

Summary of Changes to the Land Development Code (LDC) for Road Width

Louisville Metro Council Resolution No. 137, Series 2024 directed the Planning Commission to review and consider amendments to the LDC which would restrict the density and development on significantly substandard roads. In this resolution, the Louisville Metro Council found that updates to the Louisville Metro Code of Ordinances (LMCO) for fire prevention, specifically changes to LMCO 94.80 that increased the minimum road width from 18' to 20', were adopted and development along significantly substandard roadways needed to be restricted to prevent potential public health and safety emergencies.

LMCO 94.80 states:

ROADWAY. Any public or private way for vehicular traffic used as a primary means of access for emergency vehicles to lots abutting thereon (does not include driveways). Roadways must meet all of the following minimum standards:

(1) Width of at least 20 feet, unless:

(a) The roadway serves five or fewer lots, each of which are at least two acres in area, and containing no more than two dwelling units per lot; in which case, the width of the roadway may be 12 feet, with a three-foot earthen shoulder on each side of the roadway;

(b) The roadway serves a lot or lots that were platted prior to the effective date of this subchapter (October 10, 2003), if a roadway-width requirement of less than 18 feet previously was approved by the Planning Commission, which is indicated on the plan/plat, or in Planning Commission minutes, in which case, that requirement shall control.

(2) Overhead clearance of all obstructions of at least 13 feet, six inches for the length of such roadway as may be used to measure the distance requirement for fire hydrant placement;

(3) Capable of supporting a 30-ton fire apparatus;

(4) Properly maintained, as determined by the Fire Chief.

The amendments that follow bring the roadway standards and associated references of the LDC into compliance with LMCO 94.80:

Chapter 1, Part 2 Definitions

Loop Lane - A loop lane is a continuous road (~~minimum pavement width of 18 feet and 30 feet right-of-way~~) with two access points from an adjacent road, separated by a central open space/planting island

Chapter 4, Part 2 Conditional Uses

4.2.12 Camping Areas and Recreational Vehicles Parks, Public and Private

G. Vehicular Use Areas - Vehicular use areas shall be paved and shall be clearly marked as to internal circulation and direction of travel. Pavement widths for travel lanes shall be as follows:

1. One-way Travel Lane - ~~18 Feet~~ Shall comply with LMCO 94.80 as determined by the Director of Public Works or designee in consultation with the local fire division having jurisdiction 20 feet
2. Two-way Travel Lane - 24 Feet
3. Cul-de-sac Diameter - 80 Feet

4.2.36 Mobile Home Parks:

F. Driveways - All mobile home spaces shall front on a paved driveway ~~of not less than 18 feet in width~~ in compliance with LMCO 94.80 as determined by the Director of Public Works or designee in consultation with the local fire division having jurisdiction, 20 feet, which shall have unobstructed access to a public way.

Chapter 5, Part 8 Street and Roadside Design

5.8.4 Street Design

A.1.e.ii: Loop Lane. A loop lane is a continuous road (~~minimum pavement width of 18 feet and 30 feet right-of-way~~) with two access points from an adjacent road, separated by a central open space/planting island. Loop lanes shall have a minimum 50 foot outside edge of pavement turning radius and a minimum 25 foot wide central planting island. The island shall be a landscaped open space.

B.1.b.ii: Loop Lane – a continuous road (~~minimum pavement width of 18 feet and 30 feet of right-of-way~~) with two access points from an adjacent road, separated by a central open space/planting island.

Loop lanes shall have a minimum 50 foot outside edge of pavement and a minimum 30 foot wide central planting island. The island shall be a landscaped open space.

Chapter 6, Part Streets and Rights-of-Way

6.2.1. Applicability and General Standards

A: All new streets located in or adjoining any subdivision of land hereafter proposed shall conform to the standards of design established in this Part. In any subdivision of land hereafter proposed, the subdivider shall agree to make all dedications and complete all physical improvements as required in Table 6.2.1 before the Commission may approve the preliminary plan or minor plat. In no case shall any new lots be created or new street constructed that does not meet a pavement width of at least 18 feet, LMCO 94.80 as determined by the Director of Public Works or designee in consultation with the local fire division having jurisdiction, except that a five lot, five acre per lot subdivision may be accessed by a 12 foot gravel road with 3 foot earthen shoulders.

6.2.8. Private Roadways

A: Standards – Private roadways serving no more than five lots restricted for single family residential use may be constructed in accordance with the following standards:

Minimum Physical Improvements for Private Roadways	
<u>Number of Lots</u>	<u>Private Street</u>
1-2 lots	P 48-20*/R30
3-5 lots	P 48-20*/R50
P = Pavement Width R = Right-of-way or easement width * Shall comply with LMCO 94.80 as determined by the Director of Public Works or designee in consultation with the local fire division having jurisdiction	

Chapter 7, Part 3 Standards of Designs for Major Subdivision

7.3.10 Streets

A. In or adjoining any major subdivision of land hereafter proposed, access from new lots or a new street connecting an existing street shall not be approved unless the Planning Commission, with input from the Director of Works, determines that the subdivision will be served by an adequate street network. ~~In order to be considered adequate, the street or combination of streets providing most direct means of access to an arterial level street shall have a minimum roadway width of 18 feet of pavement in compliance with LMCO 94.80 as determined by the Director of Public Works or designee in consultation with the local fire division having jurisdiction.~~ The Commission may determine, based on input from the Director of Works, that the traffic flow associated with a proposed subdivision will utilize more than one route to one or more arterial streets. As a result of such determination, the Planning Commission may require that more than one route (street or combination of streets) must have a minimum roadway width of 18 feet in compliance

~~with LMCO 94.80 as determined by the Director of Public Works or designee in consultation with the local fire division having jurisdiction.~~ In addition to the roadway width, the Planning Commission may require other off-site improvements to correct conditions that would impede the safe flow of traffic associated with the new subdivision. Subdivisions that create no more than five lots of five acres or more each are not subject to the requirements of this paragraph. (Arterial level streets are shown on Core Graphic 11 (Roadway Classification)). The provisions of this paragraph shall not apply to roads that are Designated Roads under the System Development Charges for Roadways Ordinance [see Chapter 164 of the Louisville Metro Code of Ordinances].

1. In order to be considered adequate, the street or combination of streets providing the most direct means of access to an arterial level street shall have a minimum roadway width of at least 20 feet of pavement.
2. The Commission may determine, based on input from the Director of Works, that the traffic flow associated with a proposed subdivision will utilize more than one route to one or more arterial streets. As a result of such determination, the Planning Commission may require that more than one route (street or combination of streets) must have a minimum roadway width of 20 feet.
3. In addition to the roadway width, the Planning Commission may require other off-site improvements to correct conditions that would impede the safe flow of traffic associated with the new subdivision.
4. Any new street approved after November 28, 2023 shall have a minimum roadway width of at least 20 feet of pavement in compliance with LMCO 94.80.
5. Exceptions: Subdivisions that create no more than five lots of five acres or more each are not subject to these requirements. The provisions of this paragraph shall also not apply to roads that are Designated Roads under the System Development Charges for Roadways Ordinance [see Chapter 164 of the Louisville Metro Code of Ordinances].

Chapter 7, Part 8 Minor Subdivisions

7.8.12 Administrative Approval

- E. All resulting lots have frontage on an existing public or private street ~~with pavement at least 18 feet wide in compliance with LMCO 94.80 as determined by the Director of Public Works or designee in consultation with the local fire division having jurisdiction,~~ with pavement at least 18 feet wide except that roads serving no more than 5 lots of 5 acres or more may be 12 feet wide with 3 foot shoulders on each side; provided, however, that the provisions of this subparagraph shall not apply to roads that are Designated Road under the System Development Charges for Roadways Ordinance [insert LMCO citation LMCO 164]; All new roads created shall comply with LMCO 94.80.

7.8.85. Editor's Note

Delete this editor's note/illustration (150.065 does not exist)

Sec. 150.065 073 of the Code of Ordinances requires roads to be 18 feet wide; roads serving no more than 5 lots 5 acres or greater may be 12 feet wide with 3 foot shoulders on each side.

Chapter 7, Part 11 Conservation Subdivisions

7.11.10 Technical Standards for Conservation Subdivisions

E.1.d: Loop lanes or cul-de-sacs shall be designed to not exceed 1000 feet in length. Loop lanes shall be designed as a single one-way lane, ~~not less than 18 feet in pavement width, in compliance with LMCO 94.80 as determined by the Director of Public Works or designee in consultation with the local fire division having jurisdiction not less than 20 feet in pavement width~~ with a central median running the entire length. The median shall be at least 30 feet wide, and shall be planted with shade trees along both sides at intervals not less than 1 Large (Type A) tree per 50 lineal feet of right-of-way, or 1 medium (Type B) tree per 40 lineal feet, or 1 Small (Type C) tree per 30 lineal feet. Small trees are permitted only where utility lines or other site constraints will not allow planting of Large or Medium trees.

Appendix 7A Conservation Subdivision Street & Sidewalk Guidelines

Table 7A-1 Typical Cross Sections*

Table 7A-1: Typical Cross-Sections						
R/W	Pavement Width	Sidewalk	Roadside	Verge	Sidewalk Width	Total Width (Pavement + Verge + Sidewalk)
36'	14'	None	Shoulder	6'	0'	26'
36	14	None	Curb & Gutte	4	0	22
36	14	One	Shoulder	6	4	30
36	14	One	C & G	4	4	26
36	14	Both	Shoulder	6	4	34
36	14	Both	C & G	4	4	30
40	16	None	Shoulder	6	0	28
40	16	None	C & G	4	0	24
40	16	One	Shoulder	6	4	32
40	16	One	C & G	4	4	28
40	16	Both	Shoulder	6	4	36
40	16	Both	C & G	4	4	32
40	18	None	Shoulder	6	0	30
40	18	None	C & G	4	0	26
40	18	One	Shoulder	6	4	34
40	18	One	C & G	4	4	30
40	18	Both	Shoulder	6	4	38
40	18	Both	C & G	4	4	34
45	20	None	Shoulder	6	0	32
45	20	None	C & G	4	0	28
45	20	One	Shoulder	6	4	36
45	20	One	C & G	4	4	32
45	20	Both	Shoulder	6	4	40
45	20	Both	C & G	4	4	36
50	22	None	Shoulder	6	0	34
50	22	None	C & G	4	0	30
50	22	One	Shoulder	6	4	38
50	22	One	C & G	4	4	34
50	22	Both	Shoulder	6	4	42
50	22	Both	C & G	4	4	38
50	24	None	Shoulder	6	0	36
50	24	None	C & G	4	0	32
50	24	One	Shoulder	6	4	40
50	24	One	C & G	4	4	36
50	24	Both	Shoulder	6	4	44
50	24	Both	C & G	4	4	40
55	26	None	Shoulder	6	0	38
55	26	None	C & G	4	0	34
55	26	One	Shoulder	6	4	42
55	26	One	C & G	4	4	38
55	26	Both	Shoulder	6	4	46
55	26	Both	C & G	4	4	42

* Pavement width shall be in compliance with LMCO 94.80 as determined by the Director of Public Works or designee in consultation with the local fire division having jurisdiction