

A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):

Carriage Houses
Dwellings, Semi-detached
Dwellings, Two-family

~~Accessory buildings or uses
Agricultural uses
Carriage houses
Churches, parish halls and temples
Colleges, schools, and institutions of learning (except training schools)
Country clubs
Dwellings, Semi-detached
Dwellings, Single-family
Dwellings, Two-family
Garage or yard sales
Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for a commercial purpose
Home occupations
Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
Parks, playgrounds, and community centers
Residential care facilities
Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner~~

PCUP ITEM #13 – VOTE

Motion to approve PCUP Item #13 made by Steve Porter and seconded by Barbara Sinai at 10/15/13 meeting.

YES: John Torsky (alternate for James Peden), Donnie Blake, David Proffitt, Tara Brinkmoeller (alternate for Chuck Kavanaugh), Pat Dominik (2 votes; also alternate for Kathy Linares), Barbara Sinai, Steve Porter (2 votes; also alternate for Tom FitzGerald), Cathy Hinko (alternate for Kevin Dunlap), Gabe Fritz and Matt Meunier

NO: None

ABSTAIN: None

ABSENT: Jim King, Deborah Bilitski and Teena Halbig

PCUP Item #13 recommended for approval by a vote of: 12 in favor, 0 opposed, 0 abstentions and 3 absent.

PCUP ITEM #14 – Boarding & Lodging Houses in R-8A Zoning District (Approved on 10/15/13)

Listing for "Boarding Houses" in R-8A zone should read "Boarding and Lodging Houses" for consistency throughout LDC. See change below.

Section 2.2.13 R-8A Residential Multi-Family District

The following provisions shall apply in the R-8A Residential Multi Family District unless otherwise provided in these regulations.

A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):
Assisted living residence
Bed and Breakfasts
Boarding **and lodging** houses

Day care centers, day nurseries, nursery schools and kindergartens
Dwellings, Multiple family
Dwellings, Two-family
Family care home (minihome)

PCUP ITEM #14 – VOTE

Motion to approve PCUP Item #14 made by Pat Dominik and seconded by Steve Porter at 10/15/13 meeting.

YES: John Torsky (alternate for James Peden), Donnie Blake, David Proffitt, Tara Brinkmoeller (alternate for Chuck Kavanaugh), Pat Dominik (2 votes; also alternate for Kathy Linares), Barbara Sinai, Steve Porter (2 votes; also alternate for Tom FitzGerald), Cathy Hinko (alternate for Kevin Dunlap), Gabe Fritz and Matt Meunier

NO: None

ABSTAIN: None

ABSENT: Jim King, Deborah Bilitski and Teena Halbig

PCUP Item #14 recommended for approval by a vote of: 12 in favor, 0 opposed, 0 abstentions and 3 absent.

PCUP ITEM #15 – Removal of Redundant Listings in OR-2, OR-3 & OTF Zoning Districts (Approved on 10/15/13)

It is redundant to list "Community Service Facility" as a permitted use in the OR-2, OR-3 & OTF zoning districts since it is already listed in the OR zone. The sub-committee suggests removing "Community Service Facility" as a permitted use from the OR-2, OR-3 & OTF zoning districts. Similar change proposed in OTF zone for libraries and museums listing. See changes below.

Section 2.3.3 OR-2 Office/Residential District

The following provisions shall apply in the OR-2 Office/Residential District unless otherwise provided in these regulations:

A. Permitted Uses:

All uses permitted in the OR Office Residential District, as well as the following use(s):

Artist studios
Assisted Living Residence
Barbers/Cosmetologists/Hairdressers/Manicurists
Boarding, lodging houses
Community residences
~~Community Service Facility~~
Computer programming services
Convents and monasteries
Dwellings, Multiple-family
Dwellings, Two-family
Family care home (mini-home)

Section 2.3.5 OTF Office/Tourist Facility District

The following provisions shall apply in the OTF Office/Tourist Facility District unless otherwise provided in these regulations:

Apartment, hotel and office building district, allowing businesses normally incidental to the primary uses located within the same building and allowing such incidental business uses to be accessible and evident from the outside of the building.

A. Permitted Uses:

All uses permitted in the OR Office Residential District, as well as the following use(s):

Sections 2.4.4 (C-2) & 2.5.1 (M-1) shown below.

Contractor's shop, including but not limited to building, electrical, HVAC, landscape, and plumbing contractors, provided all operations are confined within a building **(Outdoor sales, display and storage as referenced in Section 4.4.8 is not permitted in association with a contractor's shop in this zoning district)**

PCUP STAFF ITEM F – Boarding & Lodging House – Changes to Zoning Districts Allowed Within and Clarification to Definition

There has been a significant amount of discussion in the community lately with regard to where boarding and lodging houses are allowed to be located. Currently, these are permitted uses in the following zoning districts: R-7, R-8A, OR-1, OR-2, OR-3, OTF, C-1, C-2, C-3 & C-M, and conditional uses in the following zoning districts: R-R, R-E, R-1, R-2, R-3, R-4, R-5 & R-6. There seems to be a concern about allowing boarding houses too often as permitted uses so this proposal converts the R-7 & R-8A zoning districts from the permitted use category to the conditional use category. With this change all boarding houses in all residential zoning districts will be regulated the same way by the LDC. Additionally, a local licensing requirement with annual renewal for boarding houses appears to be desirable in this community. While a reference has been added below to the CUP language regarding licensing requirements, the actual licensing provisions must be drafted and adopted by Louisville Metro Council.

PDS staff is also taking this opportunity to address a conflict within the definitions of "Boarding and Lodging Houses" and "Dwelling Unit". The definition of dwelling unit specifically excludes boarding houses from being considered dwelling units, while the definition of boarding houses refers to them as dwelling units. Staff proposes replacing "dwelling unit" with "building" in the boarding and lodging house definition shown below.

Section 4.2.11 Boarding Homes (ONLY APPLICABLE TO CONDITIONAL USE PERMITS)

Boarding Homes may be allowed in the R-R, R-E, R-1, R-2, R-3, R-4, R-5, and R-6, **R-7 & R-8A** districts upon the granting of a Conditional Use Permit and compliance with the following requirements.

A. Boarding Homes located in R-E, R-R, R-1, R-2, R-3, R-4 and R-5 single-family districts shall have a maximum of 3 boarders in addition to resident family members of the boarding house keeper. Those Boarding Homes located in other districts shall have a maximum of 8 boarders.

B. All boarding homes shall comply with the administrative and maintenance requirements established in 902 KAR 20:350.

C. Boarding Homes shall not have any signage which identifies the use.

D. Shall be certified as compliant with any licensing provisions adopted in the Louisville Metro Code of Ordinances. New facilities must obtain certification within one year of land use approval. All facilities must remain in compliant status with the licensing provisions while in operation.

**E. Parking Requirements: Minimum: 1 space for manager plus 0.5 space per boarder
Maximum: 1 space for manager plus 1.0 space per boarder**

(Also, parking requirements in Table 9.1.2A for boarding houses needs to be amended.)

Section 1.2.2 Definitions

Boarding and Lodging House - A ~~dwelling unit~~ **building** where for compensation and by prearrangement rooms are provided for no more than eight people. Meals may or may not be provided, but there exists one common kitchen facility. This term does not include hotel, motel, extended stay lodging facilities, nursing home rooms, or assisted living units.