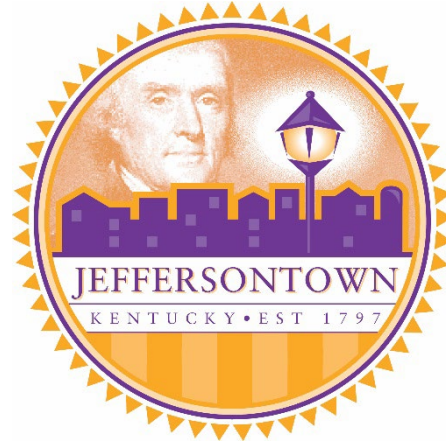


# JEFFERSONTOWN CITY COUNCIL



April 7, 2026

Resolution No. 855, Series 2026

## Plan 2040

**3.1.5. Town Center:** The Town Center is a traditional and preferred form, larger in scale than the neighborhood center, which forms a focal point of activity. The Town Center has an identifiable core and is often located at a historic crossroads or the intersection of a major thoroughfare(s) and a collector roadway with connections to surrounding neighborhoods through walkways, local streets and residential collector streets.

Town Centers are easily disrupted by new forms of development. Therefore, the harmony and compatibility of infill and redevelopment in Town Centers should receive special attention.

The Comprehensive Plan envisions the preservation and enhancement of those town centers that already exist.

# Town Center Form District

## 5.2.4.C.3.F Building Height

Except as limited in the form district transition zone, the maximum permitted building height is ~~120~~ 45 feet.;

Additional height can be permitted with the approval of a Variance from the Jeffersontown Board of Adjustments. This will provide an additional level of review to ensure compatibility with the existing Town Center.

## Plan 2040

**3.1.3. Neighborhood:** The Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas.

## Chapter 5.3.1.c table 5.3.1. Dimensional standards: residential development

For the R-7, OR-1, R-8A, OR-2, CR, CN, OR-3, OTF, C-1 and C-2 Zoning Districts the maximum height allowed is 45-feet.

~~\*\*\*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

Additional height can be permitted with the approval of a Variance from the Jeffersontown Board of Adjustments. This will provide an additional level of review to ensure compatibility with the existing Town Center or Neighborhoods.