



Louisville Metro Government

Legislation Text

File #: O-508-21, Version: 1

**ORDINANCE NO. _____, SERIES 2021
AN ORDINANCE AMENDING THE METRO LAND DEVELOPMENT CODE
RELATING TO PARKING REQUIREMENTS (CASE NO. 21-LDC-0011).
SPONSORED BY: COUNCIL MEMBER MADONNA FLOOD**

WHEREAS, Plan 2040 was adopted by the Legislative Council of the Louisville/Jefferson County Metro Government (the “Council”) effective January 1, 2019; and

WHEREAS, Plan 2040, Goal 3, Policy 14 states, “Consider reducing parking minimums where appropriate;” and

WHEREAS, the Council passed Resolution 82, Series 2019 directing the Louisville Metro Planning Commission (the “Planning Commission”) to conduct a study to determine if reducing minimum parking requirements in certain areas of Louisville Metro would be appropriate and comply with applicable guidelines of Plan 2040, and upon completion, make recommendations regarding its finding; and

WHEREAS, based on that study and the recommendation of the Planning Commission, the Council enacted Ordinance 114, Series 2020 on September 17, 2020; and

WHEREAS, during the review by Planning and Design Services staff in connection with that study, staff identified issues, and received public comment on other issues related to parking that were outside the scope of Resolution 82, Series 2019; and

WHEREAS, the Planning Commission adopted a resolution directing Planning and Design Services staff to determine whether additional changes were needed to the parking requirements, based upon the identified issues and public comment, and to bring back a proposed amendment to the Planning Commission; and

WHEREAS, the proposed amendment was reviewed by the Planning Committee of the Planning Commission on March 28, 2021 and was forwarded by that Committee to the Planning Commission for its review; and

WHEREAS, the Planning Commission on September 16, 2021 recommended that the Council adopt the proposed text amendments to the LDC as set forth in Planning Commission Resolution No. 20-LDC-0011; and

WHEREAS, Council approves and accepts the recommendation of the Planning Commission as set forth in Planning Commission Resolution No. 21-LDC-0011.

NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

SECTION I: Chapter 9, Part 1 of the LDC, is amended as follows:

9.1.3 Calculating Parking Requirements/Allowances

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Table 9.1.3A Minimum and Maximum Parking Spaces Based on Form District/Planned Development District

Note: All reductions are cumulative unless otherwise specified and, when utilized, all percentages shall be calculated using the minimum number of parking spaces required by Table 9.1.3B

Form District/Planned Development District	Minimum Requirement - Table 9.1.3B	Maximum Requirement - Table 9.1.3B	Applicable Reductions
Campus Conservation Neighborhood Village Town Center Planned Village Development District Regional Center Suburban Marketplace Corridor Suburban Workplace Traditional Neighborhood Traditional Marketplace Corridor Traditional Workplace	Applicable	Applicable	1, 2, 3, 4, 5, 6, 7, 8 and 9
Downtown Urban Center Neighborhood	Not Applicable	Not Applicable	Not Applicable
Planned Transit Development District	80% Applicable	Applicable	2, 6, 7, 8 and 9

GF. Off-street Parking Reductions (see Table 9.1.3A for applicable reductions by form district/planned development district)

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G. Off-street Parking Maximum Exceptions and Increases

1. Off-street parking spaces used as electric vehicle charging stations shall not count toward the maximum number of parking spaces on a lot/parcel of land.
2. Off-street parking spaces designated for curbside pickup or associated drive through waiting spaces shall not count toward the maximum number of parking spaces.
3. Off-street parking spaces located within structured parking facilities or elevated parking systems shall not count toward the maximum number of parking spaces.
4. Off-street parking spaces designated for Handicap accessible parking shall not count toward the maximum number of parking spaces.
5. Off-street parking spaces designated for carpool or vanpool use shall not count toward the maximum number of parking spaces.
6. Off-street parking spaces designated for vacuum stations associated with a car wash shall not count toward the maximum number of parking spaces.
7. Off-street parking spaces designated for passenger drop-off and pick-up shall not count toward the maximum number of parking spaces.

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Table 9.1.3B Minimum and Maximum Motor Vehicle Parking Based on Use

GENERAL ACTIVITIES ('LBCS Code)	SPECIFIC ACTIVITIES ('LBCS Code)	MINIMUM REQUIREMENT	MAXIMUM REQUIREMENT
...
	Shopping (goods or service-oriented) (2100)	Suburban Form 1 space per 500 sq. ft. of gross floor area Traditional form 1 space per 1,000 sq. ft. of gross floor area	Suburban Form 1 space per 250 200 sq. ft. of gross floor area Traditional Form 1 space per 500 sq. ft. of gross floor area
	Restaurant (includes bars) (2200)	Suburban Form: 1 space per 500 sq. ft. of gross floor area Traditional Form: 1 space per 1,000 sq. ft. of gross floor area	Suburban Form: 1 space per 250 100 sq. ft. of gross floor area Traditional Form: 1 space per 500sq. ft. of gross floor area
...
Vehicle Service	Quick Vehicle Repair, Vehicle Repair	1 per bay	2 5 per bay
...

Office (2300)	Office, including general, business, medical, dental, professional, financial, and veterinary	Suburban Form: 1 space per 400 sq. ft. of gross floor area Traditional Form: 1 space per 750 sq. ft. of gross floor area	Suburban Form: 1 space per 200 150 sq. ft. of gross floor area Traditional Form: 1 space per 300 sq. ft. of gross floor area
...
	Primarily plant or factory (3110)	1 space per 24,000 sq. ft. of gross floor area	1 space per 4,000 500 sq. ft. of gross floor area
	Primarily goods storage or handling	Suburban Form 1 space per 210,000 sq. ft. of gross floor area Traditional Form 1 space per 3,000 sq. ft. of gross floor area	Suburban Form 1 space per 500 sq. ft. of gross floor area Traditional Form 1 space per 1,000 sq. ft. of gross floor area
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9.1.16 Parking Waiver Provisions

A. General Parking Waivers. In extraordinary cases in which the requirements of this Part would create hardship in the use of a particular site, the Planning Commission may consider granting a General Parking Waiver.

3. Process

- a. The Planning Director (or designee), Development Review Committee, the Planning Commission and Metro Council shall review a General Parking Waiver request as follows:
 - i. Parking waiver reduction of 10% or less or five (5) spaces or less (no matter the percentage) shall be reviewed by the Planning Director or designee. Notice shall be sent in accordance with paragraph b below. Based on public comments the Director or designed may choose to bring the proposed parking waiver to the Development Review Committee for further review, notice of this meeting shall be in accordance with paragraph b below as well. An appeal of the Director or designee decision may be made to the Development Review Committee within 30 calendar days of the decision and must be based on a defect in the parking waiver review process.
 - iv. Waivers to provide up to 30% more parking or 10 parking spaces more (no matter the percentage) than the maximum allowed shall be reviewed by the Planning Director or designee. an appropriate committee of the Planning Commission. Notice of the parking waiver review by the committee shall be sent in accordance with paragraph b below. Based on public comments the director

or designee may choose to bring the proposed parking waiver to the Development Review Committee for further review, notice of this meeting shall be in accordance with paragraph b below as well. An appeal of the Director or designee decision may be made to the Development Review Committee within 30 calendar days of the decision and must be based on a defect in the parking waiver review process.

- v. Waivers to provide greater than 30% more parking than the maximum allowed shall be reviewed by an appropriate committee of the Planning Commission. Notice of the parking waiver review by the committee shall be in accordance with paragraph b below.

SECTION II: Chapter 9, Part 2 of the LDC, Table 9.2.5 Bicycle Parking Requirements by Land Use shall be repealed and replaced with the following:

Table 9.2.5: Bicycle Parking Requirements by Land Use

<u>GENERAL ACTIVITIES (LBCS Code)</u>	<u>SPECIFIC ACTIVITIES</u>	<u>REQUIRED PARKING</u>
<u>Residential (1000)</u>		
<u>Transient Living (1200)</u>	<u>Bed and Breakfast, Hotel, Motel</u>	<u>3 spaces</u>
<u>Shopping, business, or trade (2000)</u>		<u>3 spaces or 10% of required parking, whichever is greater</u>
<u>Industrial, manufacturing, and waste-related (3000)</u>		<u>3 spaces or 10% of required parking, whichever is greater</u>
<u>Social, institutional, or infrastructure-related (4000)</u>		<u>To be determined by Director or designee</u>
<u>Mass assembly of people (6000)</u>		<u>3 spaces or 10% of required parking, whichever is greater</u>
<u>Travel or movement (5000)</u>		<u>To be determined by Planning Director or designee</u>
<u>Natural resources-related (8000)</u>		<u>To be determined by Planning Director or designee</u>
<u>¹LBCS - Land-Based Classification Standards developed by the American Planning Association - www.planning.org/lbcs/standards Note: Where the expected need for bicycle parking for a particular use is uncertain due to unknown or unusual operating characteristics of the use, the Planning Director or designee may defer up to 50 percent of the bicycle parking spaces required.</u>		

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

Sonya Harward Metro Council Clerk

David James President of the Council

Greg Fischer Mayor

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: _____
O-508-21 - Ordinance Amending LCD Related to Parking Requirements (21-LDC-0011) (lf)