

## PLANNING COMMISSION RESOLUTION 21-LDC-0005

### A RESOLUTION BY THE PLANNING COMMISSION RECOMMENDING APPROVAL OF LAND DEVELOPMENT CODE TEXT AMENDMENTS TO SECTIONS 5.2.2.C AND 5.3.1.C REGARDING FRONT AND STREET SIDE SETBACKS TO THE LOUISVILLE METRO COUNCIL AND OTHER JURISDICTIONS WITH ZONING AUTHORITY.

**WHEREAS**, the Louisville Metro Council adopted a resolution on August 20, 2020 directing the Planning Commission to review the Land Development Code and develop recommendations for more equitable and inclusive development; and

**WHEREAS**, the Louisville Metro Planning Commission adopted a resolution on August 25, 2020 directing Planning and Design Services staff review the Land Development Code and develop recommendations for more equitable and inclusive development; and

**WHEREAS**, the Land Development Code (LDC) Diagnosis with Housing Focus was completed by Opticos Design in July 2020, as part of this analysis it was recommended that reduced setbacks could enable a broader range of housing choices; and

**WHEREAS**, the LDC Diagnosis also stated that large minimum front setbacks such as a 30-foot front setback/yard rules out compact, traditional neighborhoods within certain zoning districts like the R-4 zone; and

**WHEREAS**, the comprehensive plan, Plan 2040, includes Community Form Policy 2.18 which recommends that the Land Development Code be reviewed periodically for ensure that the code follows best practices; the proposed amendment follows best practices as outlined within the LDC Diagnosis; and

**WHEREAS**, the Planning Commission finds that the proposed text amendments to the LDC meet the goals, objectives, and policies of the comprehensive plan, Plan 2040.

### NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO PLANNING COMMISSION AS FOLLOWS:

Additions

Deletions

**SECTION I:** Chapter 5 of the LDC, Section 5.2.2.C, is amended as follows:

**Table 5.2.2 Dimensional Standards – Traditional Neighborhood**

Density Category	Zoning District	Minimum Lot Area	Min. Lot Width	Min. Front and Street Side Yard Setback	Max. Front Setback	Minimum Side Yards (Each)	Minimum Rear Yard Setback	Maximum Building Height
Low Density	R-1	40,000 sf	100 ft	<del>30</del> 15 ft***	NA	15 ft.	5 ft.	35 ft
	R-2	20,000 sf	75 ft	<del>25</del> 15 ft***	NA	10 ft	5 ft.	35 ft
	R-3	12,000 sf	60 ft	15 ft***	NA	6 ft	5 ft.	35 ft

	R-4	9000 sf	60 ft	15 ft***	25 ft	5 ft.	5 ft.	35 ft
Med. Density/Intensity	R-5	6,000 sf	35 ft.	FY 15 ft. *** SSY 3 ft.	FY 25 ft.	3 ft	5 ft.	45 ft
	R5-A R5-B R-6 OR OR-1	4,500 sf	35 ft	FY 15 ft*** SSY 3 ft	FY 25 ft	3 ft 0 ft if attached	5 ft	45 ft
	PRD	1,500sf	0ft	0ft	0ft	0ft	0ft	35ft
	U-N	2500 sf 1500 sf if SF attached or as specified within design guidelines	25 ft. 18 ft. if SF attached	FY 15 ft. *** SSY 3 ft.	FY 25 ft*	3 ft 0 ft. if attached	5 ft.	45 ft
	CN	6,000 sf.	None	FY 15 ft. *** SSY 3 ft.*	FY 25 ft.*	None Unless adjacent to SF residential – 5 ft.	5 ft.	45 ft.
High Density/Intensity	R-7, R-8A OR-2	4500 sf	25 ft.	FY15 ft. *** and * SSY 3 ft.	FY25 ft.*	None unless adjacent to SF residential – 5 ft.	5 ft.	45 ft or three stories.** (See Note)
	CR C-1 C-2, C-3 W-1, W-2	NA	None	FY15 ft.* and ***SSY 3 ft.	FY 25 ft.*	None unless adjacent to SF residential – 5 ft.	5 ft.	45 ft. or three stories.** (See Note)
	C-M OR-3 OTF M-1 M-2, M-3 W-3, EZ-1	NA	50 ft.	FY15 ft.* and ***SSY 3	FY 25 ft*	10 ft.	15 ft	45 ft. or three stories.** (See Note)
Note: TNZD dimensional requirements located within applicable TNZD plan report. PD District based on applicable zoning district uses permitted by the PD District as listed in Table 2.8.2.								
*Mixed use and non-residential structures on corner lots may have a zero front yard and street side yard setback/build-to lines in these zoning districts.								
**Additional height is allowed, if all required yards are increased five feet for each story or each additional ten feet of building height over 3 stories/45 feet.								
*** Garages with doors facing the street shall have a minimum setback of 25 feet.								

**SECTION II:** Chapter 5 of the LDC, Section 5.3.1.C, is amended as follows:

Table 5.3.1 Dimensional Standards: Residential Development						
Zoning District	Minimum Lot Area	Min. Lot Width	Min. Front and Side Yard Setback	Minimum Side Yards (Each)	Minimum Rear Yard Setback	Maximum Building Height
RR	5 Acres	150 ft	30 ft	15 ft	50 ft	35 ft
RE*	105,000 sf	150 ft	90 ft (front); 60 ft (street side)	20 ft minimum, 50 ft total	50 ft	35 ft

R-E, R-1	40,000 sf	150 ft	<del>75 ft (front);</del> <del>25 ft (street</del> <del>side)</del> <u>15 ft.****</u>	15 ft minimum, 45 ft total	25 ft.	35 ft
R-2	20,000 sf	100 ft	<del>30 ft</del> <u>15 ft.****</u>	10 ft minimum, 30 ft total	25 ft.	35 ft
R-3	12,000 sf	75 ft	<del>30 ft</del> <u>15 ft.****</u>	7.5 ft minimum, 22.5 total	25 ft.	35 ft
R-4	9,000 sf	60 ft	<del>30 ft</del> <u>15 ft.****</u>	**	25 ft.	35 ft
R-5	6,000 sf	50 ft	<del>25 ft</del> <u>15 ft.****</u>	5 ft	25 ft.	35 ft
PRD	1500 sf	0 ft.	0 ft.	0 ft.	0 ft.	35 ft.
R-5A	6,000 sf	50 ft	<del>20 ft</del> <u>15 ft.****</u>	5 ft	25 ft.	35 ft
R-5B	6,000 sf	30 ft	<del>20 ft</del> <u>15 ft.****</u>	3 ft	25 ft.	35 ft
R-6, OR	6,000 sf	25 ft	<u>15 ft****</u>	3 ft	25 ft.	35 ft
U-N	2,500 sf 1500 sf if attached	18 ft	<u>15 ft****</u>	3 ft	6 ft.	35 ft
R-7, OR-1	6,000 sf	25 ft	<u>15 ft****</u>	3 ft	15 ft	45 ft (see footnote)***
R-8A, OR-2, CR, CN	6,000 sf	25 ft	<u>15 ft****</u>	3 ft	15 ft	45 ft (see footnote)***
OR-3, OTF, C-1, C-2	5,000 sf	None	None	None	15 ft	45 ft (see footnote)***
Note: The PDD shall use the dimensional standards of the zoning district uses as listed in Table 2.8.2.						
* as in effect in Anchorage, Douglass Hills and Shively; for standards in effect in other jurisdictions, refer to next line of table.						
**For lots created prior to August 22, 2000, and lots shown on preliminary plans approved prior to that date, the side yards shall be minimum 6', total of 18'; for lots created or shown on preliminary plans approved after that date, the side yards shall be 5' on each side.						
*** Additional height is allowed, if all required setbacks are increased five feet for each additional ten feet of building height, or fraction thereof, over 45 feet. This extra setback does not apply to off-street parking and maneuvering areas. Non-residential uses are subject to building height limits as established in Table 5.3.2						
**** <u>Garages with doors facing the street shall have a minimum setback of 25 feet.</u>						

**SECTION III:** This resolution shall take effect upon its passage and approval.

DocuSigned by:

Marilyn Lewis  
Marilyn Lewis  
Chair