

# LAND DEVELOPMENT CODE REVISIONS – ROUND TWO SUMMARY

UPDATED: 7/30/14



View full draft of proposed amendments at: [www.louisvilleky.gov/PlanningDesign/Land+Development+Code+Improvement+Committee.htm](http://www.louisvilleky.gov/PlanningDesign/Land+Development+Code+Improvement+Committee.htm)

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## PROCESS & PARTICIPATION

- May 2012 – April 2014
- 35 LDC Main Committee Meetings
- 192 LDC Sub-committee Meetings
- Over 160 participants at LDC Sub-committee Meetings
- Next Steps in Adoption Process:
  - May 30 – June 30 – Public Comment Period
  - June 10 – Public Comment Open House
    - 6 PM – Metro Development Center
  - August 11 – Planning Commission Public Hearing
    - 1 PM – Old Jail Building

## RESULTS

- 252 items included in Round Two LDC Revision effort
  - 194 Official Recommendations
  - 40 Non-recommendations
  - 18 Staff Recommendations
- 83% (194 of 234) of the items presented to the LDC Main Committee became official recommendations.

## SELECTED CHANGES

- Simplification and centralization of infill development standards within LDC.
- Neighborhood meeting notification (rezonings and conditional use permit cases) increased from 10 to 14 days and pre-application conferences are no longer required to occur before the neighborhood meeting.
- Notification requirements of neighborhood meetings will now be consistent with notification requirements for public hearings/meetings, as well as consistent with KRS 100 requirements at a minimum.
- New procedure for staff level reviews of certain revised Category 3 development plans.
- Improvements to fair and affordable housing related issues within the LDC including:
  - Alternative Development Incentives regulations have been improved to encourage better utilization.
  - Mixed Residential Development Incentive – New optional development tool designed to encourage developments with a mixture of housing types, styles and pricing.
  - Affordable Housing Density Bonus – Additional density bonus offered for commitment to provide affordable units within a development.
- Signage changes related to Non-conforming Signs, Sign Area Calculation and Projecting Banner Signs.
- Non-residential permitted uses currently allowed in the C-2 Commercial District are proposed to be allowed in the M-1 Industrial District.
- New land use listing: Micro-breweries/micro-distilleries; permitted use in C-2 Commercial District.
- Revisions to conditional use permit regulations related to: Hybrid Zoning Districts, Bed & Breakfast Facilities, Medical Professionals, Funeral Homes, Auction Sales, Flea Markets and others.
- Improvements to Conservation Subdivision regulations to encourage better utilization.
- Additional green infrastructure incentives added to LDC.
- Transportation related changes include:
  - Sidewalk fee-in-lieu restrictions
  - Eliminated pre-application step for street closing process.
  - 30-50% parking space reduction for developments within close proximity to transit routes.
- Landscaping & tree preservation related changes include:
  - A tree preservation fee-in-lieu option has been added.
  - Reduced the amount of tree canopy reduction opportunities.
  - Aligned the applicability sections for tree canopy preservation and landscape design with each other.
  - Landscape berming is now optional rather than required in many situations.
  - Changes related to: sidewalks within landscape buffer areas, utility easement/landscape buffer overlaps, off-site planting, landscape buffer intensity chart, plant species mixture and others.
- General reorganization of various sections to improve the functionality of the LDC.
- Dozens of definition additions and clarifications.