

LDC Reform Project

Text Amendment Report



Case Number:	21-LDC-0006
Text Amendment:	Floor Area Ratio and Two-Family Use in Multi-family residential
Timeline:	6-month
Project Manager(s):	Chris French and Zach Schwager
LDC Reform Group(s):	Housing

DESCRIPTION:

An amendment to Chapter 2, Parts 2 through 4 and Section 2.7.3 and Chapter 7, Part 11 to remove the floor area ratio requirement from residential zones and the conservation subdivision provision. In addition, an amendment to the zoning districts that allow multi-family residential development to allow two family residential use on all lots located within the multi-family residential and office/residential zoning districts.

PLAN 2040 REVIEW

- Housing Policy 1.1 - Encourage a variety of housing types including, but not limited to, detached and attached single family, multi-family, mixed use, zero lot line, average lot, cluster, and cohousing. Allow for accessory residential structures and apartments. Housing types should reflect the Form District pattern.
- Housing Policy 1.3 - Develop a variety of housing types that meet the needs of all residents including an adequate supply of affordable housing and physically accessible housing.
- Housing 3.1 - Encourage provision of fair and affordable housing by providing a variety of ownership options and unit costs throughout Louisville Metro. Expand opportunities for people to live in quality, variably priced housing in locations of their choice by encouraging affordable and accessible housing in dispersed locations throughout Louisville Metro.
- Community Form Policy 2.18 - To encourage development and redevelopment in certain locations, implement innovative practices for land use regulations, such as formbased coding and permissive zoning. Regularly review and update the Land Development Code to ensure best practices are followed.

EQUITY REVIEW

The proposed amendments address issues related to infill development and improvement of older properties which are typically hindered by restrictions such as floor area ratio and maximum density calculations that do not take into account historic lot patterns. In addition, the proposed changes to the multi-family residential and office/residential zones will increase housing types and affordable housing options.

BEST PRACTICE RESEARCH:

Planning staff reviewed the residential regulations for five peer cities; Nashville, TN, Cincinnati, OH, Indianapolis, IN, Austin TX, and Denver, CO to review residential development regulations related to building setbacks, floor area ratio, form based code provisions, lot size, building height, infill development standards, and open space requirements. This review identified that Louisville is one of only two of our peer cities (the other city being Austin, TX) that uses floor area ratio to regulate residential development. In addition, four of the five cities (Nashville, TN was the only one of the five cities to use dwelling units per acre) reviewed did not regulate residential development through dwelling units per acre (density) requirements which restrict missing middle housing.

The Department of Develop Louisville hired Opticos Design to do a Land Development Code Diagnosis on Louisville Metro's zoning regulations. This study focused on housing issues such as a lack of missing middle housing. The findings of this report pointed out that the floor area ratio is too low for residential development. Opticos recommended that the city at a minimum should increase the floor area ratio for residential zoning districts.

There is only one zoning district that permits two family dwellings without a density calculation; the R-5B zoning district. This zoning district is considered a less intense zone than the multi-family and office/residential zoning districts. Therefore, in order to provide consistency between zoning districts and to increase a diversity of housing types within the multi-family and office/residential zoning districts this amendment would allow two family dwellings on any lot within the multi-family and office/residential zoning districts regardless of compliance with the density calculation of these zones. This amendment would not impact multi-family use (three units or more) which must comply with the maximum density requirement of each zoning district.

PROPOSED TEXT AMENDMENT:

The following are amendments to Section 2.1.3:

- F. ~~Two-Family & Multi-Family Dwellings, and Density & Floor Area Ratio Compliance~~
~~In zoning districts that allow Two-Family Dwellings as a permitted use, the applicable density and floor area ratio requirements must be complied with in order for two dwelling units to be permissible on a given parcel.~~ In zoning districts that allow Multi-Family Dwellings as a permitted use, the applicable density ~~and floor area ratio~~ requirements must be complied with in order for three or more dwelling units to be permissible on a given parcel.

The following are amendments to Section 2.2.1 R-R Rural Residential District:

A. Permitted Uses:

1. General

Dwellings, Single-family (Existing lots are not subject to paragraph E maximum density)

E. Maximum Density: ~~and FAR~~

- ~~1. Maximum Floor Area Ratio: 0.05~~

~~Floor Area Ratio for Conservation Subdivisions see Table 7.11.1~~

- ~~2. Maximum Density: 0.2 dwellings per acre~~

The following are amendments to Section 2.2.2 R-E Residential Estate District:

A. Permitted Uses:

Dwellings, single-family (Existing lots are not subject to paragraph E maximum density)

E. Maximum Density ~~and FAR~~:

~~1. Maximum Floor Area Ratio: 0.1~~

~~Floor Area Ratio for Conservation Subdivisions see Table 7.11.1~~

~~2. Maximum Density: 1.08 dwellings per acre~~

The following are amendments to Section 2.2.3 R-1 Residential Single Family District:

A. Permitted Uses:

Dwellings, Single-family (Existing lots are not subject to paragraph E maximum density)

E. Maximum Density ~~and FAR~~

~~1. Maximum Floor Area Ratio:~~

~~a. For all lots:0.3~~

~~For all other lots (Anchorage only)0.12~~

~~Floor Area Ratio for Conservation Subdivisions see Table 7.11.1~~

~~2. Maximum Density:~~

~~a. For Anchorage, Shively: 1.45 dwellings per acre~~

~~b. For Jefferson County/Louisville Metro, Douglass Hills, Hurstbourne,
Middletown, St. Matthews:1.08 dwellings per acre~~

Editor's Note:

<u>Jurisdiction</u>	<u>Maximum Density</u>
<u>Anchorage and Shively</u>	<u>1.45 dwelling units per acre</u>

The following are amendments to Section 2.2.4 R-2 Residential Single Family District:

E. Maximum Density ~~and FAR~~

~~1. Maximum Floor Area Ratio: 0.5~~

~~Floor Area Ratio for Conservation Subdivision see Table 7.11.1~~

~~2. Maximum Density:2.17 dwellings per acre~~

The following are amendments to Section 2.2.5 R-3 Residential Single Family District:

E. Maximum Density ~~and FAR~~:

~~1. Maximum Floor Area Ratio: 0.5~~

~~Floor Area Ratio for Conservation Subdivision see Table 7.11.1~~

~~2. Maximum Density:3.63 dwellings per acre~~

The following are amendments to Section 2.2.6 R-4 Residential Single Family District:

E. Maximum Density ~~and FAR~~

~~1. Maximum Floor Area Ratio:~~

~~a. For reduced size lots created in accordance with the Alternative Development Incentives regulations (Chapter 4, Part 5):1.5~~

~~b. For all other lots:0.5~~

~~c. Floor Area Ratio for Conservation Subdivision see Table 7.11.1~~

~~2. Maximum Density:4.84 dwellings per acre~~

The following are amendments to Section 2.2.7 R-5 Residential Single Family District:

E. Maximum Density ~~and FAR~~

~~1. Maximum Floor Area Ratio:~~

~~a. For reduced size lots created in accordance with the Alternative Development Incentives regulations (Chapter 4, Part 5) 1.5~~

~~b. For all other lots:0.5~~

~~c. Floor Area Ratio for Conservation Subdivision see Table 7.11.1~~

~~2. Maximum Density:7.26 dwellings per acre~~

The following are amendments to Section 2.2.8 U-N Urban Neighborhood District:

A. Permitted Uses:

Dwellings, semi-detached, where each dwelling unit is constructed on its own lot with one zero lot line and meets all other requirements of this district. (Existing lots are not subject to paragraph E maximum density)

Dwellings, Single-family (Existing lots are not subject to paragraph E maximum density)

E. Maximum Density ~~and FAR~~

~~1. Maximum Floor Area Ratio:0.75~~

~~Planned Development Option:3.0~~

~~2. Maximum Density:1 dwelling per lot~~

The following are amendments to Section 2.2.9 R-5A Residential Multi-Family District:

A. Permitted Uses:

Dwellings, Single-family attached and detached (Not subject to paragraph E maximum density)

Dwellings, Two-family (Not subject to paragraph E maximum density)

E. Maximum Density ~~and FAR~~

- ~~1. Maximum Floor Area Ratio: 0.5~~
- ~~2. Maximum Density:~~ 12.01 dwellings per acre

The following are amendments to Section 2.2.10 R-5B Residential Two-Family District:

- E. Maximum Density ~~and FAR~~
 - ~~1. Maximum Floor Area Ratio: 0.5~~
 - ~~2. Maximum Density:~~ Two dwellings per lot

The following are amendments to Section 2.2.11 R-6 Residential Multi-Family District:

A. Permitted Uses:

Dwellings, Two-family (Not subject to paragraph E maximum density)

- E. Maximum Density ~~and Far~~
 - ~~1. Maximum Floor Area Ratio:0.75~~
 - ~~2. Maximum Density:~~17.42 dwellings per acre

The following are amendments to Section 2.2.12 R-7 Residential Multi-Family District:

A. Permitted Uses:

Dwellings, Two-family (Not subject to paragraph E maximum density)

- E. Maximum Density ~~and FAR~~
 - ~~1. Maximum Floor Area Ratio: 1.0~~
 - ~~2. Maximum Density:~~34.8 dwellings per acre

The following are amendments to Section 2.2.13 R-8A Residential Multi-Family District:

A. Permitted Uses:

Dwellings, Two-family (Not subject to paragraph E maximum density)

- E. Maximum Density ~~and FAR~~
 - ~~1. Maximum Floor Area Ratio: 3.0~~
 - ~~2. Maximum Density:~~ 58.08 dwellings per acre

The following are amendments to Section 2.3.1 OR Office/Residential District:

A. Permitted Uses:

- Dwellings, Multi-family, ~~within the density limit of 12.05 dwellings per acre~~
- Dwellings, Single-family (Not subject to paragraph E maximum density)
- Dwelling, Two-Family (Not subject to paragraph E maximum density)

E. Maximum Density and FAR

1. Maximum Floor Area Ratio:.....0.35
2. Maximum Density:12.01 dwellings per acre

The following are amendments to Section 2.3.2 OR-1 Office/Residential District:

A. Permitted Uses:

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

~~Dwellings, Two-family~~

The following are amendments to Section 2.3.3 OR-2 Office/Residential District:

A. Permitted Uses:

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

~~Dwellings, Two-family~~

The following are amendments to Section 2.3.4 OR-3 Office/Residential District:

A. Permitted Uses:

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

~~Dwellings, Two-family~~

The following are amendments to Section 2.3.5 OTF Office/Tourist Facility District:

A. Permitted Uses:

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

~~Dwellings, Two-family~~

The following are amendments to Section 7.11.10 Technical Standards for Conservation Subdivisions:

Conservation Subdivision Dimensional and Diversity Standards

Zoning District	Min. Conservation Area (%)	Max. Attached/Semi-Detached Units (%)	Max. Contiguous Attached/Semi-Detached Units	Min. Lot Size for Single-Family Detached (SF)	Min. Lot Size for Single-Family Attached/Semi-Detached (SF)	Min. Side Yard (Ft)	Min. Front & Street-Side Yard (Ft)	Max. Front Yard (Ft)	Min. Lot Width (Ft)	Min. Rear Yard (Ft)	Max. Building Height (Ft)	FAR
R-5	30	30	Attached = 8 Semi-Detached = 2	1,500	1,200	3 5 if adjacent to alley	Building (except garage): 12 Garage: 12 side or rear entry; 24 front entry	25	25	15 3 if adjacent to alley	35 (NFD)	4,000 or less SF = 3
	40	40		1,500								
	50	50		1,500								
R-4	30	20	Attached = 8 Semi-Detached = 2	2,500	1,200	0 if attached or semi-detached	Garage: 12 side or rear entry; 24 front entry	25	40 if corner lot 18 if attached units	3 if adjacent to alley	45 (TNFD)	5,000 5,000 SF = 2 6,000 SF or
	40	30		2,500								
	50	40		2,500								

Zoning District	Min. Conservation Area (%)	Max. Attached/Semi-Detached Units (%)	Max. Contiguous Attached/Semi-Detached Units	Min. Lot Size for Single-Family Detached (SF)	Min. Lot Size for Single-Family Attached/Semi-Detached (SF)	Min. Side Yard (Ft)	Min. Front & Street-Side Yard (Ft)	Max. Front Yard (Ft)	Min. Lot Width (Ft)	Min. Rear Yard (Ft)	Max. Building Height (Ft)	FAR
							See illustration below					more = 4
R-3	60	20	Attached = 4 Semi-Detached = 2	6,000	2,000	5	20	NA	35	25 5 if adjacent to alley	35	
R-2				10,000	3,000	0 if attached or semi-detached	25		50			
R-1 RE		NA	NA	20,000	NA	10	30		60			
RR				40,000	NA	15	40		75			

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