as fire, explosion, noise, vibrations, dust, or the emission of smoke, odor, or toxic gases may be located in the "E-4" Industrial District only after the location and nature of such use shall have been approved by the Louisville and Jefferson County Planning and Zoning Commission and is not in conflict with any law or ordinance in Jefferson County.

Before the location or establishment thereof, or before any change of use of the premises as herein provided, is made, plans and statements regarding the proposed use of the buildings, structures, and premises shall be submitted to the Louisville and Jefferson County Planning and Zoning Commission. The Commission shall review the plans and statements and shall not permit such buildings, structures, or uses until there has been shown that the public health, safety, morals, and general welfare will be properly protected, and that necessary safeguards will be provided for the protection of surrounding property and persons.

The Commission in reviewing the plans and statements shall consult with other agencies created for the promotion of public health and safety.

CHEMICALS, PETROLEUM, COAL AND ALLIED PRODUCTS

Acids and derivatives
Acetylene
Ammonia
Carbide
Caustic soda
Cellulose and cellulose storage
Chlorine
Coke oven products (including fuel gas) and coke oven products storage
Creosote
Distillation, manufacture, or refining of coal, tar asphalt, wood
and bones
Explosives (including ammunition and fireworks) and explosives storage
Fertilizer (organic)
Fish oils and meal
Glue, gelatin (animal)
Hydrogen and oxygen
Lamp black, carbon black and bone black
Nitrating of cotton or other materials
Nitrates (manufactured and natural) of an explosive nature, and storage
Petroleum, gasoline, and lubricating oil refining, and wholesale
storage
Plastic materials and synthetic resins
Potash
Pyroxylin
Rendering and storage of dead animals, offal, garbage, or waste
products
Turpentine and resin
Wells, gas and oil

CLAY, STONE AND GLASS PRODUCTS

Brick, firebrick, refractories, and clay products, (coal fired)
Cement, lime, gypsum, or plaster of paris
Minerals and earths: quarrying, extracting, grinding, crushing and
processing

FOOD AND BEVERAGE

Fish curing, packing and storage
Slaughtering of animals
Starch manufacture

METALS AND METAL PRODUCTS

Aluminum powder and paint manufacture
Blast furnace, cupolas
Blooming mill
Metal and metal ores, reduction, refining, smelting and alloying
Scrap metal reduction
Steel works and rolling mill (ferrous)

WOOD AND PAPER PRODUCTS

Match manufacture
Wood pulp and fiber, reduction and processing

UNCLASSIFIED INDUSTRIES AND USES

Hair, hides, and raw fur, curing, tanning, dressing, dyeing and storage stockyard

B. AREA REGULATIONS

All buildings hereafter erected or structurally altered, to be used wholly or in part, for dwelling purposes and to be constructed on parcels of land which were of record prior to the effective date of this regulation shall comply with the residential area requirements of the "E-3" District.

All industrial or non-residential uses as permitted in the "E-4" Industrial District shall comply with the following yard requirements;

(a) Front yard. None required except in the case where a lot faces a residential zoned district. In such case a one hundred (100) foot yard must be provided.

(b) Rear yard. None required except in the case where the rear yard of the industrial zoned lot adjoins or abuts a zoned residential district. In such case a two hundred (200) foot rear yard must be provided.

(c) Side yard. None required except on that side of a lot abutting on or adjoining a zoned residential district. In such case a two hundred (200) foot side yard must be provided. If a side yard is provided, it shall not be less than four (4) feet.

C. HEIGHT REGULATIONS

All structures same as in the "E-3" District.

D. SPECIAL PROVISIONS

(1) Parking. All uses shall be provided with off-street parking in compliance with Section 13A.