

BOARDING/GROUP HOUSING COMMUNITY MEETING

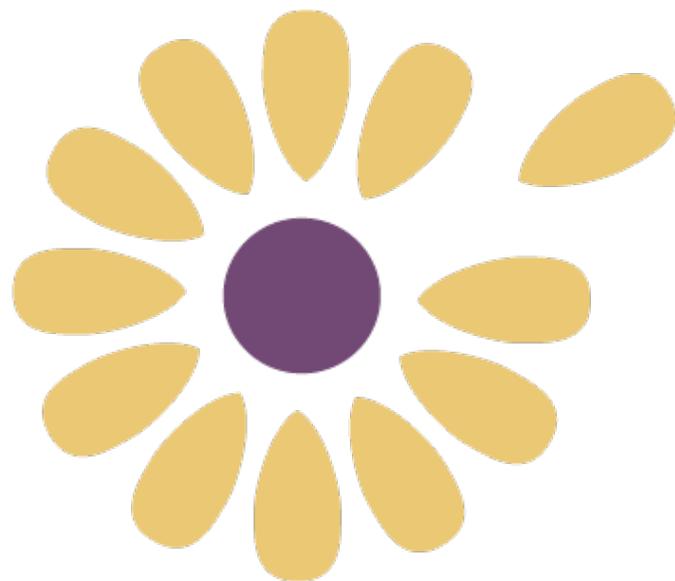
OFFICE OF PLANNING & DESIGN SERVICES



DEVELOP
LOUISVILLE
LOUISVILLE FORWARD

Agenda

1. Opening Statement
2. Introduction by Mellone Long, Executive Director of the Center for Neighborhoods and moderator
3. Staff Presentation by Joe Haberman, Planning & Design Services
 - Overview of Existing Regulations
 - Issues with Existing Regulations
 - Overview of the Process for Change
4. Public Comment



Center For Neighborhoods

VISION. KNOWLEDGE. ACTION.

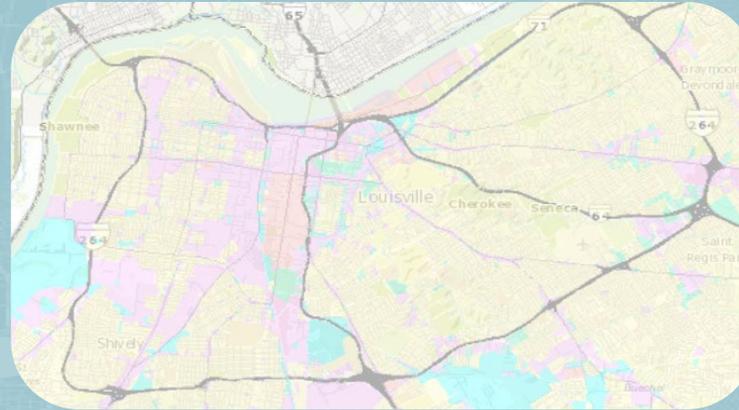
Visit us at

www.centerforneighborhoods.org

Louisville Metro LDC

Click [here](#) for the Louisville Metro LDC

- Chapter 1: General Provisions
- Chapter 2: Zoning Districts
- Chapter 3: Special Districts
- Chapter 4: Generally Applicable Development Standards
- Chapter 5: Form Districts
- Chapter 6: Mobility Standards
- Chapter 7: Subdivision Regulations
- Chapter 8: Sign Regulations
- Chapter 9: Parking and Loading
- Chapter 10: Tree Canopy, Landscaping and Open Space
- Chapter 11: Development Review Procedures



What is the Land Development Code?

The Land Development Code, also referred to as the LDC, is the set of rules that dictate land use and development requirements in Louisville Metro.

What is Zoning?

Zoning is a method in which each parcel of land within a city is designated a 'zone' which determines what the land can be used for, as well as ensures compatibility with surrounding parcels.

What Does Planning & Design Services Do?

PDS is responsible for administering the policies, programs and regulations that guide Metro's development.

OVERVIEW OF EXISTING REGULATIONS



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What is Group Housing?

The following other terms are often used to describe group housing:

- Temporary Housing
- Alternative Housing
- Non-traditional Housing

How is Group Housing Defined?

- **Boarding & Lodging houses**
- **Homeless Shelters**
- **Rehabilitation Homes**
- **Residential Care Facilities**
- **Transitional Housing**
- **Recovery Housing***
- **Cohousing***

What is *not* Group Housing

- Dwellings, single & multi-family
- Hotels & motels
- Extended stay lodging
- Bed & breakfast inns
- Short term rentals
- Jails & prisons
- Assisted living, family care homes, hospitals, & nursing homes

Current Regulations

Boarding & lodging houses:

- Permitted by right in office residential/commercial zones
- Permitted with CUP in residential zones
- Requires annual Metro license

Homeless shelters:

- Permitted with CUP in any zone
- Requires annual Metro license

Rehabilitation homes:

- Permitted with CUP in any zone
- Does not require annual Metro license

Residential care facilities:

- Permitted by right in any zone
- Does not require annual Metro license

Transitional housing:

- Permitted by right with special standards in any zone where residential use is permitted
- Permitted with CUP in any zone if special standards cannot be met
- Requires annual Metro license

By right – Allowed without any special approval

CUP – Conditional Use Permit, allowed if approved by the Board of Zoning Adjustment after a public hearing

How Are the Regulations Enforced?

- Zoning Violations
- License Violations
- Building Code Violations
- Life Safety Violations
- Criminal Activity



ISSUES WITH EXISTING REGULATIONS



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Confusion Concerning the Requirements

- **Complicated**
- **Several separate Metro and state regulations**
- **Conflicts between Metro's regulations and other codes, including building codes**
- **Lack of a single source to obtain permitting information**
- **Legal decisions and opinions**

Need for Different Types of Group & Affordable Housing

- **Can serve as transitional housing for the homeless and other vulnerable groups in need of short term and affordable housing options**
- **Housing needs assessment**

Impact on Neighboring Properties

- **Appropriate household size & occupancy limitations**
- **Disproportionate concentration**
- **Affect on neighborhoods**

Compliance & Enforcement

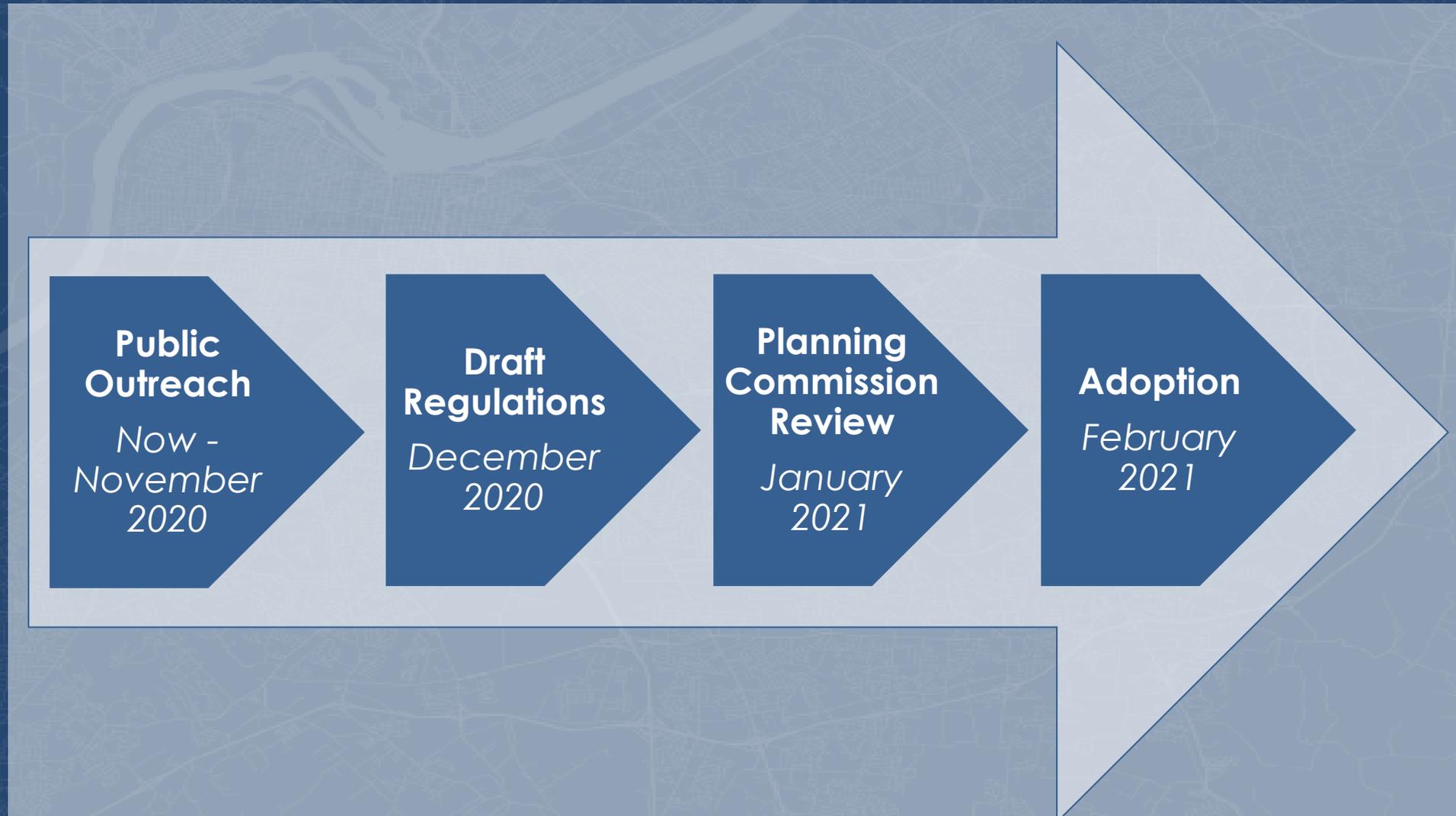
- Better monitoring by inspections and licensing
- Improved expectations of house management
- Enforceable standards
- Effective fines and enforcement action

OVERVIEW OF THE PROCESS FOR CHANGE



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WHAT IS THE PROCESS?



PLAN 2040

LOUISVILLE METRO'S COMPREHENSIVE PLAN

- Provides framework for zoning regulations (Land Development Code)
- Applies to all Jefferson Co.
- Contains Goals, Objectives & Policies that guide development
- Collaborative effort of the community, local organizations & governmental agencies
- Incorporates provisions of Metro initiatives, including Vision Louisville, Move Louisville, Sustain Louisville & Healthy Louisville 2020
- Includes 5 CHASE principles & 6 Plan Elements



PLAN 2040

A COMPREHENSIVE PLAN FOR LOUISVILLE METRO

WE NEED TO HEAR FROM YOU!

PLEASE SHARE YOUR IDEAS AND COMMENTS



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[louisvilleky.gov/
grouphousingchanges](https://louisvilleky.gov/grouphousingchanges)