



Agenda - Final Planning Committee

Wednesday, May 27, 2026

11:00 AM

THIS MEETING IS BEING HELD VIA VIDEO
TELECONFERENCE

The Planning Committee will meet virtually.

Anyone wishing to join the meeting virtually using a computer, laptop, or mobile device, as well as anyone wishing to sign up to speak in support, in opposition, or as other for any case, should visit the following link:

<https://louisvilleky.gov/government/upcoming-public-meetings>

You can access case materials (staff reports, proposed plans, etc.) by clicking on the link below and selecting this meeting in the Calendar tab:

<https://louisville.legistar.com/Calendar.aspx>

If you have any questions, please contact the case manager or call the Office of Planning at 502-574-6230.

Call To Order

Minutes

New Business

1. [26-LDC-0008](#)

Request: Text Amendment to the Jeffersontown Land Development Code concerning Town Center and Neighborhood Form Districts

Project Name: Text Amendment to the Jeffersontown Land Development Code concerning Town Center and Neighborhood Form Districts

Jurisdiction: Jeffersontown

Council District: Districts 11, 18, 20 and 26

Case Manager: Stephen Rusie, AICP, Planning Manager, City of Jeffersontown

Attachments: [26-LDC-0008_City Council Presentation LDC Revisions.pdf](#)

[26-LDC-0008_Resolution 855 Proposed Amendment to Ordinance 1415 adoptir](#)

2. [26-LDC-0004](#)

Request: Text Amendment to the Shively Land Development Code concerning Fences
Project Name: Municipal Order No 4, Series 2026
Jurisdiction: Shively
Council District: District 3
Case Manager: Jude Mattingly, Planner II

Attachments: [26-LDC-0004 Shively Staff Report Planning Committee.pdf](#)
[City of Shively Municipal Order No. 4, Series 2026 Fencing.pdf](#)

3. [25-LDC-0012](#)

Request: Text Amendment to the Louisville Metro Land Development Code
Project Name: Expanded Notice for Zoning Map Amendments
Jurisdiction: Louisville Metro
Council District: All Districts
Case Manager: Rachel Casey, AICP, Planning Supervisor

Attachments: [25-LDC-0012 Draft LDC Amendment_052726.pdf](#)
[RES 031 2025.pdf](#)

4. [26-LDC-0003](#)

Request: Text Amendment to the Louisville Metro Land Development Code for Package Liquor Stores
Project Name: Text Amendment to the Louisville Metro Land Development Code for Package Liquor Stores
Jurisdiction: Louisville Metro
Case Manager: Joseph Haberman, AICP, Planning & Design Manager

Attachments: [26-LDC-0003 Package Liquor Stores Planning Committee SR.pdf](#)
[26-LDC-0003 R-134-25 V.pdf](#)

5. [25-LDC-0003](#)

Request: Text Amendment to the Louisville Metro Land Development Code related to Road Widths
Project Name: Road Width Text Amendments
Jurisdiction: Louisville Metro
Council District: All Districts
Case Manager: Joel Dock, AICP, Planning Manager

Attachments: [JCFIA Statement LMCO 94.80.pdf](#)
[RES 137 2024.pdf](#)
[Planning Committee Summary of Changes_Road Width_Last Revised 05.22.26](#)

Adjournment

This meeting will begin at 11:00 AM Eastern/ 10:00 AM Central.



Louisville Metro Government

Text File

File Number: 26-LDC-0008

Agenda Date: 5/27/2026

Version: 1

Status: New Business

In Control: Planning Committee

File Type: Planning Case

Agenda Number: 1.

JEFFERSONTOWN CITY COUNCIL



April 7, 2026

Resolution No. 855, Series 2026

Plan 2040

3.1.5. Town Center: The Town Center is a traditional and preferred form, larger in scale than the neighborhood center, which forms a focal point of activity. The Town Center has an identifiable core and is often located at a historic crossroads or the intersection of a major thoroughfare(s) and a collector roadway with connections to surrounding neighborhoods through walkways, local streets and residential collector streets.

Town Centers are easily disrupted by new forms of development. Therefore, the harmony and compatibility of infill and redevelopment in Town Centers should receive special attention.

The Comprehensive Plan envisions the preservation and enhancement of those town centers that already exist.

Town Center Form District

5.2.4.C.3.F Building Height

Except as limited in the form district transition zone, the maximum permitted building height is ~~120~~ 45 feet.;

Additional height can be permitted with the approval of a Variance from the Jeffersontown Board of Adjustments. This will provide an additional level of review to ensure compatibility with the existing Town Center.

Plan 2040

3.1.3. Neighborhood: The Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas.

Chapter 5.3.1.c table 5.3.1. Dimensional standards: residential development

For the R-7, OR-1, R-8A, OR-2, CR, CN, OR-3, OTF, C-1 and C-2 Zoning Districts the maximum height allowed is 45-feet.

~~***additional height is allowed, if all required setbacks are increased five feet for each additional ten feet of building height, or fraction thereof, over 45 feet. This extra setback does not apply to off-street parking and maneuvering areas.~~ Non-residential uses are subject to building height limits as established in table 5.3.2

Additional height can be permitted with the approval of a Variance from the Jeffersontown Board of Adjustments. This will provide an additional level of review to ensure compatibility with the existing Town Center or Neighborhoods.

CITY OF JEFFERSONTOWN
JEFFERSON COUNTY, KENTUCKY

RESOLUTION NO. 855, SERIES 2026

A RESOLUTION REQUESTING THAT THE LOUISVILLE METRO PLANNING COMMISSION REVIEW A PROPOSED AMENDMENT OF THE CITY OF JEFFERSONTOWN ORDINANCE NO. 1415, SERIES 2021, AND ADOPTING AMENDMENTS TO CHAPTER 5 PART 2 AND CHAPTER 5 PART 3 OF THE LAND DEVELOPMENT CODE TO:

AMEND 5.2.4.C.3.F BUILDING HEIGHT. EXCEPT AS LIMITED IN THE FORM DISTRICT TRANSITION ZONE, THE MAXIMUM PERMITTED BUILDING HEIGHT IS ~~40~~ 45 FEET.;

AND:

CHAPTER 5.3.1.C TABLE 5.3.1. DIMENSIONAL STANDARDS: RESIDENTIAL DEVELOPMENT ***~~ADDITIONAL HEIGHT IS ALLOWED, IF ALL REQUIRED SETBACKS ARE INCREASED FIVE FEET FOR EACH ADDITIONAL TEN FEET OF BUILDING HEIGHT, OR FRACTION THEREOF, OVER 45 FEET. THIS EXTRA SETBACK DOES NOT APPLY TO OFF STREET PARKING AND MANUVERING AREAS.~~ NON-RESIDENTIAL USES ARE SUBJECT TO BUILDING HEIGHT LIMITS AS ESTABLISHED IN TABLE 5.3.2

WHEREAS, the City Council of the City of Jeffersontown recognizes a need to promote compatibility in the Town Center and Neighborhood Form Districts; and,

WHEREAS, the City Council of the City of Jeffersontown finds that the proposed amendment to Chapter 5, Part 2 and Chapter 5.3 of the LDC are in conformance with the comprehensive plan because this amendment is in compliance with the following comprehensive plan guidelines, and,

WHEREAS, the City Council of the City of Jeffersontown further finds that the proposal meets **Goal 1.2.1.4** regarding **Compatibility**, because the proposal ensures that building heights, are compatible with nearby land uses and to minimize impacts to existing residential areas, schools and other sensitive areas in the community; and,

WHEREAS, the City Council of the City of Jeffersontown further finds that the proposed amendment allows for new residential developments to “blend complatibly into the existing landscape and neighborhood areas” (**Goal 1.3.1.3 Neighborhood Form District**) ; and,

WHEREAS, the City Council of the City of Jeffersontown further finds that the proposal meets **Goal 1.3.1.5** regarding the **Town Center Form District**, because the proposal allows harmony and compatibility of infill and redevelopment in the Jeffersontown Town Center.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Jeffersontown, Kentucky that the City Council does hereby REQUEST the Louisville Metro Planning Commission review Chapter 5, Part 2 and Chapter 5 Part 3.1 of the Jeffersontown Land Development Code as adopted by Ordinance No. 1415, Series 2021, proposed amendments to the following height restrictions: and

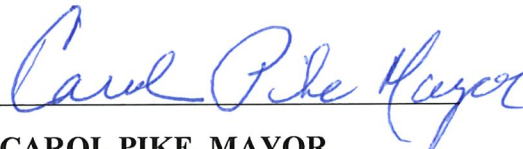
5.2.4.C.3.F Building Height

Except as limited in the form district transition zone, the maximum permitted building height is ~~420~~ 45 feet.; and

Chapter 5.3.1.c table 5.3.1. Dimensional standards: residential development

~~*** additional height is allowed, if all required setbacks are increased five feet for each additional ten feet of building height, or fraction thereof, over 45 feet. This extra setback does not apply to off street parking and maneuvering areas. Non-residential uses are subject to building height limits as established in table 5.3.2~~

INTRODUCED, SECONDED, READ AND ADOPTED by the City Council of the City of Jeffersontown on the 7th day of April, 2026 on the same occasion signed by the Mayor of the City of Jeffersontown and declared to be in full force and effect according to law.


 CAROL PIKE, MAYOR

ATTEST:

Bill Fox

BILL FOX, CITY CLERK

[Handwritten mark]



Louisville Metro Government

Text File

File Number: 26-LDC-0004

Agenda Date: 5/27/2026

Version: 1

Status: New Business

In Control: Planning Committee

File Type: Planning Case

Agenda Number: 2.

**Planning Commission’s Planning Committee
Staff Report
May 27, 2026**



Case No:	26-LDC-0004
Project Name:	Text Amendment to the Shively Land Development Code concerning Fences
Applicant:	n/a
Jurisdiction:	Shively
Council District:	3
Case Manager:	Jude Mattingly, Planner II

REQUEST

A Text Amendment to the City of Shively’s Land Development Code (LDC) concerning fencing.

SUMMARY

The Shively City Council adopted Municipal Order No. 4, Series 2026 directing the Planning Commission and Office of Planning to review the City of Shively’s Land Development Code (LDC) and return recommendations related to materials not suitable in the construction of fencing.

Specifically, the City Council has some concern with solid sheet metal panels, corrugated metal roofing panels, and other similar materials being used as they have identified negative aesthetic and appearance effects on neighborhoods, and safety concerns that are inconsistent with their character and development standards. Currently, Section 4.4.3 of the City of Shively LDC does not explicitly prohibit any specific material, but rather is mirrored of Louisville Metro’s LDC which allows for fences constructed of a solid material (masonry, wood) with an opacity of at least 80% and up to 8 ft in height to be located in required side and rear yards and fences with an opacity of less than 80% (e.g. chain link) and up to 6 ft in the side and rear yards.

Staff has also discovered a conflict with the City of Shively Code of Ordinances and Land Development Code that could be addressed in any amendment. A Shively ordinance does not allow fences to be installed in the front yard.

In summary, the amendment:

- Revises the definition of “fences” to not include solid sheet metal or corrugated metal roofing materials as appropriate
- Removes contradictions with Shively Code of Ordinances about fencing in the front yard
- Prohibits the use of solid sheet metal and corrugated metal roofing panels as fencing material

The full text of this amendment is included as Attachment 1 at the end of this report.

TECHNICAL REVIEW

Local Zoning Requirements:

The following is a summary of the existing Shively LDC provisions:

- Materials only mentioned in relation to height restrictions.

Shively Code of Ordinances Requirements:

- Shively Code of Ordinances 96.46 prohibits fences to be constructed in the front yard which contradicts the Shively LDC. Staff recommends lining up the two.

Federal Requirements:

The Federal provisions do not regulate design materials as it is generally dictated by local regulations and ordinances.

State Requirements:

The State provisions do not regulate design materials as it is generally dictated by local regulations and ordinances.

Peer City/County Review:

City	Similar Regulation	Special Notes
Lexington, KY	No	No specifically prohibited materials to be used for fencing.
Indianapolis, IN	Yes	Scrap or waste materials are only permitted if they have been recycled or reprocessed into building material for sale to the public
Cincinnati, OH	Yes	Materials do not appear to be specifically prohibited, however it appears a zoning administrator has discretion to deny materials deemed inappropriate. Staff will conduct further research prior to a public hearing.
Memphis, TN	Yes	Permissible materials, that does not include solid sheet metal or corrugated metal roofing panels are listed.
Nashville, TN	Yes	Requires any metal materials to be manufactured and/or

		treated in a manner to prevent rust or corrosion. Staff will conduct further research prior to a public hearing.
Dallas, TX	Yes	Sheet metal and corrugated metal explicitly prohibited.

Recommendation Analysis:

The peer cities that staff reviewed that did contain restrictions or outright prohibitions on acceptable fencing materials enacted these regulations in the relatively recent past. Indicating that the of use of solid sheet metal panels or corrugated metal roofing panels as fencing materials may be a more recent trend.

Concerns indicated by other peer cities have included the durability and safety of these materials as they appear to have a short life span and are more susceptible to weather events that can lead to damage of surrounding properties, negative impacts to the character and appearance of neighborhoods, and environmental concerns related to heat generation.

By incorporating the proposed text amendments the contradiction between Shively Code of Ordinances and Shively Land Development Code will be eliminated, and a measure that promotes quality design and building materials to encourage the growth of neighborhoods is instituted.

STAFF ANALYSIS

Comprehensive Plan

The proposed amendment advances the following Goals, Objectives, and Policies of Plan 2040:

- **Community Form Goal 1:** Guide the form and design of development to respond to distinctive physical, historic and cultural qualities. This goal calls for quality design and building materials be promoted to enhance compatibility of development and redevelopment projects.

NOTIFICATION

Notification of a Planning Commission public hearing will be conducted in accordance with KRS 100 requirements.

STAFF FINDING

The proposed amendments advance goals, objectives, and policies of Plan 2040, as well as its CHASE principles by promoting quality design and materials are promoted.

ATTACHMENTS

1. Proposed Text Amendments

1. Proposed Text Amendment

The Planning Commission must make a recommendation to the legislative body of the City of Shively to approve, approve with modifications, or deny the LDC text amendments. The proposed changes are presented as specific amendments to the City of Shively version of the LDC.

Shively Land Development Code

Chapter 1, Part 2 Definitions

Fence: Any construction of wood, **metal**, **chain link**, **wrought iron**, wire mesh, masonry, or other material **but not including solid sheet metal panels, corrugated metal roofing panels, or any other metal material with an opacity of more than 80%**, erected for the purpose of assuring privacy and protection, but excluding shrubbery and plantings.

Chapter 4 Part 4 Accessory Uses and Miscellaneous Standards

4.4.3 Fences, Walls, and Signature Entrances

A. Fences and Walls

1. Height and Location:

NOTE: *If a fence is mandated by the Land Development Code the finished side of the fence must face the lower intensity use. Sec Section 10.4.9*

- a. In the R-R, R-E, R-1, R-3, R-4, R-5, PRD, U-N, R-5A, R-5B, TNZD, R-6, R-7, R-8A, OR, OR-1, OR-2, OR-3, PD (residential use) and OTF Districts:
 - i. Fences and Walls, up to 48 inches in height in the suburban form districts and 42 inches in the traditional form districts, may be located within the required **front and** street side yards except as provided in Figure 4.4.1.
 - ii. Fences and Walls up to 8 feet in height and constructed of a solid material (masonry, wood) with an opacity of at least 80% may be located within required side and rear yards. Fences and walls with an opacity less than 80% (e.g. chain

link fences) up to 6 feet in height may be located within required side and rear yards. Exception: Wrought iron fences up to 8 feet in height may be located within the required side and rear yards.

NOTE: Refer to Chapter 5 part 4 for design standards applicable to fences in traditional form districts.

- iii. The following materials are prohibited for the construction of a fence
 - (a) Solid Sheet Metal Panels
 - (b) Corrugated Metal Roofing Panels

- iii. iv. The height of fences or walls located in a required side or rear yard shall be measured from the lowest grade within a distance of one foot on either side of the fence to the highest point of any portion of the fence.

NOTE: Retaining walls shall be subject to the height and setback requirements of this section

- iv. v. The total height of fences within 5 feet of a public sidewalk or roadway pavements shall be measured by adding the height of the fence and the height of the change of grade. The total height of fences more than 5 feet from a public sidewalk or roadway pavements shall be measured by measuring the height of the fence only. Refer to Figure 4.4.2 for an example of the correct method of measuring fence heights.
 - v. vi. On double frontage lots, where one of the required front yards adjoins a major arterial, minor arterial or collector roadway, and where access is prohibited, a fence or wall may be constructed within that yard up to a height of 8 feet.
- b. In all other zoning districts:
- i. Fences and walls in all other zoning districts shall be restricted by the maximum building height of that district except when abutting R-R, R-E, R-1, R-2, R-3, R-4, R-5, PRD, U-N, R-5A, R-6, R-7, R-8A, OR-1, OR-2, OR-3, PD (residential use) and the OTF Districts in which case a i), ii), and iii), and iv) above shall apply.

NOTE: It is important to check a property's deed for restrictions on fences (location materials and general permissibility).

Chapter 5.4.1 Traditional Form Districts (except for DFD)

B. Public Realm Area (see figure 5.4.1)

1. Encroachments/accessory structures. Encroachments and accessory structures are not permitted in the Public Realm except:

- a. Fences and walls that are no more than 42 inches in height may be located within the required ~~front and~~ street side yards and fences must be either painted or stained. Pickets must be vertical and spaced no less than 4 inches apart.

2. Proposed Findings for the Planning Commission

WHEREAS, the Commission finds that the City of Shively passed Municipal Order No. 4, Series 2026 requesting that staff review the Land Development Code (LDC) and develop recommended changes related to fencing; and

WHEREAS, the Commission finds that regulating fencing is in compliance with Community Form Goal 1, in order to guide the form and design of development to respond to distinctive physical, historic and cultural qualities. This goal calls for quality design and building materials be promoted to enhance compatibility of development and redevelopment projects.

CITY OF SHIVELY
MUNICIPAL ORDER NO. 4, SERIES 2026
A MUNICIPAL ORDER OF THE CITY COUNCIL OF THE CITY OF SHIVELY,
KENTUCKY, RECOMMENDING AN AMENDMENT TO SECTION 4.4.3(A)(1)(a)(ii)
OF THE LAND DEVELOPMENT CODE TO PROHIBIT THE USE OF SOLID METAL
SHEET PANELS AND CORRUGATED METAL ROOFING MATERIALS AS
FENCING MATERIALS.

WHEREAS, the City of Shively is a Home Rule City organized under the laws of the Commonwealth of Kentucky and is authorized to exercise powers in furtherance of the public health, safety, and welfare, and

WHEREAS, the Shively City Council has reviewed the provisions of Section 4.4.3(A)(1)(a)(ii) of the Land Development Code governing permitted fencing materials within the City, and

WHEREAS, the Shively City Council finds that the use of solid sheet metal panels, corrugated metal roofing panels, and similar materials when used as fencing can negatively affect neighborhood appearance, may create safety concerns, and are inconsistent with the character and development standards desired within the city, and

WHEREAS, the Shively City Council desires to ensure that fencing materials used throughout the city are appropriate, durable, and designed for use as fencing products, and

WHEREAS, the Shively City Council believes that Section 4.4.3(A)(1)(a)(ii) of the Shively Land Development Code should be amended to expressly prohibit the use of solid sheet metal panels and corrugated metal roofing materials as fencing, now therefore:

BE IT ORDERED by the governing authority of the City of Shively, Kentucky:

SECTION 1. The Shively City Council hereby recommends that Section 4.4.3(A)(1)(a)(ii) of the Land Development Code be amended to prohibit the use of solid sheet metal panels, corrugated metal roofing panels, and similar roofing or siding materials when used as fencing.

SECTION 2. The Shively City Council recommends that the amendment clarify that such materials are not considered acceptable fencing materials unless they are specifically manufactured and designed for fencing purposes.

SECTION 3. The Shively City Council hereby directs that this Municipal Order be forwarded to the Planning Commission for consideration and initiation of a formal text amendment to the Land Development Code consistent with the intent of this Municipal Order.

SECTION 4. The Planning Commission shall undertake a review of the current LDC and make recommendations for an amendment to the LDC, Section 4.4.3(A)(1)(a)(ii) to prohibit solid sheet metal fencing and corrugated metal roofing as fencing materials in the City of Shively.

Entered this 4th day of May 2026.

Introduced by: Ms. Thompson

Maria D. Johnson

Attest: *Mitzi R. Kasitz*

Maria Johnson, Mayor

Mitzi R. Kasitz, City Clerk

Council	Yea	Nay
Ms. Burton-McBroom	√	—
Mr. Gibson	√	—
Ms. Gibson	√	—
Ms. Thompson	√	—
Mr. Vincent	√	—
Ms. Wakaba	√	—



Louisville Metro Government

Text File

File Number: 25-LDC-0012

Agenda Date: 5/27/2026

Version: 1

Status: New Business

In Control: Planning Committee

File Type: Planning Case

Agenda Number: 3.

Chapter 11 Part 4 Zoning and Form District Map Amendments

11.4.1 Origination of Application

A. Zoning and/or Form District Map Amendments

Property owners, legislative bodies with jurisdiction and the Planning Commission may initiate zoning and/ or form district map amendments. All proposals for zoning and/or form district map amendments shall be referred to the Planning Commission for review and recommendation prior to legislative action on the proposed amendment.

B. Zoning and/or Form District Map Amendments not Associated with Specific Development Proposals

Legislative bodies with jurisdiction and the Planning Commission may initiate zoning and/ or form district map amendments not associated with a specific development proposal. Such amendments shall, in cases where the applicant has no ownership interest in the subject property, be exempt from the development plan and binding element requirements of this Part. Notice for hearings to consider zoning or form district map amendments not associated with specific development proposals shall be given in accordance with KRS100. In addition, a supplemental notice to be addressed to “Current Resident” shall be mailed to all dwelling units located on properties where notice of owners is required by this part in accordance with Planning Commission bylaws and policies. Addresses shall be obtained using available data from Louisville Metro Government, and those records may be relied upon conclusively to determine the dwelling units to be included in the supplemental notice. Failure of any person to receive a notice addressed to “Current Resident” mailed in compliance with Planning Commission bylaws and policies shall not invalidate the actions of the Planning Commission.

NOTE: Section B addresses what is commonly known as the area wide rezoning process. Other parties who want to change zoning or form districts under the provisions of section B should work through Division staff and/or their legislative body representative.

11.4.2 Pre-Application

Prior to formal application for Zoning District Map Amendments or Form District Map Amendments the applicant or applicant’s agent shall file a plan and supporting materials with the Planning Director. The materials to be submitted shall be determined by the Planning Director or designee, and shall be identified on a checklist that is made available to the applicant. Planning Director's designee(s) shall be appointed in compliance with current Planning & Design Services administrative policies. The Planning Director shall review the materials submitted and provide the applicant with a report addressing, as appropriate, the following issues:

A. Comprehensive Plan Compliance

B. Zoning and Form District and Subdivision Regulation impacts

C. Site characteristics that may have a significant impact on the proposed development

No formal pre-application conference is required unless specifically requested by the applicant or Planning Director.

NOTE: Pre-application required but conference is optional.

11.4.3 Neighborhood Meeting Requirement

A. Prior to formally filing a change in zoning request a letter shall be sent from the developer/owner

stating that a pre-application has been filed with PDS and announcing a public meeting held by developer/owner to discuss the proposed project. The neighborhood meeting shall not occur before 6:00 PM. The letter shall be mailed no less than 14 calendar days prior to the neighborhood meeting. The letter shall be sent to:

1. First Tier Property Owners – The owner(s) of every parcel of property adjoining at any point, and every parcel directly across the street, from the property that is the subject of the application;
2. Second Tier Property Owners- The owner(s) of every parcel of property that adjoins the adjoining property or the property directly across the street from said adjoining property within 500 feet of the property that is the subject of the application;

3. Additional Owners -

- a. In Traditional and Urban Core/Center Form Districts, the owner(s) of every parcel of property within 500 feet of the subject property (measured in a straight line from nearest property line to nearest property line), which were not included as First or Second Tier property owners.
- b. In Suburban Form Districts, the owner(s) of every parcel of property within 1,000 feet of the subject property (measured in a straight line from nearest property line to nearest property line), which were not included as First or Second Tier property owners.
- c. No notice shall be required for any property within these applicable buffers if there is an Expressway, Major Arterial Street, Railroad, or Perennial Stream between the subject property and the property that would receive notice;

- ~~34.~~ Any person listed in the applicable ~~Planning and Design Services~~ Electronic Notification for Development Proposals List for the appropriate Council District will be sent an email notification;
- ~~45.~~ The mayor and city clerk of any second through sixth class city if the development is located within such a municipality;
- ~~56.~~ Metro Council district representative; ~~and~~
- ~~67.~~ PDS staff; and
- ~~78.~~ To “Current Resident” for all first and second tier dwelling units located on properties where notice ~~of First Tier Property Owners and Second Tier Property Owners~~ is required by this part in accordance with Planning Commission bylaws and policies. Addresses for “Current Residents” shall be obtained using available data from Louisville Metro Government, and those records may be relied upon conclusively to determine the dwelling units to be included in the supplemental notice.

- B. The neighborhood meeting shall be held no more than 90 calendar days prior to the filing of formal application. At time of filing a change in zoning request, the applicant shall provide a summary of a public meeting between the applicant and the parties listed above. The summary shall include a list of those invited, those in attendance and a summary of the issues discussed.

11.4.4 Application

Submission Requirements

Applications for Zoning or Form District Map Amendments shall be signed by the property owner or his/her agent and filed with the Planning Director in accordance with these regulations and the Planning Commission By-Laws and Rules of Procedure. Applications shall be accompanied by

supporting material determined appropriate by the Planning Director and by the appropriate fee. The list of required supporting materials shall be available from the offices of the Commission. Failure to submit all required material may result in delay of the application review. At a minimum, the following materials shall be submitted with all applications for Zoning or Form District Map Amendments:

- A. A “Demonstration of Appropriateness” document which addresses as applicable:
 1. One of the following;
 - a. How the proposed amendment conforms to the Comprehensive Plan; or,
 - b. Why the existing zoning or form district classification is not appropriate and the proposed zoning or form district is appropriate; or,
 - c. What major changes of an economic, physical, or social nature, not anticipated by the Comprehensive Plan, have occurred in the vicinity of the proposed change substantially altering the basic character of the area; and,
 2. How utilities and essential public services will be provided to the property in question; and,
 3. The anticipated time period in which implementation of the proposed uses will be initiated provided the amendment is approved
- B. A site consisting of two (2) or more acres as of the date of passage of this ordinance shall be ineligible for filing an application for a zoning map amendment if 20% or more of a site has been removed at any time (i) within twenty-four (24) months prior to pre-application submittal, if the subject property is owned or acquired by the applicant up to twenty-four (24) months prior to the pre-application filing; or (ii) from the date the applicant had a purchase contract right to purchase the subject property prior to the pre-application filing; both without consultation and approval of the Planning Director or designee. In addition, no such tree removal shall take place in the time between pre-application submittal and final approval. This requirement shall not prohibit tree removal per Chapter 102.02 of the Louisville Metro Code of Ordinances for safety reasons (including dead tree removal), routine maintenance (including removal of invasive species), required geotechnical work, utility work, or anything protected by state statute. Existing and on-going tree farms and nurseries are exempt.
- C. An affidavit by the land owner shall be filed at time of rezone pre-application submittal indicating that 20% or less tree removal took place during the lesser of (i) the land owner’s ownership of the site, inclusive of any purchase contract right to purchase the subject property, or (ii) two (2) years prior to development submittal.
- D. A development plan of sufficient detail to demonstrate to the Planning Commission the character and objectives of the proposed development and the potential impacts of the development on the community and its environs. In instances where a general development plan is submitted, the Planning Commission may require submission of a detailed development plan prior to issuance of site disturbance and building permits. In certain instances, a preliminary subdivision plan will satisfy the requirements for a general or detailed development plan. These circumstances are identified in Part 2 of this Chapter. In addition, staff shall endeavor to assure that notice is given to all neighborhood groups who have registered to receive notice of development applications.
- E. Technical studies or reports required by this Land Development Code including but not limited to air quality, traffic, historic and cultural resource, geologic, hydrologic, and hydro-geologic.
- F. Upon receipt of a complete application, as determined by the Planning Director, staff of Planning and Design Services shall cause notice of the application to be given. Not less than ten (10) calendar days prior to initial consideration of an application by either the Commission or a

Committee thereof, notice of the application shall be given to first and second tier adjoining property owners. In addition, staff shall endeavor to assure that notice is given to all neighborhood groups who have registered to receive notice of development applications, as well as given to “Current Resident” for all dwelling units located on properties where notice of First Tier and Second Tier adjoining property owners is required. Addresses for “Current Resident” shall be obtained using available data from Louisville Metro Government, and those records may be relied upon conclusively to determine the dwelling units to be included in the supplemental notice.

11.4.5 Public Hearing

- A. Hearing Required – The Planning Commission shall hold at least one public hearing on each application for a Zoning or Form District Map Amendment. Notice of the hearing shall be given as specified in KRS 100 **and to the recipients listed in Section 11.4.3.A above**. In addition, staff shall endeavor to assure that notice is given to all neighborhood groups who have registered to receive notice of development applications.
- B. Submission of Materials – No less than fourteen (14) calendar days prior to an original Planning Commission hearing, or seven (7) calendar days prior to a continued hearing date set by the Commission, the applicant shall submit original or revised development plans, traffic and air quality, market studies, proposed binding elements, noise studies, lighting studies, geotechnical or other environmental studies, and any other studies or reports prepared by an expert and the findings of which the applicant intends to present at the which have been prepared in response to comments received during the review process. The applicant shall be responsible for the cost of additional notice resulting from failure to submit items within the required time frame. This section does not preclude the applicant from presenting, at the hearing, changes to the plan in response to concerns of the neighbors or Commission. Other interested parties (including but not limited to neighborhood organizations, adjoining property owners, etc.) submitting studies or reports prepared by an expert and proposed binding elements for review by the applicant and Planning Commission shall submit these materials no less than fourteen (14) calendar days prior to an original Planning Commission hearing, or seven (7) calendar days prior to a continued hearing date set by the Commission. This section does not preclude the applicant or other interested parties from presenting, at the hearing, changes to the plan including changed or revised binding elements in response to concerns of the neighbors or Commission, or rebuttal to submitted studies. Failure to submit these items within the required time frame may be considered grounds for postponing the hearing or deferring action on the proposal.
- C. Hearings shall follow the procedures established in the Planning Commission By-Laws and Procedures.
- D. Following the public hearing, the Planning Commission shall make a recommendation regarding the appropriateness of the Zoning District or Form District Map Amendment to the legislative body with zoning authority over the property in question. In addition, the Planning Commission shall by separate vote, approve, reject or defer action on the development plan submitted and considered in conjunction with the proposed Zoning or Form District Map Amendment.

RESOLUTION NO. 031, SERIES 2025

**A RESOLUTION REQUESTING THE PLANNING COMMISSION REVIEW
THE LOUISVILLE METRO LAND DEVELOPMENT CODE (“LDC”)
RELATING TO NOTICES.**

SPONSORED BY: COUNCIL MEMBERS CRYSTAL BAST AND DAN SEUM, JR.

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the “Council”) believes the provision of adequate notice to be a critical part of the planning and zoning process in Louisville Metro; and

WHEREAS, the Council has identified what it believes to be some opportunities to enhance the existing notice requirements contained in the Land Development Code (the “LDC”); and

WHEREAS, the Council believes that signs should be created and posted for neighborhood meetings, with a unique color assigned so they are distinguishable from other signs currently in use; and

WHEREAS, the Council also believes that, given the significant impact of a zoning change on surrounding properties, notice should be provided beyond the second tier, to include third and potentially fourth tier properties; and

WHEREAS, such changes will require study, a public hearing, and recommendation by the Planning Commission.

**NOW, THEREFORE, BE IT RESOLVED BY THE LEGISLATIVE COUNCIL OF
THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:**

SECTION I: The Planning Commission is hereby directed to undertake a review of the current Louisville Metro Land Development Code with regard to the notice provisions therein. The review should include, at minimum, the following topics:

1. Posting unique signs for neighborhood meetings.

2. Expanding the notice for zoning cases to include third and potentially fourth tier properties.

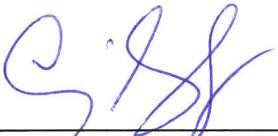
SECTION II: This Resolution shall take effect upon its passage and approval or otherwise becoming law.



Sonya Harward
Metro Council Clerk



Brent Ackerson
President of the Council



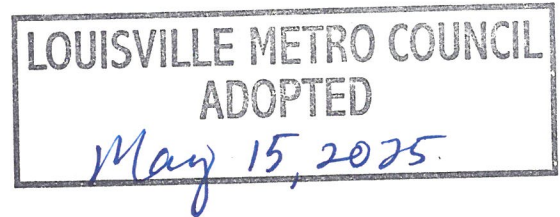
Craig Greenberg
Mayor


05-22-2025

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney



By: 

R-049-25 Amend LDC Re Signs for Neighborhood Meetings and 3rd-4th Tier Zoning Notices.docx (TF 04-15-25)



Louisville Metro Government

Text File

File Number: 26-LDC-0003

Agenda Date: 5/27/2026

Version: 1

Status: New Business

In Control: Planning Committee

File Type: Planning Case

Agenda Number: 4.

**Planning Commission’s Planning Committee
Staff Report
May 27, 2026**



Case No:	26-LDC-0003
Project Name:	Text Amendment to the Land Development Code related to Package Liquor Stores
Applicant:	Louisville Metro
Jurisdiction:	Louisville Metro
Council District:	All Council Districts
Case Manager:	Joseph Haberman, AICP, Planning & Design Manager

REQUEST

A Text Amendment to the Louisville Metro Land Development Code (LDC) related to Package Liquor Stores.

SUMMARY

The Louisville Metro Planning Commission passed a resolution in late 2025 requesting that staff review the Land Development Code (LDC) and develop recommended changes related to package liquor stores.

Package liquor stores, with no-site alcohol consumption, are currently permitted by right in C-1, C-2, C-3, C-M, EZ-1, and PEC. The use may also be permitted in some areas of PVD (Village Center only) and TNZD (Neighborhood Center and Neighborhood Center Transition: Edge Transition only). Stores may also be permitted with a conditional use permit in the TNZD’s Neighborhood Transition-Center area. On-site alcohol consumption may be permitted at a package liquor store if the zoning district also permits a tavern and with the proper ABC licensing.

A summary of the amendments:

- Define “Package Liquor Store” following an established definition in KRS 243.240.
- Continue to allow a package liquor store in any zoning district in which they are currently permitted, but with the addition of special standards.
- Only allow a package liquor store that cannot meet a special standard with a conditional use permit.

The full text of this amendment is included as Attachment 1 at the end of this report.

TECHNICAL REVIEW

LDC Overview:

Package Liquor Stores with no on-site alcohol consumption are currently permitted by right in the C1, C2, C3 districts. The use is also allowed in Package liquor stores, with no-site alcohol

consumption, are currently permitted by right in C-1, C-2, C-3, C-M, EZ-1, and PEC. The use may also be permitted in PVD (Village Center only) and TNZD (Neighborhood Center and Neighborhood Center Transition: Edge Transition only). Stores are also permitted with a conditional use permit in the TNZD's Neighborhood Transition-Center area.

While not explicitly stated, on-site consumption has been permitted at locations with a zoning classification that allows for another use that permits on-site consumption, such as a tavern. In addition, the business must have a proper ABC license that allows for such consumption.

Kentucky Revised Statutes (KRS) Overview:

Chapters 24, 243, and 244 of KRS contain the alcoholic beverage control laws for Kentucky. In general, to open a package liquor store, the business (or licensee) needs a quota retail package license, which permits the retail sale of distilled spirits and wine in unbroken packages for off-premises consumption.

Louisville Metro Code of Ordinances (LMCO) Overview:

Chapter 113 of the LMCO contains the licensing provisions for alcoholic beverages for Metro. The Louisville Metro Government ABC Administrator administers these regulations.

Peer City/County Review:

Staff are in the process of reviewing the zoning codes of peer cities to determine if and how other local governments regulate package liquor stores with similar special standards. As of the date of this report, staff have only identified Indianapolis as having such regulations. Prior to the public hearing, staff will determine if similar practices are employed by other peer local governments.

Indianapolis defines and regulates a package liquor store as a Liquor Store, or a facility principally for the retail sale of alcoholic beverages for off-premises consumption. Such stores are permitted by right in most commercial and mixed use zones. Use specific standards include 100 feet from any protected district and 500 feet from any Indoor Recreation & Entertainment that caters to, or markets itself predominantly to, persons under 21-years of age. Conversely, new Indoor Recreation & Entertainment that caters to, or markets itself predominantly to, persons under 21-years of age must be at least 500 feet away from any liquor store.

STAFF ANALYSIS

The proposed requirements are modeled from those applied to smoking retail stores to better safeguard vulnerable populations such as children from businesses that primarily sell alcoholic beverages. The separation requirements limit such businesses from overconcentrating in an area and keep retailers at a suitable distance from other uses in which vulnerable populations may congregate.

Comprehensive Plan

The proposed amendment advances the following Goals, Objectives, and Policies of Plan 2040:

- **Community Form Goal 1:** Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.

- **Community Form Goal 1, Objective c.:** Growth and development patterns are implemented to foster health and prosperity for all neighborhoods.
- **Community Form Goal 1, Policy 16:** Consider impacts on human health, quality of life and the environment including prevailing meteorological conditions and the potential to transport noxious odors, particulates and emissions when reviewing new developments and redevelopments. Special attention should be paid to air and water quality when residences, schools, parks or vulnerable populations will be impacted. Mitigate impacts to areas that are disproportionately affected.
- **Community Form Goal 2:** Encourage sustainable growth and density around mixed-use centers and corridors.
- **Community Form Goal 2, Policy 2:** Encourage development of non-residential and mixed uses in designated activity centers provided: 2.1. proposed uses, density and design are compatible with adjacent uses and meets Form District guidelines; or 2.2. when a proposed use requires a special location in or near a specific land use, transportation facility or when a use does not fit well into a compact center (e.g., car dealerships or lumberyards).
- **Livability Goal 2:** Ensure equitable health and safety outcomes for all.

NOTIFICATION

Notification of the Planning Commission public hearing was conducted in accordance with KRS 100 requirements. In addition, staff provided notice to those registered neighborhood groups and individuals on the list for electronic notification for development proposals in all Metro Council Districts (GovDelivery).

STAFF FINDING

The proposed amendments advance goals, objectives, and policies of Plan 2040, as well as its CHASE principles by allowing Package Liquor Stores in appropriate areas.

REQUIRED ACTIONS

RECOMMEND to the Louisville Metro Council and legislative bodies of cities with zoning authority that the proposed text amendments be **APPROVED, APPROVED WITH MODIFICATIONS, OR DENIED.**

ATTACHMENTS

1. Proposed Text Amendments
2. Proposed Findings for the Planning Commission

1. Proposed Text Amendment

The Planning Commission must make a recommendation to Metro Council and the legislative bodies of cities with zoning authority to approve, approve with modifications, or deny the LDC text amendments. The proposed changes are presented as specific amendments to the Louisville Metro version of the LDC. The cities with zoning authority in Louisville Metro have different versions. If any of the cities consider incorporating the amendments into its LDC, staff will assist the city in preparing specific amendments that reflect the nature of the changes recommended below.

Louisville Metro Land Development Code

Chapter 1, Part 2 Definitions

Package Liquor Store – A retail establishment with a retail package license that sells distilled spirits and wine in unbroken packages for consumption off the licensed premises (unless otherwise allowed under a different permitted use type and with proper licensing).

Restaurant - Commercial establishments, the main business of which is serving food, which may include the sale of alcoholic beverages. Provided, however, that a place wherein both food and alcoholic beverages are sold for consumption on premises and within which the total receipts from the sale of alcoholic beverages exceed the total receipts from the sale of food shall be a tavern.

Tavern - A commercial establishment wherein alcoholic beverages are sold for consumption on the premises; a bar, a saloon; provided, however, that a place wherein both food and alcoholic beverages are sold for consumption on premises and within which the total receipts from the sale of food exceed the total receipts from the sale of alcoholic beverages shall be a restaurant.

Chapter 2 Part 4 Commercial Zoning Districts

2.4.3 C-1 Commercial District

The following provisions shall apply in the C-1 Commercial District unless other-wise provided in these regulations:

A. Permitted Uses:

~~Package liquor stores (no on-site alcohol consumption allowed)~~

2.4.4 C-2 Commercial District

The following provisions shall apply in the C-2 Commercial District unless other-wise provided in these regulations:

A. Permitted Uses:

~~Package liquor stores (no on-site alcohol consumption allowed)~~

2.7.5 Traditional Neighborhood Zoning District – Old Louisville/Limerick

Table 2.7.5: Table 1 Old Louisville/Limerick TNZD Land Uses – General

TNZZ Land Use Category	Neighborhood General	Neighborhood Transition-Center	Neighborhood Center	Neighborhood Center Transition: Edge Transition	Neighborhood General Campus Edge Transition	LDC Section Providing Special or Conditional Use Standards

Commercial Uses						

Entertainment, outdoor	NP	P/CU	P	P	NP	11.5A.1.B 4.2.TBD
Package liquor stores (no on-site alcohol consumption allowed)	NP	P/CU	PS	PS	NP	11.5A.1.B 4.2.TBD and 4.3.TBD
Taverns, bars, saloons	NP	P/CU	P	P	NP	11.5A.1.B 4.2.TBD

Other Uses						
Historic house museums	P/CU	P/CU	P/CU	P/CU	NP	11.5A.1.B and 4.2.TBD

Table 2.7.5: Table 8 Old Louisville/Limerick TNZZ - Uses Permitted as Conditional Uses in the Neighborhood Transition-Center

Land Use Category	Description of Uses Permitted as Conditional Uses

Commercial Uses	
Entertainment, Activity- Outdoor	Entertainment activity—outdoor Outdoor Entertainment as permitted by Section 11.5A.1.B 4.2.TBD of the this Land Development Code. In addition, review shall include at a minimum: an analysis of nearby residential uses and potential impacts, screening and buffering needed to protect adjacent residential uses, and limited hours of operation.
Package liquor stores (no on-site alcohol consumption allowed)	Package liquor stores as permitted by Section 11.5A.1.B 4.2.TBD of the this Land Development Code. In addition, review shall include a minimum: an analysis of nearby residential uses and potential impacts, screening and buffering needed to protect adjacent residential uses, and limited hours of operation.
Tavern, bar saloon	Tavern, bar, saloon as permitted by Section 11.5A.1.B 4.2.TBD of the this Land Development Code. In addition, review shall include a minimum: an analysis of nearby residential uses and potential impacts, screening and buffering needed to protect adjacent residential uses, and limited hours of operation.
Other Uses	

Historic House Museums	Historic house museums as permitted by Section 11.5A.1.B 4.2.TBD of the this Land Development Code. In addition, review shall include a

	minimum: an analysis of nearby residential uses and potential impacts, screening and buffering needed to protect adjacent residential uses, and limited hours of operation.

Table 2.7.5: Table 10 Old Louisville/Limerick TNZD - Uses Permitted with Special Standards in the Neighborhood Center

Land Use Category	Description of Uses Permitted Uses

Transitional Housing	Transitional Housing as permitted by Section 4.3.14 of this Land Development Code.
<u>Commercial Uses</u>	
<u>Package liquor stores</u>	<u>Package liquor stores as permitted by Section 4.3.TBD of this Land Development Code.</u>
Other Uses	

Table 2.7.5: Table 14 Old Louisville/Limerick TNZD - Uses Permitted With Special Standards in the Neighborhood Center Transition: Edge Transition

Land Use Category	Description of Uses Permitted Uses

Transitional Housing	Transitional Housing as permitted by Section 4.3.14 of this Land Development Code.
<u>Commercial Uses</u>	
<u>Package liquor stores</u>	<u>Package liquor stores as permitted by Section 4.3.TBD of this Land Development Code.</u>
Other Uses	

Chapter 4 Part 2 Conditional Uses

4.2.1 Intent and Applicability

Certain land uses due to their extent, nature of operation, limited application, or relationship to natural resources are considered as exceptional cases. The uses listed in this Part may be permitted in certain districts by Conditional Use Permit following a public hearing before the Board of Zoning Adjustment provided such uses will not have an adverse effect on neighboring property, are not in conflict with Goals, Objectives, and Policies of the Comprehensive Plan, the proposed uses are essential to or will promote the public health, safety, and the general welfare in one or more zones, and are in compliance with the listed standards and requirements.

The following uses are subject to the Conditional Use Permit process:

Section	Conditional Use

<u>4.2.TBD</u>	<u>Package Liquor Stores</u>
<u>4.2.TBD</u>	<u>Outdoor Entertainment; Package Liquor Stores; Taverns, Bars, Saloons; and Historic House Museums in the Old Louisville/Limerick TNZD Neighborhood Transition-Center</u>

4.2.TBD Package Liquor Stores

Any Package Liquor Store that does not meet the provisions of **Section 4.3.TBD** may be allowed in the C-1, C-2, C-3, C-M, EZ-1, PEC, PVD (Village Center), and TNZD (Neighborhood Center and Neighborhood Center Transition: Edge Transition) districts upon the granting of a conditional use permit and compliance with the listed requirements.

- A. Each special standard provided in Section 4.3.TBD shall be met unless relief is granted by the Board.
- B. As part of the application, the applicant shall provide written justification for each special standard in **Section 4.3.TBD** that cannot be met, demonstrating the reasons why relief should be granted and how such relief would not adversely impact any adjacent property.
- C. No Package Liquor Store shall be located within one thousand (1,000 feet) of the boundary of any parcel occupied by any of the following sensitive uses (as measured in a straight line from parcel boundary to parcel boundary): 1) Public or private early childhood, elementary, middle or high school; 2) Park; 3) Public Playground; 4) Public Community Center; 5) Child Care Center; 6) Public Library; and/or 7) Another Package Liquor Store.
 1. Reasons for Potential Relief:
 - a. Properties adjacent to the subject property are within nonresidential zoning districts.
 - b. There is a significant environmental feature or primary collector or higher classification road that separates the package liquor store from a sensitive use within the buffer area.
 - c. A sensitive use within the buffer area is located on the perimeter of the buffer area, with part of the property being located outside of the buffer area.
 2. The following exceptions to this separation requirement apply:
 - a. The separation requirement shall not apply between two or more package liquor stores on a single property being reviewed under the same conditional use permit application. However, if the property is subdivided after the conditional use permit is granted, a new conditional use permit shall be required in order for any new lot(s) to have a package retail store, with the separation requirements applying to that subsequent application.
- D. The business shall maintain the proper license required for the alcoholic beverage sales. Any required license shall be in good standing and if not the sales of products regulated by the license are prohibited. No relief shall be granted to this standard.

4.2.TBD Outdoor Entertainment; Package Liquor Stores; Taverns, Bars, Saloons; and Historic House Museums in the Old Louisville/Limerick TNZD Neighborhood Transition-Center

Any Outdoor Entertainment; Package Liquor Store; Tavern, Bar, Saloon; and Historic House Museum in the Old Louisville/Limerick TNZD Neighborhood Transition-Center upon the granting of a conditional use permit and compliance with the listed requirements.

- A. The review shall include an analysis of nearby residential uses and potential impacts, screening and buffering needed to protect adjacent residential uses, and limited hours of

operation. The Board may apply conditions to mitigate adverse impacts associated with this analysis.

- B. No Package Liquor Store shall be located within one thousand (1,000 feet) of the boundary of any parcel occupied by any of the following sensitive uses (as measured in a straight line from parcel boundary to parcel boundary): 1) Public or private early childhood, elementary, middle or high school; 2) Park; 3) Public Playground; 4) Public Community Center; 5) Child Care Center; 6) Public Library; and/or 7) Another Package Liquor Store.
1. Reasons for Potential Relief:
 - a. Properties adjacent to the subject property are within nonresidential zoning districts.
 - b. There is a significant environmental feature or primary collector or higher classification road that separates the package liquor store from a sensitive use within the buffer area.
 - c. A sensitive use within the buffer area is located on the perimeter of the buffer area, with part of the property being located outside of the buffer area.
 2. The following exceptions to this separation requirement apply:
 - a. The separation requirement shall not apply between two or more package liquor stores on a single property being reviewed under the same conditional use permit application. However, if the property is subdivided after the conditional use permit is granted, a new conditional use permit shall be required in order for any new lot(s) to have a package retail store, with the separation requirements applying to that subsequent application.
- C. The business shall maintain the proper license required for any alcoholic beverage sales. Any required license shall be in good standing and if not the sales of products regulated by the license are prohibited. No relief shall be granted to this standard.

Chapter 4 Part 3 Permitted Uses with Special Standards

4.3.1 Intent and Applicability

Certain uses are appropriate in certain districts only if special standards are applied. Waivers and variances for these special standards shall not be permitted because the uses listed below may only be permitted when these standards have been met. These uses listed in this Part are permitted in the districts indicated provided they conform to the standards and requirements listed in each section.

4.3.2 General Provisions

In addition to meeting the special standards listed under the particular use in this Section, all Permitted Uses with Special Standards shall be required to comply with the requirements of this Land Development Code, except to the extent that they conflict with an applicable special standard, in which case the special standard shall prevail. Proposed developments in accordance with this Part shall be processed using the Category 2 review procedure (Section 11.6.3). Applications shall include materials needed to demonstrate compliance with the special standards.

4.3.TBD Package Liquor Stores

Package Liquor Stores are permitted in C-1, C-2, C-3, C-M, EZ-1, PEC, PVD (Village Center only), and TNZD (Neighborhood Center and Neighborhood Center Transition: Edge Transition only) districts subject to the following special standards. A Package Liquor Store that does not meet the special standards set forth in this section may be eligible to be approved with a conditional use permit pursuant to **Section 4.2.TBD** of this Land Development Code.

A. No Package Liquor Store shall be located within one thousand (1,000 feet) of the boundary of any parcel occupied by any of the following uses (as measured in a straight line from parcel boundary to parcel boundary):

1. Public or private early childhood, elementary, middle or high school
2. Park
3. Public Playground
4. Public Community Center
5. Child Care Center
6. Public Library
7. Another Package Liquor Store

As this land use is permitted with special standards, an advanced approval by the Office of Planning is not formally required by this Land Development Code. The burden is on the property owner/business operator to determine compliance with these separation requirements prior to investment in the site and/or operation. The Planning Director, or their designee, may review for compliance with this separation requirement as part of a zoning confirmation, rezoning, or development plan review as well as during the review of any local license application. The Director or designee shall utilize the best available data to verify and confirm compliance.

In order to be nonconforming to this requirement, a Package Liquor Store must establish that it has been lawfully in operation on the effective date of the initial regulation for such use (TBD 2026) and continuously in operation to date. If one of the uses listed above is established thereafter, the Package Liquor Store shall become a nonconforming use at that time and subject to the provisions related to such nonconforming use, including but not limited to those restricting expansion and pertaining to abandonment.

B. There shall be no on-site alcohol consumption allowed unless the subject zoning district also permits a bar, saloon, or tavern and the space used for on-site consumption is appropriately permitted for such use/occupation. As an exception, limited on-site alcohol consumption may occur for sampling with the appropriate license.

C. The business shall maintain the proper license required for the alcoholic beverage sales. Any required license shall be in good standing and if not the sales of products regulated by the license are prohibited.

Chapter 4 Part 4 Accessory Uses and Miscellaneous Standards

4.4.13 Accessory Sales of Smoking Retail Store Products at a Business Not Classified as a Smoking Retail Store

Any use that meets the definition of Smoking Retail Store shall be regulated as such in Section 4.3.26 of this Land Development Code. If a use does not meet the definition of Smoking Retail Store, accessory sales of Smoking Retail Store Products may be permitted subject to the following standards:

B. The principal use shall be a use that involves the retail sale of merchandise that is dominant to that of Smoking Retail Products. It shall be a use in which it is customary to include the retail sale of Smoking Retail Products, such as a Convenience Grocery, Convenience Store, Drug Store, Grocery Store or Package Liquor Store.

4.4.14 Accessory Retail Sales of Alcoholic Beverages at a Business Not Classified as a Package Liquor Store

Any use that meets the definition of Package Liquor Store shall be regulated as such in Section 4.3.TBD of this Land Development Code. If a use does not meet the definition of Package Liquor Store, accessory sales of distilled spirits and wine in unbroken packages may be permitted subject to the following standards:

- A. The principal use shall be a use that is dominant to that of the retail sales of distilled spirits and wine in unbroken packages. It shall be a use in which it is customary to include the retail sale of distilled spirits and wine in unbroken packages, such as a winery or Distillery.
- B. The business shall maintain the proper license required for the alcoholic beverage sales. Any required license shall be in good standing and if not the sales of products regulated by the license are prohibited.

Chapter 9 Part 1 Motor Vehicle Parking Standards

Table 9.1.3B Minimum and Maximum Motor Vehicle Parking Based on Use

GENERAL ACTIVITIES (1LBCS Code)	SPECIFIC ACTIVITIES (1LBCS Code)	MINIMUM REQUIREMENT	MAXIMUM REQUIREMENT

Shopping, business, or trade (2000)			
	Shopping (goods or service-oriented) (2100)	Suburban Form: 1 per 500 sq. ft. of gross floor area Traditional Form: 1 per 1,000 sq. ft. of gross floor area	1 per 200 sq. ft. of gross floor area

9.1.14 Queuing for Drive-Through Facilities

Use	Minimum Spaces	Measured From
Bank Teller Lane, Laundromats/Dry Cleaners, Drug Store, Ice Cream Parlor, Package Liquor Store, and all other drive-through lanes not specifically listed	3 per Lane	Teller or Window

2. Proposed Findings for the Planning Commission

WHEREAS, the Commission finds that the Louisville Metro Council passed **Resolution No. TBD, Series 2025**, requesting that staff review the Land Development Code (LDC) and develop recommended changes related to package liquor stores; and

WHEREAS, Louisville Metro's current comprehensive plan, known as Plan 2040, became effective on January 1, 2019; and

WHEREAS, Plan 2040 sets a framework for growth by using five guiding principles – Connected, Healthy, Authentic, Sustainable, and Equitable (CHASE) – to strategically manage all the benefits and challenges that come from adding more people; and

WHEREAS, Plan 2040 includes a Livability Element that provides guidance and direction for the provision and maintenance of the resources necessary for the health and well-being of citizens. This includes a focus on public health, promoting access to fresh food and health care, as well as designing places for health and safety; and

WHEREAS, Livability Goal 2 of Plan 2040 is to ensure equitable health and safety outcomes for all; and

WHEREAS, Community Form Goal 1, Policy 16 of Plan 2040 in part states: consider impacts on human health, quality of life and the environment including prevailing meteorological conditions and the potential to transport noxious odors, particulates and emissions when reviewing new developments and redevelopments. Special attention should be paid to air and water quality when residences, schools, parks or vulnerable populations will be impacted. Mitigate impacts to areas that are disproportionately affected; and

WHEREAS, Community Form Goal 2, Policy 2 of Plan 2040 states: Encourage development of non-residential and mixed uses in designated activity centers provided proposed uses, density and design are compatible with adjacent uses and meets Form District guidelines.

RESOLUTION NO. _____, SERIES 2025

**A RESOLUTION REQUESTING THE PLANNING COMMISSION REVIEW
THE LOUISVILLE METRO LAND DEVELOPMENT CODE RELATING TO
PACKAGE LIQUOR STORES.**

SPONSORED BY: COUNCIL MEMBERS BATSHON AND HUDSON

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (“Council”) often receives citizen complaints concerning, and observes criminal reports based on activities occurring in or near, package liquor stores; and

WHEREAS, the Council has examined the zoning of other commercial uses that involve the sale of products with known adverse health effects in recent years, namely Smoking Retail Stores; and

WHEREAS, the Council has found it appropriate to modify the regulation of such uses through various methods including prohibiting them in lower zoning classifications, making them permitted with special standards or by Conditional Use Permit, and creating distancing requirements from similar uses as well as schools, parks, religious buildings, and other sensitive uses; and

WHEREAS, under the Land Development Code, Package Liquor Stores are currently allowed in C-1, C-2, C-3, CM, EZ-1, and PEC zoning districts; and

WHEREAS, the Council has observed that Package Liquor Stores are often concentrated, not just in certain Council districts, but on certain streets, blocks, and even intersections; and

WHEREAS, the Council is concerned with such concentration and questions whether the use should be treated the same whether it is zoned low-intensity commercial, high-intensity commercial, or industrial; and

WHEREAS, the Council believes it important to investigate these issues as well as how peer cities and modern best planning practices handle Package Liquor Stores; and

WHEREAS, such changes will require study, a public hearing, and recommendation by the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT (“COUNCIL”) AS FOLLOWS:

SECTION I: The Planning Commission is hereby directed to undertake a review of the current Louisville Metro Land Development Code with regard to Package Liquor Stores and make recommendations to the Council regarding how the regulation of this use should be amended. Among those considerations should be the application of distancing requirements similar to those applied to Smoking Retail Stores. Such recommendations shall be returned to Council within 180 days of its receipt of this Resolution.

SECTION II: This Resolution shall take effect upon its passage and approval or otherwise becoming law.

Sonya Harward
Metro Council Clerk

Brent Ackerson
President of the Council

Craig Greenberg
Mayor

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: _____

R-134-25 Amend LDC Regarding Package Liquor Stores.docx (TF 10-24-25)



Louisville Metro Government

Text File

File Number: 25-LDC-0003

Agenda Date: 5/27/2026

Version: 1

Status: New Business

In Control: Planning Committee

File Type: Planning Case

Agenda Number: 5.



Jefferson County Fire Inspectors Association

410 S Fifth Street, Ste. 141
Louisville, Ky. 40202
502-572-3597



05.02.24

LMCO 94.80 (A) Statement

Updates in 2023 aligned LMCO Chapter 94: Fire Prevention requirements with 815 KAR 10:060, the Kentucky Standards of Safety, designed to supplement the Kentucky Building Code. 815 KAR 7:120, in matters of fire safety. This document excludes conditions in which the methods of construction met the uniform state building code requirements, as applicable, at the time of construction.

Specifically, 94.80(A) identifies the clear width of a roadway as 20 feet. It is the consensus of Fire Departments in Jefferson County that this requirement applies to all new construction projects moving forward. It is not intended to require that any existing roadway that is less than 20 feet be retroactively addressed.

Confirmation of this interpretation was addressed at the April 10, 2024 meeting of The Jefferson County Fire Chiefs and includes all Fire Departments in Jefferson County.

Brian S. Meurer, President
Jamie Hundley, Vice President
Brad Silveria, 2nd Vice
Chris Noe, Secretary

RESOLUTION NO. 137, SERIES 2024

A RESOLUTION REQUESTING THE PLANNING COMMISSION REVIEW THE METRO LAND DEVELOPMENT CODE REGULATIONS WITH REGARD TO DEVELOPMENT ALONG SUBSTANDARD ROADS.

SPONSORED BY: COUNCIL MEMBER STUART BENSON

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (“Council”) has the authority under KRS 100.211(3) to direct the Planning Commission hold hearings on and make recommendations regarding proposed amendments to the Land Development Code (the “LDC”); and

WHEREAS, in Ordinance No. 162, Series 2023, the Council made updates to Chapters 94, 115, and 156 of the Louisville Metro Code of Ordinances (“LMCO”) to better match state laws and regulations concerning Fire Prevention; and

WHEREAS, one such update was to LMCO § 94.80 providing that Roadways must be a minimum of twenty (20) feet wide, rather than the previous eighteen (18) feet, unless certain exceptions are met; and

WHEREAS, some roads used for emergency access purposes throughout Metro Louisville do not even meet the previous 18 foot standard, much less the current 20 foot standard; and

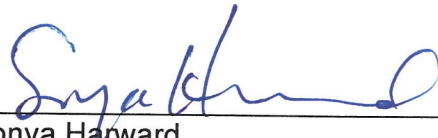
WHEREAS, development along any such significantly sub-standard road may need to be restricted in order to prevent potential public health and safety emergencies which modern emergency service vehicles could not quickly and safely access to address; and

WHEREAS, the Council wishes to have the Planning Commission consider amendments to the LDC to restrict development on significantly substandard roads, including but not limited to density and intensity of use.

NOW, THEREFORE, BE IT RESOLVED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

SECTION I: The Planning Commission should undertake a review of and consider amendments to the current Land Development Code which would restrict the density and intensity of development on significantly substandard roads.

SECTION II: This Resolution shall take effect upon its passage and approval or otherwise becoming law.



Sonya Harward
Metro Council Clerk



Markus Winkler
President of the Council



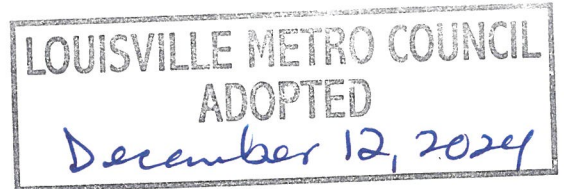
Craig Greenberg
Mayor

12-19-24

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney



By: Kenna Ferguson

R-144-24 Amend LDC Re Significantly Substandard Roads.docx (TF 11-13-24)

Summary of Changes to the Land Development Code (LDC) for Road Width

Louisville Metro Council Resolution No. 137, Series 2024 directed the Planning Commission to review and consider amendments to the LDC which would restrict the density and development on significantly substandard roads. In this resolution, the Louisville Metro Council found that updates to the Louisville Metro Code of Ordinances (LMCO) for fire prevention, specifically changes to LMCO 94.80 that increased the minimum road width from 18' to 20', were adopted and development along significantly substandard roadways needed to be restricted to prevent potential public health and safety emergencies.

LMCO 94.80 states:

ROADWAY. Any public or private way for vehicular traffic used as a primary means of access for emergency vehicles to lots abutting thereon (does not include driveways). Roadways must meet all of the following minimum standards:

(1) Width of at least 20 feet, unless:

(a) The roadway serves five or fewer lots, each of which are at least two acres in area, and containing no more than two dwelling units per lot; in which case, the width of the roadway may be 12 feet, with a three-foot earthen shoulder on each side of the roadway;

(b) The roadway serves a lot or lots that were platted prior to the effective date of this subchapter (October 10, 2003), if a roadway-width requirement of less than 18 feet previously was approved by the Planning Commission, which is indicated on the plan/plat, or in Planning Commission minutes, in which case, that requirement shall control.

(2) Overhead clearance of all obstructions of at least 13 feet, six inches for the length of such roadway as may be used to measure the distance requirement for fire hydrant placement;

(3) Capable of supporting a 30-ton fire apparatus;

(4) Properly maintained, as determined by the Fire Chief.

The amendments that follow bring the roadway standards and associated references of the LDC into compliance with LMCO 94.80:

Chapter 1, Part 2 Definitions

Loop Lane - A loop lane is a continuous road (~~minimum pavement width of 18 feet and 30 feet right-of-way~~) with two access points from an adjacent road, separated by a central open space/planting island

Chapter 4, Part 2 Conditional Uses

4.2.12 Camping Areas and Recreational Vehicles Parks, Public and Private

G. Vehicular Use Areas - Vehicular use areas shall be paved and shall be clearly marked as to internal circulation and direction of travel. Pavement widths for travel lanes shall be as follows:

1. One-way Travel Lane - ~~18 Feet~~ Shall comply with LMCO 94.80 as determined by the Director of Public Works or designee in consultation with the local fire division having jurisdiction 20 feet
2. Two-way Travel Lane - 24 Feet
3. Cul-de-sac Diameter - 80 Feet

4.2.36 Mobile Home Parks:

F. Driveways - All mobile home spaces shall front on a paved driveway ~~of not less than 18 feet in width~~ in compliance with LMCO 94.80 as determined by the Director of Public Works or designee in consultation with the local fire division having jurisdiction, 20 feet, which shall have unobstructed access to a public way.

Chapter 5, Part 8 Street and Roadside Design

5.8.4 Street Design

A.1.e.ii: Loop Lane. A loop lane is a continuous road (~~minimum pavement width of 18 feet and 30 feet right-of-way~~) with two access points from an adjacent road, separated by a central open space/planting island. Loop lanes shall have a minimum 50 foot outside edge of pavement turning radius and a minimum 25 foot wide central planting island. The island shall be a landscaped open space.

B.1.b.ii: Loop Lane – a continuous road (~~minimum pavement width of 18 feet and 30 feet of right-of-way~~) with two access points from an adjacent road, separated by a central open space/planting island.

Loop lanes shall have a minimum 50 foot outside edge of pavement and a minimum 30 foot wide central planting island. The island shall be a landscaped open space.

Chapter 6, Part Streets and Rights-of-Way

6.2.1. Applicability and General Standards

A: All new streets located in or adjoining any subdivision of land hereafter proposed shall conform to the standards of design established in this Part. In any subdivision of land hereafter proposed, the subdivider shall agree to make all dedications and complete all physical improvements as required in Table 6.2.1 before the Commission may approve the preliminary plan or minor plat. In no case shall any new lots be created or new street constructed that does not meet a pavement width of at least 18 feet, LMCO 94.80 as determined by the Director of Public Works or designee in consultation with the local fire division having jurisdiction, except that a five lot, five acre per lot subdivision may be accessed by a 12 foot gravel road with 3 foot earthen shoulders.

6.2.8. Private Roadways

A: Standards – Private roadways serving no more than five lots restricted for single family residential use may be constructed in accordance with the following standards:

Minimum Physical Improvements for Private Roadways	
<u>Number of Lots</u>	<u>Private Street</u>
1-2 lots	P 48-20*/R30
3-5 lots	P 48-20*/R50
P = Pavement Width R = Right-of-way or easement width * Shall comply with LMCO 94.80 as determined by the Director of Public Works or designee in consultation with the local fire division having jurisdiction	

Chapter 7, Part 3 Standards of Designs for Major Subdivision

7.3.10 Streets

A. In or adjoining any major subdivision of land hereafter proposed, access from new lots or a new street connecting an existing street shall not be approved unless the Planning Commission, with input from the Director of Works, determines that the subdivision will be served by an adequate street network. ~~In order to be considered adequate, the street or combination of streets providing most direct means of access to an arterial level street shall have a minimum roadway width of 18 feet of pavement in compliance with LMCO 94.80 as determined by the Director of Public Works or designee in consultation with the local fire division having jurisdiction.~~ The Commission may determine, based on input from the Director of Works, that the traffic flow associated with a proposed subdivision will utilize more than one route to one or more arterial streets. As a result of such determination, the Planning Commission may require that more than one route (street or combination of streets) must have a minimum roadway width of 18 feet in compliance

~~with LMCO 94.80 as determined by the Director of Public Works or designee in consultation with the local fire division having jurisdiction.~~ In addition to the roadway width, the Planning Commission may require other off-site improvements to correct conditions that would impede the safe flow of traffic associated with the new subdivision. Subdivisions that create no more than five lots of five acres or more each are not subject to the requirements of this paragraph. (Arterial level streets are shown on Core Graphic 11 (Roadway Classification)). The provisions of this paragraph shall not apply to roads that are Designated Roads under the System Development Charges for Roadways Ordinance [see Chapter 164 of the Louisville Metro Code of Ordinances].

1. In order to be considered adequate, the street or combination of streets providing the most direct means of access to an arterial level street shall have a minimum roadway width of at least 20 feet of pavement.
2. The Commission may determine, based on input from the Director of Works, that the traffic flow associated with a proposed subdivision will utilize more than one route to one or more arterial streets. As a result of such determination, the Planning Commission may require that more than one route (street or combination of streets) must have a minimum roadway width of 20 feet.
3. In addition to the roadway width, the Planning Commission may require other off-site improvements to correct conditions that would impede the safe flow of traffic associated with the new subdivision.
4. Any new street approved after November 28, 2023 shall have a minimum roadway width of at least 20 feet of pavement in compliance with LMCO 94.80.
5. Exceptions: Subdivisions that create no more than five lots of five acres or more each are not subject to these requirements. The provisions of this paragraph shall also not apply to roads that are Designated Roads under the System Development Charges for Roadways Ordinance [see Chapter 164 of the Louisville Metro Code of Ordinances].

Chapter 7, Part 8 Minor Subdivisions

7.8.12 Administrative Approval

- E. All resulting lots have frontage on an existing public or private street ~~with pavement at least 18 feet wide in compliance with LMCO 94.80 as determined by the Director of Public Works or designee in consultation with the local fire division having jurisdiction,~~ with pavement at least 18 feet wide except that roads serving no more than 5 lots of 5 acres or more may be 12 feet wide with 3 foot shoulders on each side; provided, however, that the provisions of this subparagraph shall not apply to roads that are Designated Road under the System Development Charges for Roadways Ordinance [insert LMCO citation LMCO 164]; All new roads created shall comply with LMCO 94.80.

7.8.85. Editor's Note

Delete this editor's note/illustration (150.065 does not exist)

Sec. 150.065 073 of the Code of Ordinances requires roads to be 18 feet wide; roads serving no more than 5 lots 5 acres or greater may be 12 feet wide with 3 foot shoulders on each side.

Chapter 7, Part 11 Conservation Subdivisions

7.11.10 Technical Standards for Conservation Subdivisions

E.1.d: Loop lanes or cul-de-sacs shall be designed to not exceed 1000 feet in length. Loop lanes shall be designed as a single one-way lane, ~~not less than 18 feet in pavement width, in compliance with LMCO 94.80 as determined by the Director of Public Works or designee in consultation with the local fire division having jurisdiction not less than 20 feet in pavement width~~ with a central median running the entire length. The median shall be at least 30 feet wide, and shall be planted with shade trees along both sides at intervals not less than 1 Large (Type A) tree per 50 lineal feet of right-of-way, or 1 medium (Type B) tree per 40 lineal feet, or 1 Small (Type C) tree per 30 lineal feet. Small trees are permitted only where utility lines or other site constraints will not allow planting of Large or Medium trees.

Appendix 7A Conservation Subdivision Street & Sidewalk Guidelines

Table 7A-1 Typical Cross Sections*

Table 7A-1: Typical Cross-Sections						
R/W	Pavement Width	Sidewalk	Roadside	Verge	Sidewalk Width	Total Width (Pavement + Verge + Sidewalk)
36'	14'	None	Shoulder	6'	0'	26'
36	14	None	Curb & Gutte	4	0	22
36	14	One	Shoulder	6	4	30
36	14	One	C & G	4	4	26
36	14	Both	Shoulder	6	4	34
36	14	Both	C & G	4	4	30
40	16	None	Shoulder	6	0	28
40	16	None	C & G	4	0	24
40	16	One	Shoulder	6	4	32
40	16	One	C & G	4	4	28
40	16	Both	Shoulder	6	4	36
40	16	Both	C & G	4	4	32
40	18	None	Shoulder	6	0	30
40	18	None	C & G	4	0	26
40	18	One	Shoulder	6	4	34
40	18	One	C & G	4	4	30
40	18	Both	Shoulder	6	4	38
40	18	Both	C & G	4	4	34
45	20	None	Shoulder	6	0	32
45	20	None	C & G	4	0	28
45	20	One	Shoulder	6	4	36
45	20	One	C & G	4	4	32
45	20	Both	Shoulder	6	4	40
45	20	Both	C & G	4	4	36
50	22	None	Shoulder	6	0	34
50	22	None	C & G	4	0	30
50	22	One	Shoulder	6	4	38
50	22	One	C & G	4	4	34
50	22	Both	Shoulder	6	4	42
50	22	Both	C & G	4	4	38
50	24	None	Shoulder	6	0	36
50	24	None	C & G	4	0	32
50	24	One	Shoulder	6	4	40
50	24	One	C & G	4	4	36
50	24	Both	Shoulder	6	4	44
50	24	Both	C & G	4	4	40
55	26	None	Shoulder	6	0	38
55	26	None	C & G	4	0	34
55	26	One	Shoulder	6	4	42
55	26	One	C & G	4	4	38
55	26	Both	Shoulder	6	4	46
55	26	Both	C & G	4	4	42

* Pavement width shall be in compliance with LMCO 94.80 as determined by the Director of Public Works or designee in consultation with the local fire division having jurisdiction