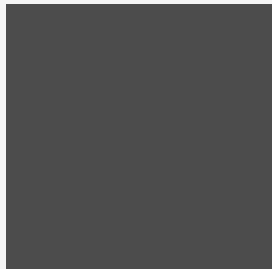


Land Development Code Diagnosis with Housing Focus

For:
Louisville-Jefferson
County Metro
Government

By: Opticos Design

July 2020



Opticos Design

Missing Middle Housing

MISSING MIDDLE

Certified



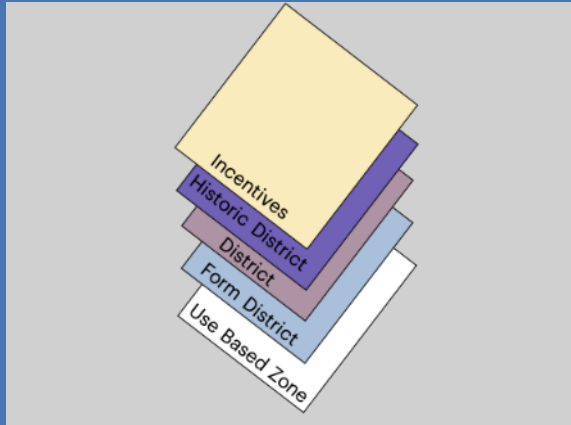
Responding to the Demand for Walkable Urban Living



Powered by Opticos Design, Inc.

Summary of Top Issues

★ **1. Code is Overly Complex: Has Too Many Layers of Regulation—Including 2-Tier Zoning**



2. Land Use Tables are Long and Complex, Not Current Best Practice

LDC	Appendix 2A Zoning District Land Use Table														
Land Use Activity	Residential			Community		Industrial		Special		Historic			Other		
	Single-Family	Multi-Family	Apartment	Community	Community	Industrial	Industrial	Special	Special	Historic	Historic	Historic	Other	Other	Other
Accessory Dwelling Unit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Accessory Structure	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Adult Care Facility															
Adult Day Care Center															
Adult Foster Care Facility															
Adult Home															
Animal Boarding															
Animal Day Care															
Animal Hospital															
Animal Kennel															
Animal Shelter															
Animal Training Facility															
Animal Warehouse															
Automotive Repair Shop															
Automotive Sales															
Automotive Storage															
Automotive Wash															
Automotive Wash and Detail															
Automotive Wash and Detail (Mobile)															
Automotive Wash and Detail (Trailer)															
Automotive Wash and Detail (Truck)															
Automotive Wash and Detail (Van)															
Automotive Wash and Detail (Truck)															
Automotive Wash and Detail (Truck)															
Automotive Wash and Detail (Truck)															
Automotive Wash and Detail (Truck)															
Automotive Wash and Detail (Truck)															
Automotive Wash and Detail (Truck)															

★ **3. Standards Limit Delivery of Housing Choices**

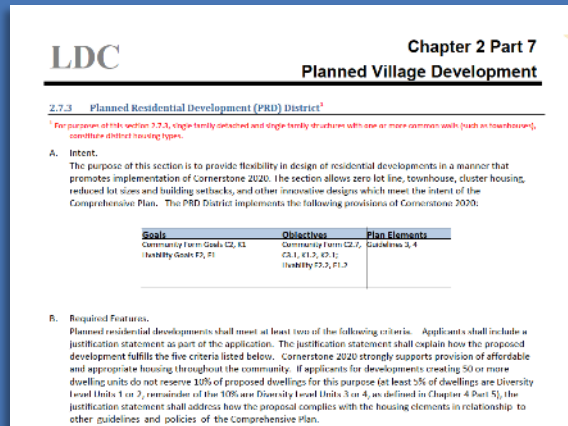


4. Intended/Desired Form is Not Clear



Summary of Top Issues (Cont'd.)

5. Code Makes it Too Easy to Opt Out of the Standards



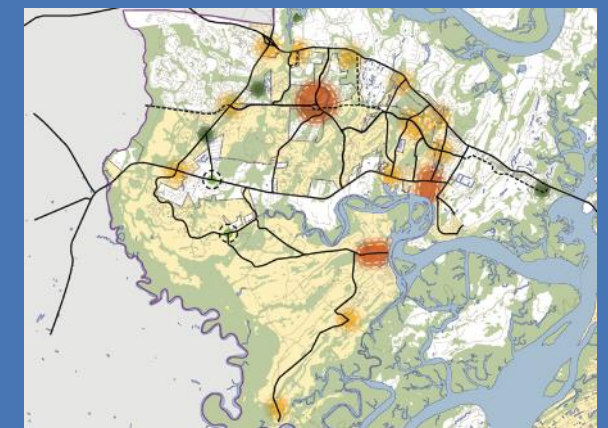
★ 6. Parking is a Barrier to Development in Traditional Areas



★ 7. Too Much Land Zoned Single-Family in County



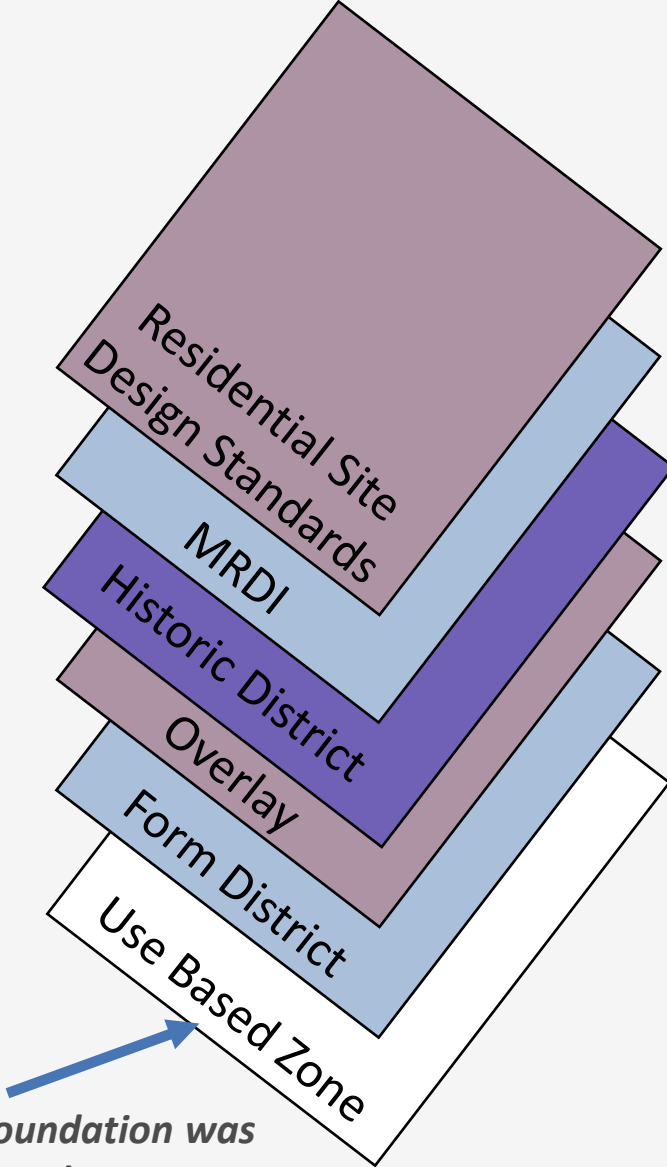
8. Comp. Plan Doesn't Identify Where Diverse Housing Should be Prioritized



Complex Layers of Regulation

- 1. Use-Based Zoning Districts
- 2. Form Districts
- 3. TNZD Components
- 4. Overlay Districts
- 5. Historic Districts
- 6. MRDI: Mixed Residential Development Incentives
- 7. ADI: Alternative Development Incentives
- 8. Planned Residential Development District
- 9. Building Design Standards
- 10. Residential Site Design Standards

We found anywhere from **4 to 5 layers** applying to **one property.**



Ineffective foundation was never addressed



Recommendation:

\$ / High Priority

Consolidate Standards Into Single Tier Zoning

Specific to Transact Zones 1703-2.70

T4 Neighborhood Small Footprint (T4N.SF)

A. Intent
To provide variety of urban zoning choices, in small-to-medium footprints, medium to high density building types, which respects the walkable nature of the neighborhood, support neighborhood-serving retail and service uses permitted in this Zone, and support public transportation alternatives. The following are generally appropriate form elements in this Zone.

B. Sub-Zone(s)
[RN] or [OP] Zone [RN] or [O]
This open sub-zone provides the same building form but allows for more diverse mix of uses.

C. Allowed Building Types

Building Type	Width (A)	Depth (B)	Standards
Carriage House	n/c	n/c	1703-1.10
Detached House	32' min., 75' max.	100'-1.60	
Compact	50' max.		
Carriage Court	25' min., 100' min.	100'-1.10	
Duplex	40' min., 75' max.	100'-1.60	
Rowhouse	10' min., 15' max.	80' min., 1703-1.90	
Mixed-Use Small	50' min., 140' max.	190'-1.10	
Live/Work	10' min., 15' max.	80' min., 1703-1.10	

D. Building Form

Height

Main Building: 2 1/2 stories max.
 To Eave/Parapet: 24' max.
 Overall: 35' max. (C)

Accessory Structures

Accessory Dwelling: 2 stories max.
 Other: 1 story max.
 Ground-Mounted: 14' min., above sidewalk (E)

Ground-Mounted Galling (F)
 Service or Retail: 12' min.

Upper-Story Galling (G)
 Ground floor to boxes and common areas in multi-unit buildings may have a 6" to 4" ground floor finish level.

Footprint

Depth: Ground-to-Top Sided: 24' min. (D)
 Accessory Structures: Width: 24' max., Depth: 22' max.

Miscellaneous
 Loading docks, overhead doors, or other service entries shall be screened and not be located on primary street facades.

City of Cincinnati Form-Based Code Final Draft 2/15/13 2-23

1703-2.70 Specific to Transact Zones

T4 Neighborhood Small Footprint (T4N.SF)

Key
--- ROW / Lot Line
--- Building Setback Line
--- Facade Zone

E. Building Placement

Setback (Distance from ROW / Lot Line)

Front: 10' min., 15' max.
 Corner Lot: 0 min., 5' max.
 Side Street: 0 min., 5' max. (I)

SMA

Main Building: 3' min., 9' max. (K)
 Accessory Structure(s): 3' min.

Facade with a Facade Zone

Front: 75% min.
 Side Street: 50% min.

Setback not required between attached rowhouse or duplex units along a common Lot Line.

Where existing adjacent buildings are in front of the minimum front setback, the building may be set to align with the facade of the front-most immediately adjacent property.

City of Cincinnati Form-Based Code Final Draft 2/15/13 2-24

Specific to Transact Zones 1703-2.70

T4 Neighborhood Small Footprint (T4N.SF)

Key
--- ROW / Lot Line
--- Building Setback Line
--- Buildable Area
--- Access Structures Only
--- Facade Zone
--- Pending Area

F. Parking

Required Spaces

Residential: 1 space
 Studio or 1 Bedroom: 1.5 per unit min.
 2 or more Bedrooms: 1.8 per unit min.
 Service Uses: No spaces required if < 2,500 sf; 2 spaces/2,000 sf min. above first 1,500 sf.

Require parking may be reduced as set forth in Subsection 1703-5.53 (Parking).
 For uses not listed above, see Table 1703-5.53.A (Packing Spaces Required).

No off-street parking required for uses within accessory structures.

Location (Distance from Lot Line)

Front Setback: 40' min. (J)
 Side Street Setback: 5' min. (L)
 Side Setback: 0' min. (M)
 Rear Setback: 0' min. (N)

Miscellaneous

Curb Cut or Parking Driveway Width: 4' max. (O), 6' max. (P)
 Driveways may be shared between adjacent properties.

City of Cincinnati Form-Based Code Final Draft 2/15/13 2-25

1703-2.70 Specific to Transact Zones

T4 Neighborhood Small Footprint (T4N.SF)

Key
--- ROW / Lot Line
--- Building Setback Line
--- Encroachment Area

G. Encroachments

Encroachment Type	Front	Side	Side	Rear
Porches	10' max., 10' max.			
Steps to Building				
Entrance	5' max., 5' max.			
Architectural Features	2' max., 2' max., 2' max.			
Signage	A	A		
Landscaping	A	A	A	A
Fences or Free-standing Wall	A	A	A	A
Driveways, Walkways	A	A	A	A
Utility Lines, Wires and Related Structures	A	A	A	A
Setback or Other Areas				

H. Signage

Allowed Total Number of Signs:
 Building Signs: 1 per building max.
 Ground Signs: 1 per lot building max.

Allowed Sign Types:¹

Building Signs	1703-5.53.L
Directory Walls	1703-5.53.S
Ground Signs	
Point-of-Monument Landscaping Wall	1703-5.53.O
See Subsection 1703-5.53 (Signage) for additional standards.	

¹Changeable copy sign allowed for public and semi-public use only.
²Allowed as identifier sign for non-residential uses only.

City of Cincinnati Form-Based Code Final Draft 2/15/13 2-26

This should be done as part of compressing zoning and form standards into single-tier set of new zoning districts.

Standards Limit Delivery of Housing Choices

Current code does not permit full range of types

Densities too low

Lot sizes too high

Parking minimums too high

Recommendation:
\$\$ / High Priority

Embed full range of types into new single-tier zones.

Full Range of Missing Middle Housing Types and Necessary Densities



Duplex: Stacked
8-17 du/ac Front-Loaded
8-19 du/ac Rear-Loaded



Duplex: Side-by-Side
8-16 du/ac Front-Loaded
8-22 du/ac Rear-Loaded



Cottage Court
N/A du/ac Front-Loaded
19-35 du/ac Rear-Loaded



Multiplex Small
23-58 du/ac Front-Loaded
26-70 du/ac Rear-Loaded



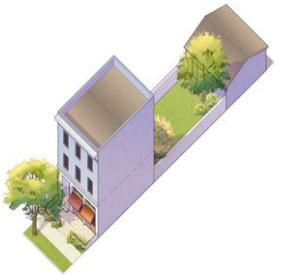
Multiplex Large
44-55 du/ac Front-Loaded
52-70 du/ac Rear-Loaded



Courtyard Building
54-60 du/ac Front-Loaded
58-70 du/ac Rear-Loaded



Townhouse
N/A du/ac Front-Loaded
20-28 du/ac Rear-Loaded



Live/Work
N/A du/ac Front-Loaded
20-28 du/ac Rear-Loaded

Shift from Density Focus to Form and Scale



This Quaint, 2-Story Courtyard Apartment is 90 dwelling units per acre!

Continue to Consider Parking Reductions: Do It by Context

Parking is often
biggest barrier for
housing.

 Recommendations:
\$ / High Priority

Remove all parking requirements
for areas
within traditional
contexts

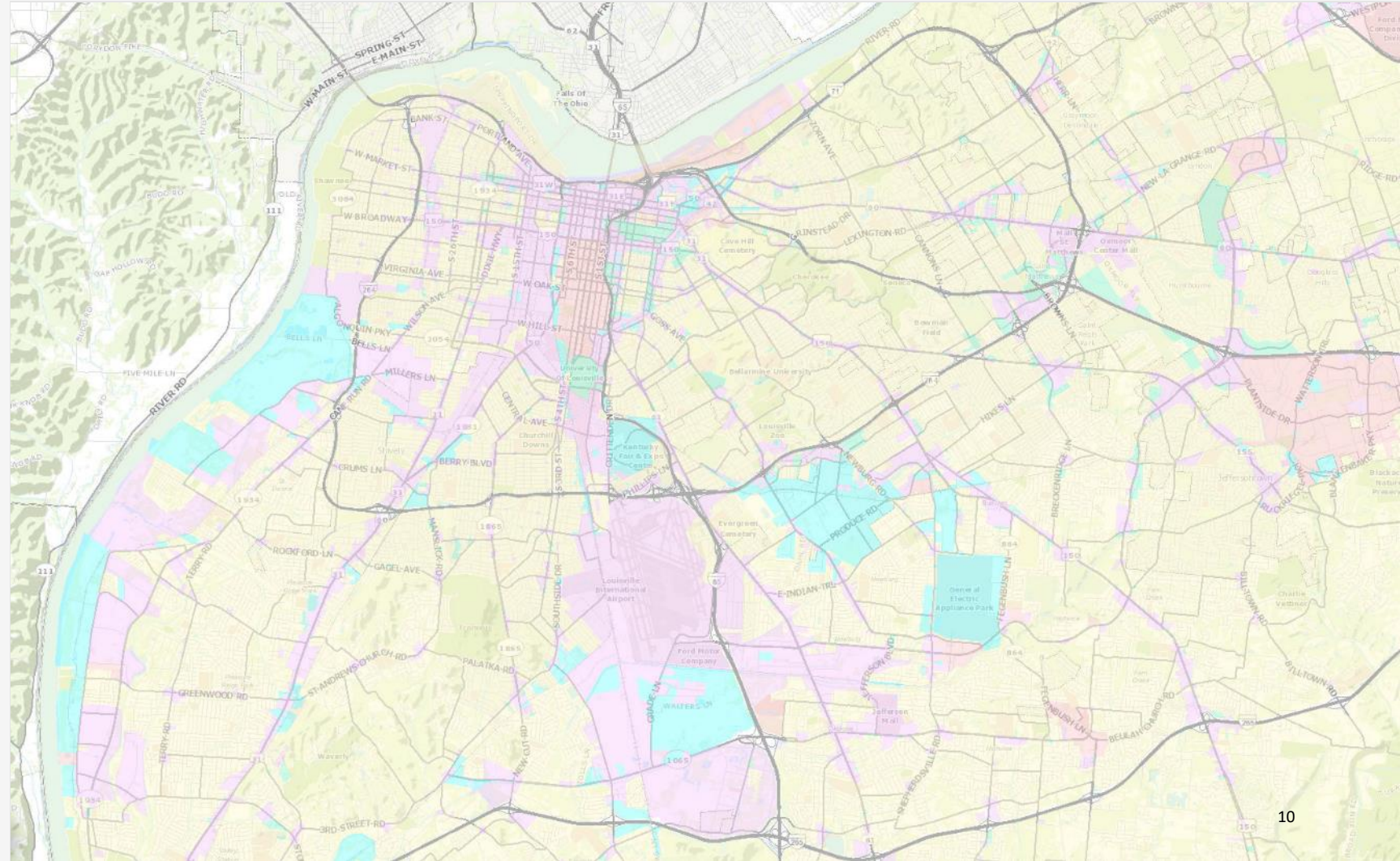
Max 1 per unit for
suburban contexts



Too Much Land Zoned for Single-Family Only

75% of Jefferson County restricted to single-family residential.

Due to shifting demand and rising costs, this will not meet market needs for attainability or desired choices.



Summary of Residential Zone Standards

R-5A through R-8A allow multifamily, but these zones apply to **only about 6%** of Jefferson County.

Densities in zones that allow MF are generally too low, except for R-8A which only applies to 0.02% of land.

Zone	Use	Max FAR	Max Density	% of County Mapped
R-4	SF	0.5 (1.5 ADI; additional for CS)	4.84 (6.05 MRDI)	53.50
R-5	SF	0.5 (1.5 ADI; additional for CS)	7.26 (9.07 MRDI)	10.51
UN	SF	0.75 (3.0 with PD option)	1 per lot (58.08 with PD option)	0.08
R-5A	MF	.5	12.01	1.32
R-5B	Duplex	.5	2 per lot	0.08
R-6	MF	.75	17.42	3.12
R-7	MF	1	34.8	1.53
R-8A	MF	3	58.08	0.02

 Red indicates potential barriers to production of Missing Middle Housing and affordability.

Specific Recommendations for Zone Standards: ADUs

 **Recommendation:**
 \$\$ / High Priority

Allow Accessory Dwelling Units (ADU) in all residential zones. Implement form-based standards that allow ADUs by-right.



A Carriage House utilizes a large dormer to create a unit, over the garage.



Carriage House with unit accessed off a side street.



Carriage House with unit accessed off a back yard

1. Description

An accessory structure located at the rear of a design site, above the garage that provides a small residential unit (accessory apartment), home office space, or other small commercial or service use, as allowed by the transect zone.

2. Number of Units

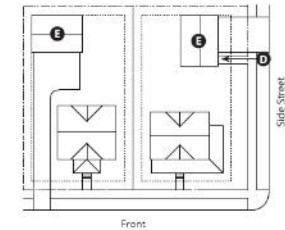
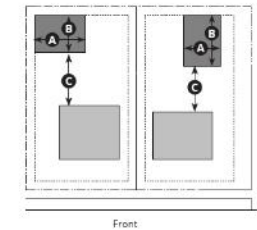
Units per building	1 max.
Carriage Houses per Design Site	1 max.

House-Scale Building
 Not allowed on the design site of a Cottage Court.

T3NE	T3NG	T4NS	T4NM	T4MS
------	------	------	------	------

General Note: Photos on this page are illustrative, not regulatory.

Key	T# Allowed	T# Not Allowed
-----	------------	----------------



Key
 --- ROW / Design Site Line
 --- Setback Line
 ■ Accessory Structure
 ■ Building Type

3. Building Size and Massing

Height ¹	T3NE	T3NG	T4NS	T4NM	T4MS
Max. Number of Stories	2	2	2	2	2
Main Body					
Width	32' max.				A
Depth	24' max.				B
Separation from Primary Building	10' min. ²				C

Carriage House shall not be taller or have a larger footprint than the primary building on the design site.

Carriage House must be in compliance with Sub-Section 14-4C-2A (Accessory Apartments) regarding ownership of the unit.

¹Includes garage story

²Carriage House may be connected to primary building by an uninhabitable space including, but not limited to a breezeway.

4. Allowed Frontage Types

Frontage type not required

5. Pedestrian Access

Main Entrance Location at Side Street, alley or internal to design site. **D**

The main entrance shall not be through a garage.

6. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Item 7 (Parking) of the transect zone. **E**

Alley access is required if alley exists.

7. Open Space

Private Open Space

Not required.

An example of form-based standards for Accessory Dwelling Units that enable a by-right process.

Pocket Neighborhoods Should be Allowed by Right



No buffers needed for 1-2 story house-scale buildings, even if density is higher than adjacent development!

Would Not Meet Lot Size, Parking, or Buffer Requirements



Option A: Homes on the Green

Number of Units	7
Lot Size	1.9 acres
Number of Unit Types	1
Overall Density	3.7 du/acre



Option B: Cottage Court

Number of Units	15
Lot Size	1.9 acres
Number of Unit Types	3
Overall Density	7.9 du/acre



Option C: Proposed Cottage Court

Number of Units	18
Lot Size	1.9 acres
Number of Unit Types	3
Overall Density	9.5 du/acre



Thank You!

Any questions?

