

ORDINANCE NO. _____, SERIES 2026

**AN ORDINANCE AMENDING THE LOUISVILLE METRO LAND
DEVELOPMENT CODE REGARDING PACKAGE LIQUOR STORES
(CASE NO. 26-LDC-0003)**

SPONSORED BY: COUNCIL MEMBER ANDREW OWEN

WHEREAS, the Legislative Council of the Louisville/Jefferson Metro Government (“Council”) adopted Resolution No. 101, Series 2025 directing Office of Planning staff to review the Land Development Code (“LDC”) and develop recommendations relating to package liquor stores, including any recommended distancing requirements; and

WHEREAS, Office of Planning staff conducted that review and developed those recommendations; and

WHEREAS, the Planning Committee to the Planning Commission met on May 27, 2026, to discuss and review the proposed changes, and recommended the changes to be considered by the Planning Commission; and

WHEREAS, the Planning Commission held a public hearing on those amendments on July 16, 2026; and

WHEREAS, the Planning Commission considered the record and testimony relative to those amendments and recommended the approval of such amendments, to Council; and

WHEREAS, Council approves and accepts the recommendation of the Planning Commission as set forth in the minutes of the Planning Commission in Case No. 26-LDC-0003.

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

SECTION I: Chapter 1 of the LDC, Section 1.2.2 – Definitions is hereby amended to add the following definition:

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Package Liquor Store – A retail establishment with a retail package license that sells distilled spirits and wine in unbroken packages for consumption off the licensed premises (unless such sales are otherwise allowed under a different permitted use type and with proper licensing).

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SECTION II: Chapter 2 of the LDC, Part 4 – Commercial Zoning Districts, is hereby amended as follows:

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2.4.3 C-1 Commercial District

The following provisions shall apply in the C-1 Commercial District unless other-wise provided in these regulations:

A. Permitted Uses:

....

~~Package liquor stores (no on-site alcohol consumption allowed)~~

....

2.4.4 C-2 Commercial District

The following provisions shall apply in the C-2 Commercial District unless other-wise provided in these regulations:

A. Permitted Uses:

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~~Package liquor stores (no on-site alcohol consumption allowed)~~

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SECTION III: Chapter 2 of the LDC, Section 7.5 – Traditional Neighborhood Zoning District – Old Louisville/Limerick, is hereby amended as follows:

2.7.5 Traditional Neighborhood Zoning District – Old Louisville/Limerick

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Table 2.7.5: Table 1 Old Louisville/Limerick TNZD Land Uses - General

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<i>TNZD Land Use Category</i>	<i>Neighborhood General</i>	<i>Neighborhood Transition – Center</i>	<i>Neighborhood Center</i>	<i>Neighborhood Center Transition: Edge Transition</i>	<i>Neighborhood General Campus Edge Transition</i>	<i>LDC Section Providing Special or Conditional Use Standards</i>

Commercial Uses						

Entertainment, outdoor	NP	P/CU	P	P	NP	11.5A.1.B 4.2.TBD
Package liquor stores (no on-site alcohol consumption allowed)	NP	P/CU	PS	PS	NP	11.5A.1.B 4.2.BD and 4.3.TBD
Taverns, bars, saloons	NP	P/CU	P	P	NP	11.5A.1.B 4.2.TBD

Other Uses						
Historic house museums						11.5A.1.B. and 4.2.TBD

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Table 2.7.5: Table 8 Old Louisville/Limerick TNZD – Uses Permitted as Conditional Uses in the Neighborhood Transition-Center

Land Use Category	Description of Uses Permitted as Conditional Uses

Commercial Uses	
Entertainment, Activity Outdoor	Entertainment activity outdoorOutdoor Entertainment as permitted by Section 11.5A.1.B 4.2.TBD of thethis Land Development Code. In addition, review shall include at a minimum: an analysis of nearby residential uses and potential impacts, screening and buffering needed to protect adjacent residential uses, and limited hours of operation.
Package liquor stores (no on-site alcohol consumption allowed)	Package liquor stores as permitted by Section 11.5A.1.B 4.2.TBD of thethis Land Development Code. In addition, review shall include at a minimum: an analysis of nearby residential uses and potential impacts, screening and buffering needed to protect adjacent residential uses, and limited hours of operation.

Tavern, bar, saloon	Tavern, bar, salon as permitted by Section 11.5A.1.B <u>4.2.TBD</u> of the <u>this</u> Land Development Code. In addition , review shall include at a minimum: an analysis of nearby residential uses and potential impacts, screening and buffering needed to protect adjacent residential uses, and limited hours of operation.
Other Uses	

Historic House Museums	Historic house museums as permitted by Section 11.5A.1.B <u>4.2.TBD</u> of the <u>this</u> Land Development Code. In addition , review shall include at a minimum: an analysis of nearby residential uses and potential impacts, screening and buffering needed to protect adjacent residential uses, and limited hours of operation.

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Table 2.7.5: Table 10 Old Louisville/Limerick TNZD – Uses Permitted with Special Standards in the Neighborhood Center

Land Use Category	Description of Uses Permitted Uses

Transitional Housing	Transitional Housing as permitted by Section 4.3.14 of this Land Development Code.
<u>Commercial Uses</u>	
<u>Package liquor stores</u>	<u>Package liquor stores as permitted by Section 4.3.TBD of this Land Development Code.</u>
Other Uses	

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Table 2.7.5: Table 14 Old Louisville/Limerick TNZD – Uses Permitted with Special Standards in the Neighborhood Center Transition: Edge Transition

Land Use Category	Description of Uses Permitted Uses

Transitional Housing	Transitional Housing as permitted by Section 4.3.14 of this Land Development Code.
<u>Commercial Uses</u>	
<u>Package liquor stores</u>	<u>Package liquor stores as permitted by Section 4.3.TBD of this Land Development Code.</u>
Other Uses	

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SECTION IV: Chapter 4 of the LDC, Part 2 – Conditional Uses, is hereby amended to add the following conditional uses:

Chapter 4 Part 2 Conditional Uses

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4.2.1 Intent and Applicability

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The following uses are subject to the Conditional Use Permit process:

Section	Conditional Use
....	
<u>4.2.TBD</u>	<u>Package Liquor Stores</u>
<u>4.2.TBD</u>	<u>Outdoor Entertainment; Package Liquor Stores; Taverns, Bars, Saloons; and Historic House Museums in the Old Louisville/Limerick TNZD Neighborhood Transition Center</u>

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4.2.TBD Package Liquor Stores

Any Package Liquor Store that does not meet the provisions of Section 4.3.TBD may be allowed in the C-1, C-2, C-3, C-M, EZ-1, PEC, PVD (Village Center only) and Old Louisville/Limerick TNZD (Neighborhood Center and Neighborhood Center Transition: Edge Transition only) districts upon the granting of a conditional use permit and compliance with the listed requirements.

- A. As part of the application, the applicant shall provide written justification for each listed requirement in this section that cannot be met, demonstrating the reasons why relief should be granted and how such relief would not adversely impact any adjacent property.
- B. No Package Liquor Store shall be located within 1,000 feet of the boundary of any parcel occupied by any of the following sensitive uses (as measured in a straight line from parcel boundary to parcel boundary). 1) Public or private early childhood, elementary, middle or high school; 2) Park; 3) Public Playground; 4) Public Community Center; 5) Child Care Center; 6) Public Library; and/or 7) Another Package Liquor Store.
 1. Reasons for Potential Relief.

- a. Properties adjacent to the subject property are within nonresidential zoning districts.
- b. There is a sufficient environmental feature or primary collector or higher classification road that separates the package liquor store from a sensitive use within the buffer area.
- c. A sensitive use within the buffer area is located on the perimeter of the buffer area, with part of the property being located outside of the buffer area.
- C. There shall be no on-site alcohol consumption allowed unless the subject zoning district also permits a bar, saloon, or tavern and the space used for on-site consumption is appropriately permitted for such use/occupation. As an exception, limited on-site alcohol consumption may occur for sampling with the appropriate license. No relief shall be granted to this standard.
- D. The business shall maintain the proper license required for the alcoholic beverage sales. Any required license shall be in good standing and if not the sales of products regulated by the license are prohibited. No relief shall be granted to this standard.

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4.2.TBD Outdoor Entertainment; Package Liquor Stores; Taverns, Bars, Saloons; and Historic House Museums in the Old Louisville/Limerick TNZD Neighborhood Transition-Center

Any Outdoor Entertainment; Package Liquor Store; Tavern, Bar, Saloon; and Historic House Museum in the Old Louisville/Limerick TNZD Neighborhood Transition-Center upon the granting of a conditional use permit and compliance with the listed requirements.

- A. The review shall include an analysis of nearby residential uses and potential impacts, screening and buffering needed to protect adjacent residential uses, and limited hours of operation. The Board may apply conditions to mitigate adverse impacts associated with this analysis.
- B. No Package Liquor Store shall be located within 1,000 feet of the boundary of any parcel occupied by any of the following sensitive uses (as measured in a straight line from parcel boundary to parcel boundary). 1) Public or private early childhood, elementary, middle or high school; 2) Park; 3) Public Playground; 4) Public Community Center; 5) Child Care Center; 6) Public Library; and/or 7) Another Package Liquor Store.
 - 1. Reasons for Potential Relief
 - a. Properties adjacent to the subject property are within nonresidential zoning districts.
 - b. There is a sufficient environmental feature or primary collector or higher classification road that separates the package liquor store from a sensitive use within the buffer area.
 - c. A sensitive use within the buffer area is located on the perimeter of the buffer area, with part of the property being located outside of the buffer area.

- C. The business shall maintain the proper license required for the alcoholic beverage sales. Any required license shall be in good standing and if not the sales of products regulated by the license are prohibited. No relief shall be granted to this standard.

SECTION V: Chapter 4 of the LDC, Part 3 – Permitted Uses with Special Standards, is hereby amended to add the following:

Chapter 4 Part 3 Permitted Uses with Special Standards

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4.3.TBD Package Liquor Stores

Package Liquor Stores are permitted in C-1, C-2, C-3, C-M, EZ-1, PEC, PVD (Village Center only), and Old Louisville/Limerick TNZD (Neighborhood Center and Neighborhood Center Transition: Edge Transition only) districts subject to the following standards. A Package Liquor Store that does not meet the special standards set forth in this section may be eligible to be approved with a conditional use permit pursuant to Section 4.2.TBD of this Land Development Code.

- A. No Package Liquor Store shall be located within 1,000 feet of the boundary of any parcel occupied by any of the following uses (as measured in a straight line from parcel boundary to parcel boundary):
1. Public or private early childhood elementary, middle or high school
 2. Park
 3. Public Playground
 4. Public Community Center
 5. Child Care Center
 6. Public Library
 7. Another Package Liquor Store

Exception: A new Package Liquor Store is exempt from the separation requirement from another package liquor store in A.7. if located on the same lot or development site as a *Grocery Store*.

As this land use is permitted with special standards, an advance approval by the Office of Planning is not formally required by this Land Development Code. The burden is on the property owner/business operator to determine compliance with these separation requirements prior to investment in the site and/or operation. The Planning Director, or their designee, may review for compliance with this separation requirement as part of a zoning confirmation, rezoning, or development plan review as well as during the review of any local license application. The Director or designee shall utilize the best available data to verify and confirm compliance.

In order to be nonconforming to this requirement, a Package Liquor Store must establish that it has been lawfully in operation on the effective date of the initial ordinance establishing the special standard (TBD 2026) and continuously in operation to date. If one of the uses listed above is established thereafter, the Package Liquor Store shall become a nonconforming use at that time and subject to the provisions related to such nonconforming use, including but not limited to those restricting expansion and pertaining to abandonment.

- B. There shall be no on-site alcohol consumption allowed unless the subject zoning district also permits a bar, saloon, or tavern and the space used for on-site consumption is appropriately permitted for such use/occupation. As an exception, limited on-site alcohol consumption may occur for sampling with the appropriate license.
- C. The business shall maintain the proper license required for the alcoholic beverage sales. Any required license shall be in good standing and if not the sales of products regulated by the license are prohibited.

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SECTION VI: Chapter 4 of the LDC, Part 4 – Accessory Uses and Miscellaneous

Standards is hereby amended to add a new provision as 4.4.14:

Chapter 4 Part 4 Accessory Uses and Miscellaneous Standards

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4.4.14 Accessory Retail Sales of Alcoholic Beverages at a Business Not Classified as a Package Liquor Store

Any use that meets the definition of Package Liquor Store shall be regulated as such in Section 4.3.TBD of this Land Development Code. If a use does not meet the definition of Package Liquor Store, accessory sales of distilled spirits and wine in unbroken packages may be permitted subject to the following standards:

- A. The principal use shall be a use that is dominant to that of the retail sales of distilled spirits and wine in unbroken packages. It shall be a use in which it is customary to include the retail sale of distilled spirits and wine in unbroken packages, such as a winery or distillery.
- B. The business shall maintain the proper license required for the alcoholic beverage sales. Any required license shall be in good standing and if not the sales of products regulated by the license are prohibited.

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SECTION VII: Table 9.1.3.B Minimum and Maximum Motor Vehicle Parking Based

on Use, is hereby amended as follows:

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, business or trade (2000)			
	Shopping (goods or service-oriented) (2100)	Suburban Form: 1 per 500 sq. ft. of gross floor area Traditional Form: 1 per 1,000 sq. ft. of gross floor area	1 per 200 sq. ft. of gross floor area
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SECTION VIII: Table 9.1.14 Queuing for Drive-Through Facilities is hereby amended as follows:

Table 9.1.14 Queuing for Drive-Through Facilities

Use	Minimum Spaces	Measured From
Bank Teller Lane, Laundromats/Dry Cleaners, drug Store, Ice Cream Parlor, <u>Package</u> Liquor Store and all other drive-through lanes not specifically listed	3 per lane	Teller or Window
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SECTION IX: This Ordinance shall take effect upon its passage and approval, or otherwise becoming law.

Sonya Harward
Metro Council Clerk

Brent Ackerson
President of the Council

Craig Greenberg
Mayor

Approval Date

APPROVED AS TO FORM:

Michael J. O'Connell
Jefferson County Attorney

By: _____

O-277-26 Amend Land Development Code Regarding Package Liquor Stores 7-29-26 (If)