

**Section 4.6 R-4 Residential Single Family District**

- Family day care home \*\*\*
- Hospitals, institutions, nursing homes and homes for the infirm and aged \*\*
- Hospitals and institutions \*
- Lakes, commercial
- Marinas and boat rental
- Off-Street parking
- Oil, gas and hydrocarbon extraction
- Sewage plants
- Towers. commercial

**C. PROPERTY DEVELOPMENT REGULATIONS:**

**1. MINIMUM LOT AND DIMENSIONS:**

- a. Area: ..... 9,000 sq. feet
- b. Width: ..... 60 feet

The minimum lot area shall not be less than 9,000 square feet per dwelling unit, provided, however, that when a lot has less area than herein required and was recorded prior to the adoption of these regulations, said lot may be occupied by one dwelling unit.

**2. MINIMUM YARD REQUIREMENTS:**

- a. Front Yard ..... 30 feet
- b.\*\*\* Side Yards: (see Editor's Note below)

For lots shown on preliminary plans approved after the date of legislative adoption provided that said lots were not created by plats recorded prior to the date of legislative adoption:

- Total for both: ..... 10 feet
- Minimum: ..... 5 feet

For lots shown on preliminary plans approved prior to the date of legislative adoption and lots created by plats recorded prior to the date of legislative adoption:

- Total for both: ..... 18 feet
- Minimum: ..... 6 feet

**\*\*\*\*Editor's Note:** As of the publication date (4/1/01) the following legislative bodies had adopted the text changes associated with Docket No. 9-26-00:

- Unincorporated Jefferson County (8/22/00)**
- City of Douglass Hills (11/28/00)**
- City of St. Matthews (11/28/00)**
- City of Louisville (2/16/01)**

*New development proposed in areas whose legislative bodies have not adopted these changes shall meet the 18 feet total for both/ 6 feet minimum side yard requirements. Contact Planning and Development Services for an updated list of legislative bodies that have adopted the modified side yard requirements.*

- c. Street Side Yard: ..... 30 feet
- d. Rear Yard: ..... 25 feet

\* In effect in City of Louisville only.  
 \*\* Not effect in the City of Louisville.  
 \*\*\* March 1992, Docket No. 9-67-91.  
 \*\*\*\*Docket No. 9-26-00.

## Section 9.1 Signature Entrances, Fences and Walls

### 4. Length:

The maximum length of a Signature Entrance shall not exceed 150 feet on each side of the entrance roadway. Any structure extending beyond this length shall be considered a fence or wall and the requirements as stated in Section (B) of this regulation shall apply (Figure 2).

### 5. Proximity to Structure on Lot and Driveway:

Signature Entrances shall be constructed a minimum of 20 feet from dwellings and driveway entrances (Figure 2). Editor's note: One sign not exceeding 15 square feet in area attached to the signature entrance may be provided at each entrance to the development. Refer to Section 11.C.2 for specific information.

## B. FENCES AND WALLS

### Height and Location:

1. In the R-R, R-E, R-1, R-2, R-3, R-4, R-5, RRD, R-5A, R-5B, R-6, R-7, R-8A, OR-1, OR-2, OR-3 and OTF Districts: (Figure 3)
  - a. Fences and walls, up to 4 feet in height may be located within required front and street side yards except as provided in Article 3, Zoning District Rules, Section C. 3, Vision Clearance (Figure 4).
  - b. Fences and walls, up to 7 feet in height may be located within required side and rear yards.
  - c. 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 7 feet. Editor's note: Refer to figure 3 illustrating maximum permissible fence height, and figure 4 illustrating measurement of fence height.
2. In all other zoning districts:

Fences and walls in all other zoning districts shall be restricted by the maximum building height of that district except when adjacent to R-R, R-E, R-1, R-2, R-3, R-4, R-5, RRD, R-5A, R-6, R-7, R-8A, OR-1, OR-2, OR-3 and OTF Districts in which case 1. a), b) and c) above shall apply.
3. Fences and walls not located within a required yard shall be restricted by the maximum building height of that zoning district.
4. Fences and walls required for swimming pools shall be regulated by Section 9.2.K-of these regulations.

## C. SETBACK REQUIREMENTS

Any signature entrance, wall or fence exceeding 4 feet in height as allowed by section 9.1.A. and 9.1.B. shall be setback from the right-of-way on which it fronts a distance of not less than that prescribed in Table 1. Columns, light fixtures and similar ornamentation may extend a maximum of 24 inches into this setback area. Any portion of a signature entrance, wall or fence constructed with appropriate Public Works Department approval in the right-of-way shall be exempt from the 10 foot setback requirement.

## ARTICLE 3 Zoning District Regulations

### 3. Vision Clearance:

On corner lots (where a street intersects with another street) in all districts where yards are required on the street sides, no fence, wall, or shrubbery planting shall be permitted that is over two (2) feet in height above the established elevation of the curb level or that is not clear of branches, in the case of plant material, from two (2) to six (6) feet above the established elevation for a distance equal to the respective required yard, not to exceed twenty-five (25) feet, measured from the point of intersection of the intersecting lot lines and within the triangle formed by connecting the ends of the respective distances.

### 4. Front Property Line:

In determining the depth of a front yard, the front property line shall not be located closer than thirty (30) feet to the center line of a street or highway, excepting streets of less than 60 feet in width dedicated to public use on a subdivision plat which has the approval of the Commission.

### 5. Dwelling Unit Ratio:

When there is a mixture of residential uses and other uses in a building, the number of dwelling units to be allowed shall be determined in the following manner:

- a. The maximum floor area allowed for a building at that location will be determined by multiplying the area of the lot by the floor area ratio for the district;
- b. Determine the floor area proposed for non-residential use and subtract this quantity from the figure obtained in step (a);
- c. Determine the percentage this latter figure is of the maximum allowable floor area; and
- d. This percentage applied to the area of the lot shall establish the maximum area on which residential requirements can be based.

### 6. Unclassified Land:

If any property subject to these regulations is not shown as being in a zoning district, the classification of such property shall be R-1 Single Family Residential District.

### 7. Avoiding Duplicative Public Hearing:

The Planning Commission may hear and finally decide applications for variances or conditional use permits when a proposed development requires a map amendment and one or more variances or conditional use permits, if the applicant has made the election provided for in Plan Certain, Section 8.1, A. In considering applications for variances or conditional use permits at the same hearing with an application for a map amendment, the Planning Commission shall assume all powers and duties otherwise exercised by the appropriate Board of Zoning Adjustment pursuant to KRS 100.231, 100.233, 100.237, 100.241, 100.243, 100.247, and 100.251. (See Section 8.1, A.5)