



# Louisville Metro Government

## Legislation Text

File #: O-164-15, Version: 2

### ORDINANCE NO. \_\_\_\_\_, SERIES 2015

**AN ORDINANCE AMENDING SECTIONS 2.3.1, 4.2.1 AND 4.2.37 OF THE LAND DEVELOPMENT CODE PERTAINING TO FAIR AND AFFORDABLE HOUSING- APPLICABLE SECTIONS ARE MORE FULLY SET FORTH BELOW IN EXHIBIT A- WHICH IS PART OF A CONTINUING EFFORT TO UPDATE THE ZONING REGULATIONS FOR LOUISVILLE METRO (CASE NO. 14AMEND1003)(AS AMENDED).**

**SPONSORED BY: Councilman James Peden**

**WHEREAS**, Cornerstone 2020, Louisville Metro’s comprehensive plan, encourages the provision of appropriate and inclusive housing ownership options at variable price points throughout all of Jefferson County; and

**WHEREAS**, Cornerstone 2020 also encourages the incorporation of incentives for the development of appropriate housing in the Land Development Code (“LDC”), including to density bonuses for development projects that include low/moderate income housing and encouraging mixed -use projects that contain appropriate housing components; and

**WHEREAS**, as provided in *Making Louisville Home For Us All: A 20-Year Action Plan For Fair Housing*, the Metro Council believes this ordinance furthers the action step to “Amend the Land Development Code to include incentives for affordable housing;” and

**WHEREAS**, the Planning Commission held a public hearing on August 11, 2014 in accordance with KRS Chapter 100 to discuss and consider a number of text amendments to Chapters 2 and 4 of the LDC pertaining to fair and affordable housing, and has recommended approval to the Metro Council that the language contained in Exhibit A attached hereto be adopted, as reflected in the records of the Planning Commission in Case No. 14AMEND1003; and

**WHEREAS**, the Metro Council concurs in and adopts the findings and recommendations of

the Planning Commission in Case No. 14AMEND1003 as reflected in the Planning Commission's minutes and records, and as more specifically set forth in Exhibit A attached hereto;

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

**Section I:** The Metro Council hereby adopts the amendments to the Land Development Code as contained in the minutes and records of the Planning Commission in Case No. 14AMEND1003, dated August 11, 2014, and as more specifically set forth in Exhibit A attached hereto.

**Section II:** This Ordinance shall take effect upon its passage and approval.

---

H. Stephen Ott  
Metro Council Clerk

---

David Tandy  
President of the Council

---

Greg Fischer  
Mayor

---

Approval Date

**APPROVED AS TO FORM AND LEGALITY:**

Michael J. O'Connell  
Jefferson County Attorney

By: \_\_\_\_\_

**EXHIBIT A  
(FAIR AND AFFORDABLE HOUSING LDC SUB-COMMITTEE ITEM 4)**

**FAH ITEM #4, PART 3**

**2.3.1 OR Office/Residential District  
A. Permitted Uses**

...  
Doctors offices, including accessory medical laboratories as part of a planned medical complex or medical office building

**Dwellings, Multi-family, within the density limit of 12.05 dwellings per acre**  
Dwellings, Single-family

**4.2.1 Intent and Applicability**

Section	Conditional Use
4.2.37	Multi-Family Dwellings
4.2.38	Non-emergency Generator
4.2.39	Nursing Homes and Homes for the Infirm or Aged
4.2.40	Off-Street Parking Areas
4.2.41	Outdoor Paint Ball Ranges
4.2.42	Outdoor Alcohol Sales and Consumption/Entertainment Activity for Restaurants
4.2.43	Potentially Hazardous or Nuisance Uses
4.2.44	Private Non-profit Clubs
4.2.45	Private Proprietary Clubs
4.2.46	Outdoor Ranges for Shotgun, Rifle, Pistol, Air Rifle, Air Pistol or Other Firearms
4.2.47	Riding Academies and Stables
4.2.48	Scrap Metal Processing Facilities and Junkyards
4.2.49	Sewage Disposal Plants
4.2.50	Solid Waste Management Facilities
4.2.51	Sports Arenas
4.2.52	Storage Yards
4.2.53	Underground Space
4.2.54	Zoos
4.2.55	Community Service Facility
4.2.56	Transitional Housing
4.2.57	Homeless Shelter
4.2.58	Heliports
4.2.59	Golf Driving Ranges, and Miniature Golf Courses
4.2.60	Crematories

**4.2.37 Multi-Family Dwellings**

~~Multi-Family Dwellings may be permitted in the OR Office Residential District upon the granting of a Conditional Use Permit and compliance with the listed requirements.~~

- A. ~~There shall be no more than one multi-family residential identification sign facing each street bordering the site. Signs shall not be illuminated, OR illumination of the sign shall be limited to internal lighting of the address portion of the sign.~~
- B. ~~Landscaping – A planting/buffer strip with average width of at least 15 feet shall be provided along any property boundary adjacent to single family zoned land. This strip shall be planted in accordance with the screening requirements of Chapter 10, Part 2. A landscape plan which addressed the buffer strip, tree preservation and interior parking lot landscaping shall be submitted as part of the Conditional Use Permit application.~~
- C. ~~Type and location of trash containers and related screening shall be indicated on the plan.~~