

<b>Chapter 5</b>		<b>Form Districts</b>		
	<i>March 2006</i>	<b>Part 1</b>	<b>General Provisions</b>	<b>5.1-1</b>
<i>Update</i>	<i>May 2011</i>	<b>Part 2</b>	<b>Traditional Form Districts</b>	<b>5.2-1</b>
<i>Update</i>	<i>May 2011</i>	<b>Part 3</b>	<b>Suburban Form Districts</b>	<b>5.3-1</b>
	<i>March 2006</i>	<b>Part 4</b>	<b>Residential Site Design Standards</b>	<b>5.4-1</b>
<i>Update</i>	<i>July 2011</i>	<b>Part 5</b>	<b>Non-Residential/Mixed Use Site Design Standards</b>	<b>5.5-1</b>
	<i>March 2006</i>	<b>Part 6</b>	<b>Building Design Standards</b>	<b>5.6-1</b>
	<i>March 2006</i>	<b>Part 7</b>	<b>Transition Standards</b>	<b>5.7-1</b>
	<i>March 2006</i>	<b>Part 8</b>	<b>Streets and Road-Side Design Standards</b>	<b>5.8-1</b>
<i>Update</i>	<i>May 2011</i>	<b>Part 9</b>	<b>Transit and Connection Standards</b>	<b>5.9-1</b>
	<i>March 2006</i>	<b>Part 10</b>	<b>Traffic Impacts</b>	<b>5.10-1</b>
	<i>March 2006</i>	<b>Part 11</b>	<b>Form District Open Space Standards</b>	<b>5.11-1</b>
<i>Update</i>	<i>September 2010</i>	<b>Part 12</b>	<b>Special Design Requirement</b>	<b>5.12-1</b>
<i>Addition</i>	<i>May 2011</i>	<b>Appendix 5A</b>	<b>Green Development Design Criteria</b>	<b>5A-1</b>

## Chapter 5 Part 1 General Provisions

Form district regulations supplement and extend use and density regulations associated with individual zoning districts. Zoning district regulations address the permitted and conditional uses for any given site in a specific zoning district, as well as the permitted density or intensity of development. Form district regulations govern the design of permitted uses and land activities to ensure compatibility with adjacent uses and activities, adequate transportation access, and preservation of the public health, safety and welfare.

### 5.1.1 Relationship to the Comprehensive Plan

Form District Regulations implement the following Comprehensive Plan Goals, Objectives and Plan Elements.

Goals	Objectives	Plan Elements
Community Form Goals A1; A2; A3	Community Form Objectives A1.1; A1.2; A1.3.; A1.4; A1.5; A1.6; A2.1; A2.2; A2.3; A2.4; A2.5; A2.6; A2.7; A3.1; A3.2; A3.3; A3.4; A3.5; A3.6	Guidelines 1, 2, 3, 4, 6, 7, 8, 9

### 5.1.2 Conformance with Form District Regulations

No building, structure, or land shall be subdivided, erected, constructed, located or moved except in conformity with the regulations contained in this Chapter, and any other applicable regulations in this Code. Prior to the issuance of any building or site construction permit, a determination of conformance with these regulations shall be made by the appropriate Planning or Building Official.

The form district regulations shall apply only to new construction and development, including expansions. Structures in existence prior to the effective date of this Chapter 5 shall not be required to meet the standards created herein.

No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit established for the form district in which the building is located. No building shall be erected, converted, enlarged, reconstructed, or structurally altered except in conformity with the area requirements of the district in which the building is located. Lots created after the effective date of this Land Development Code shall meet the minimum area requirements of the applicable form district.

Where there is doubt concerning the interpretation of the provisions of this Chapter, the decision of the Planning Director shall prevail, subject to appeal as provided for in Chapter 11 Part 7.

### 5.1.3 Establishment of Form Districts

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In order to carry out the purposes and provisions of this Code, the following form districts are hereby established:

- A. Downtown Form District
- B. Neighborhood Form District
- C. Traditional Neighborhood Form District
- D. Village Form District
- E. Town Center Form District
- F. Traditional Marketplace Corridor Form District
- G. Suburban Marketplace Corridor Form District
- H. Traditional Workplace Form District
- I. Suburban Workplace Form District
- J. Regional Center Form District
- K. Campus Form District

### 5.1.4 Form District Map

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The Planning Unit shall be divided into form districts, as shown on the Official Zoning and Form District Map. The Official Zoning and Form District Map, together with all explanatory matter thereon, shall be a part of this Code and is incorporated into this Code by this reference. The Map shall be kept on file in the offices of the Division of Planning and Design Services and shall be the official record of the form district designation of all sites and areas within the planning unit.

### 5.1.5 Interpretation of Form District Boundaries

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In cases of uncertainty as to the location of a form district boundary on the Official Zoning and Form District Map, the rules for interpretation located at Section 2.1.2 shall apply. The form district classification of property at the water's edge of the Ohio River's normal pool elevation shall be deemed to extend from the water's edge to the County (Indiana) boundary, unless otherwise indicated on the Official Zoning and Form District Map.

### 5.1.6 Map Amendment Process

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The process and requirements for amendment of a form district boundary or form district designation are located in Chapter 11 Part 4.

### 5.1.7 General Requirements

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The following standards are applicable to development proposals, within all form districts.

- A. Every part of a required yard shall be open to the sky, except as authorized by this Chapter, and the ordinary projection of sills, belt courses, cornices, eaves, ornamental features and a porte-cochere or canopy which may project a distance not to exceed 18 inches into the required yard.
- B. Open or lattice-enclosed fire escapes, outside stairways, and balconies opening upon fire towers, and the ordinary projections of chimneys and flues into the rear yard may be permitted by the Building Official for a distance of not more than 5 feet, but only where the same are placed so as not to obstruct light and

ventilation.

- C. Overhangs and shade control devices which prevent overheating of solar collectors may project a distance not to exceed 48 inches into the required front, rear or street side yard.
- D. On double frontage lots the required front yard shall be provided on the portion of the lot abutting each street.
- E. The following noise requirements are applicable to property in the non-metropolitan area as delineated in Chapter 1 which is in proximity to expressways, as designated on Core Graphic 10.
  - 1. No residential structure or noise sensitive use, including schools, libraries or nursing homes shall be located within 250 feet of the edge of pavement of the expressway's nearest travel lane, including ramps.
  - 2. Land within the 250 foot zone may be used as dedicated open space, landscaped buffer area, roadways, accessory structures, and private yard area deed restricted from residential structures.
  - 3. Exceptions to this restriction may only be granted in conformance with the procedures provided below.
  - 4. A noise impact study, performed by an individual or firm with expertise and experience in the field of traffic noise, is submitted to the Planning Commission. The study must be based upon projected future traffic data provided by the Planning Commission, and
  - 5. The study indicates that the noise levels, at the site of proposed construction is or is capable of being reduced to levels less than 65 dBA (in the form of equivalent sound level, Leq.), by the presence of natural barriers or use of man-made barriers; and
  - 6. If man-made barriers are proposed, the Planning Commission finds that:
    - a. provision has been made for maintenance of any barrier structure in a condition that is safe and effective for noise mitigation, for the duration of the residential use; and
    - b. the proposed barrier does not create adverse environmental impacts or detract from unique natural areas and areas with significant landscape features; and
    - c. the proposed barrier is constructed of masonry, synthetic or other long lived materials; wood sound walls are not permissible.
  - 7. A plan is submitted to and accepted by the Planning Commission incorporating the elements set forth in the study above referenced; and
  - 8. Schools, libraries and nursing homes may be allowed if it can be demonstrated that sound-proofing measures incorporated in the structure will yield interior noise levels within applicable federal standards.
- F. Ramps intended and designed for the use of handicapped persons are allowed to encroach into any required yard in any form district as long as they are constructed in accordance with ADAAG (Americans with Disabilities Act Accessibility Guidelines) standards and the Kentucky Building Code for width, height and materials, and a building permit is issued by the appropriate permitting agency. One ramp for each entrance to the structure shall be permitted. In no case shall this section be construed to permit any other structure (e.g. deck or elevated patio) to encroach into any required yard. The sole intent of this regulation is to ensure that access to housing for handicapped or disabled persons is not impeded due to a lack of adequate ramps.

- G. Vision Clearance: On corner lots (where a street intersects with another street) in all districts where setbacks are required along the street frontage, no fence, wall, freestanding sign, structure or shrubbery planting shall be permitted that is over two (2) feet in height above the established elevation of the curb level or that is not clear of branches, in the case of plant material, from two (2) to six (6) feet above the established elevation for a distance equal to the respective required yard, not to exceed thirty (30) feet, measured from the point of intersection of the intersecting lot lines and within the triangle formed by connecting the ends of the respective distances.
- H. Front Property Line: In determining the depth of a front setback, the front property line shall not be located closer than thirty (30) feet to the center line of a street or highway, excepting streets of less than 60 feet in width dedicated to public use on a subdivision plat which has the approval of the Commission.
- I. Gasoline pump islands and pumps shall be setback at least 15 feet from the right-of-way line, or shall comply with the setback requirement listed for the applicable form/zoning districts, whichever is greater.

NOTE: Height restrictions apply to building façade on front and street side (for corner lots). Walk out basements at the rear will not count toward building height.

- J. In determining compliance with maximum building or structure heights established in this Code, height of principal structures shall be measured from grade at the front and street side of the building or structure to the highest point of the coping of a flat or mansard roof; or to the mean height level between eaves and ridge for gable, hip or gambrel roofs; or to the mean height level between highest and lowest portion of a rooftop parapet wall. In the Traditional Neighborhood, Traditional Marketplace Corridor and Traditional Workplace Form Districts, when proposed development entails change in grade in areas of existing development patterns, the height of a building or structure shall be measured from the mean elevation of the established grade of abutting parcels, excluding public or private rights-of-way, to ensure that the scale of the new structure(s) or building(s) is compatible with existing structure(s) or building(s). The height of accessory structures shall be measured in the same manner as principal structures, using the average grade at the wall of the structure closest to a property line. (Refer to Section 4.4.3.A.1 for measurement of fence height.)

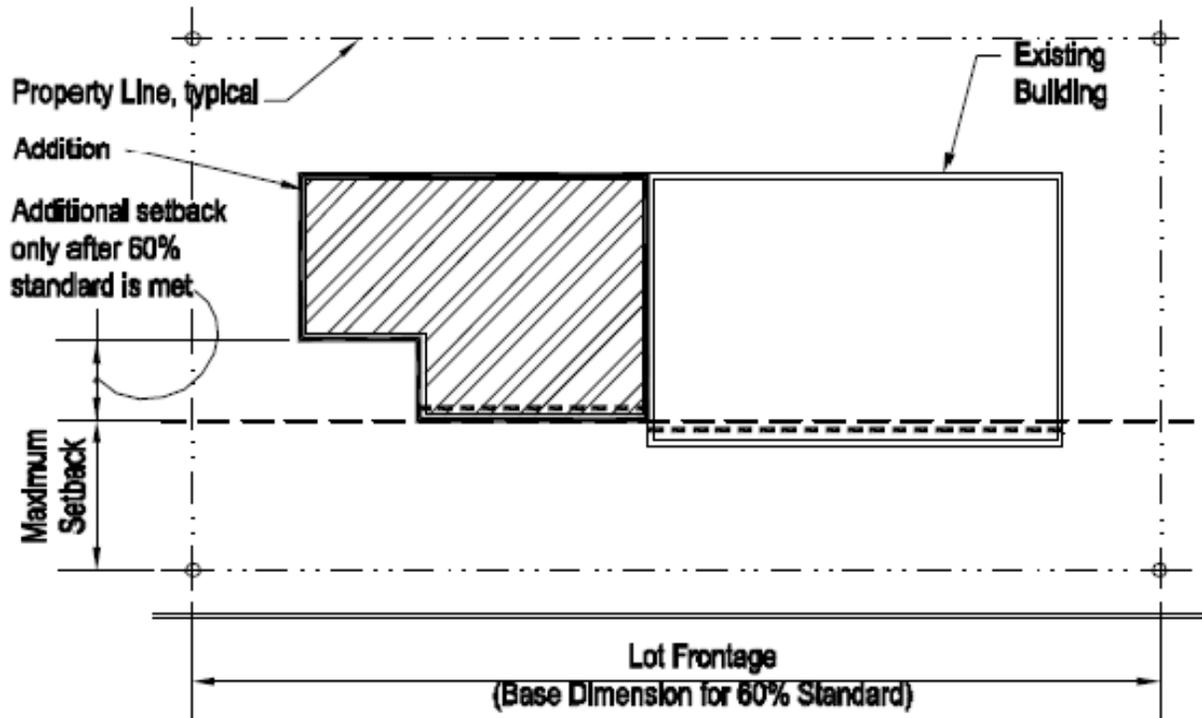
### 5.1.8 Maximum Setback

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- A. Maximum setback standards are established for various form districts in Chapter 5 Parts 2 and 3. Maximum setbacks shall apply to all street frontages.
- B. The maximum setback requirement shall be satisfied when 60% of the lot frontage adjacent to the street(s) is occupied by building(s) between the maximum setback line and minimum setback line. Once the 60% standard is met, further development is not subject to the maximum setback. This requirement applies to multi-family residential and any non-residential development. Additions that do not extend the building wall adjacent to a street frontage shall be exempt from the maximum setback.

The following diagrams provide common illustrations of building placement and the application of the maximum setback standards as described in section 5.1.8.

Illustration 5.1.1 Addition to Existing Building at or within Maximum Setback



■■■■■■■■ Building Wall applicable to 60% standard (5.1.8.B)

Illustration 5.1.2 Addition to Existing Building beyond Maximum Setback

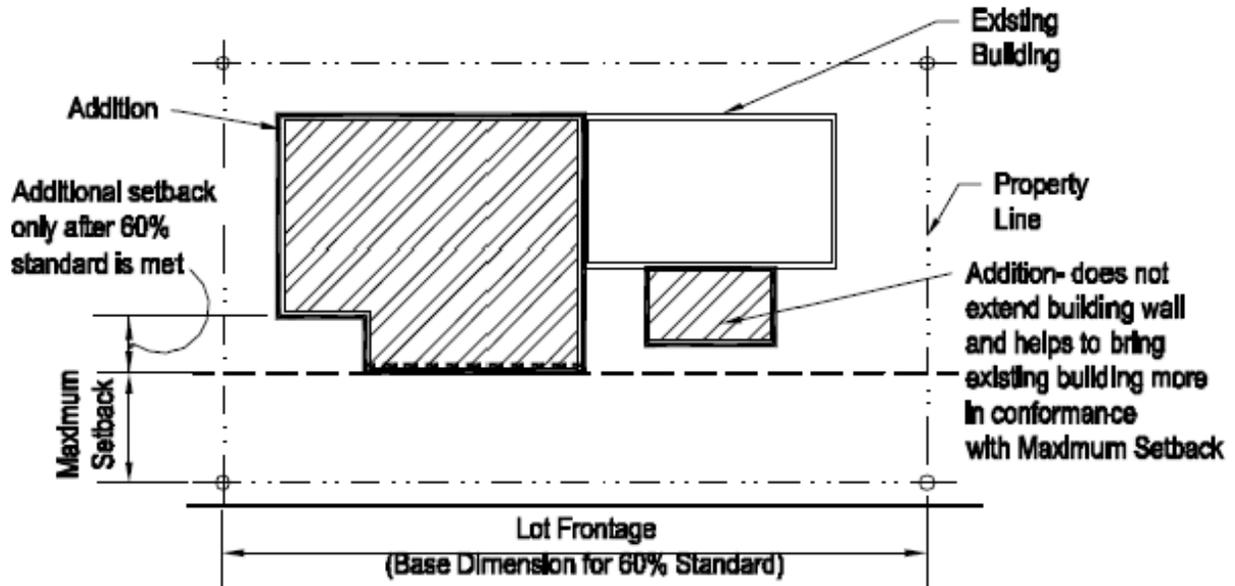
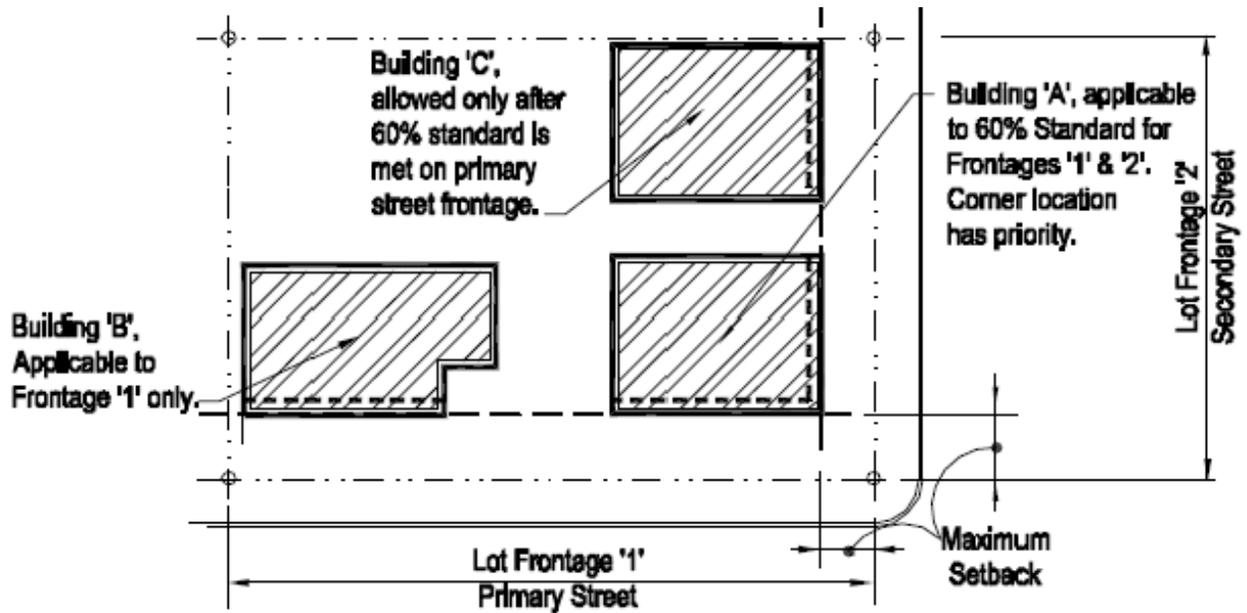


Illustration 5.1.3 New Construction on a Corner Lot- Primary and Secondary Frontage



■■■■■■■ Building Wall applicable to 60% standard (5.1.8.B)

Illustration 5.1.4 Building Placement on Corner Lot-Beyond Maximum Setback

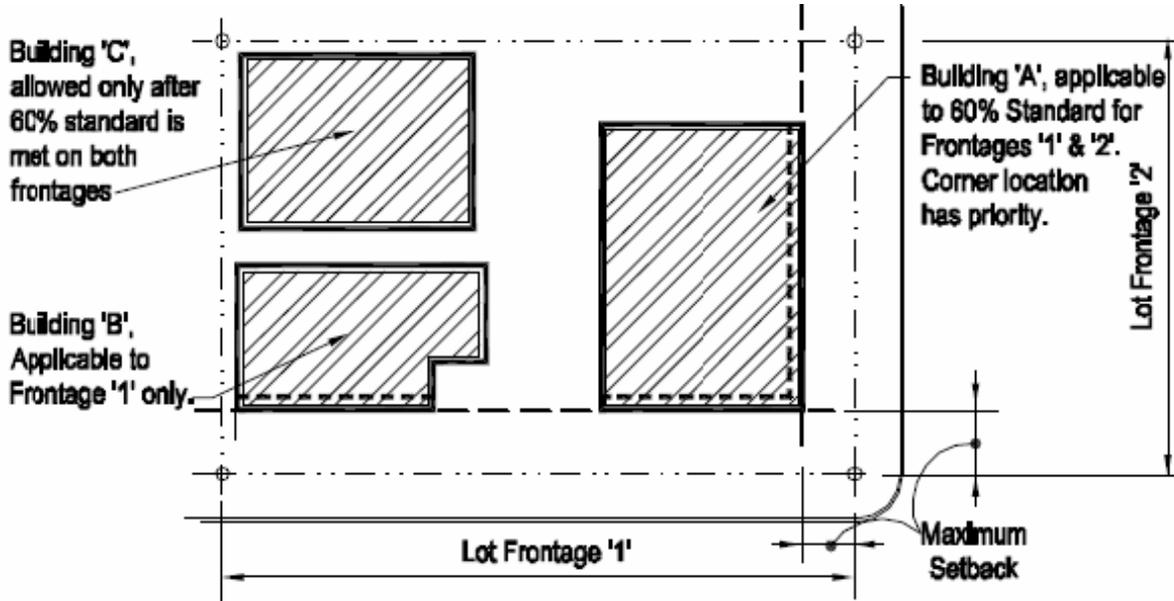
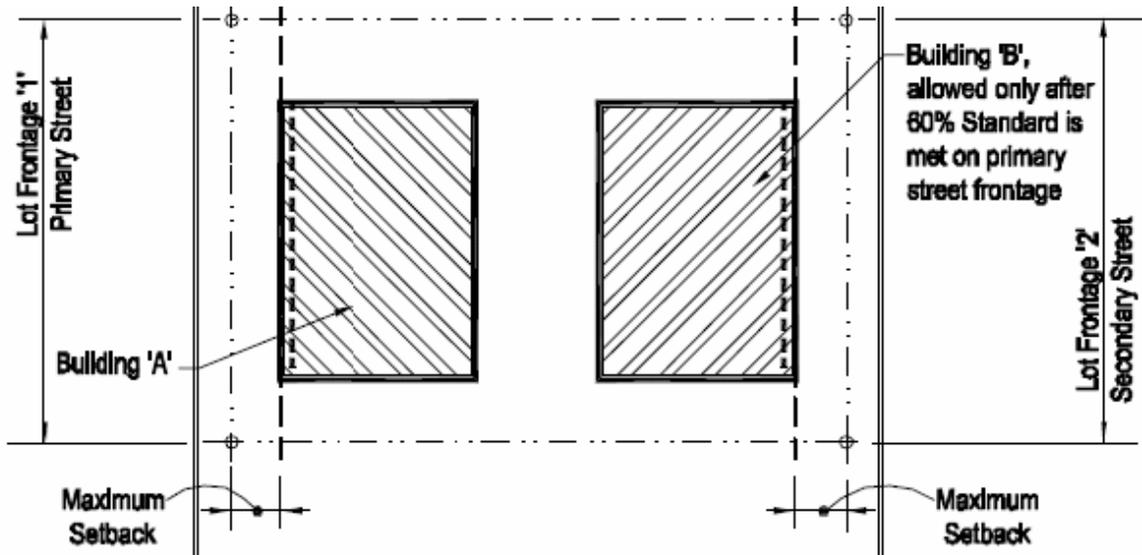


Illustration 5.1.4 Building Placement on Corner Lot-Beyond Maximum Setback



■■■■■■■ Building Wall applicable to respective 60% standard (5.1.8.B)

### 5.1.9 Maximum Setback Alternatives Suburban Form Districts (NFD, SMCFD, and RCFD)

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#### A. Non-residential Use (except retail uses) Alternative

1. The maximum setback shall not be applicable to developments that
  - a. provide a berm at least 4 feet in height that screens parking lots; the berm shall be adjacent to the public street(s); and
  - b. provide a 15 foot wide landscaped area, linking the public street sidewalk to the principal structure. The landscaped area shall include a walkway at least five feet wide and tree plantings on both sides of the walk. Trees shall be Type A or Type B trees planted to provide shading of the walkway, at a ratio of one tree per 30 linear feet of landscaped area.

#### B. Alternative for Smaller Retail Uses

Retail developments comprised of one or more structures that are less than 100,000 square feet of total building footprint area shall be exempt from the maximum setback requirement if one of the following provisions is met:

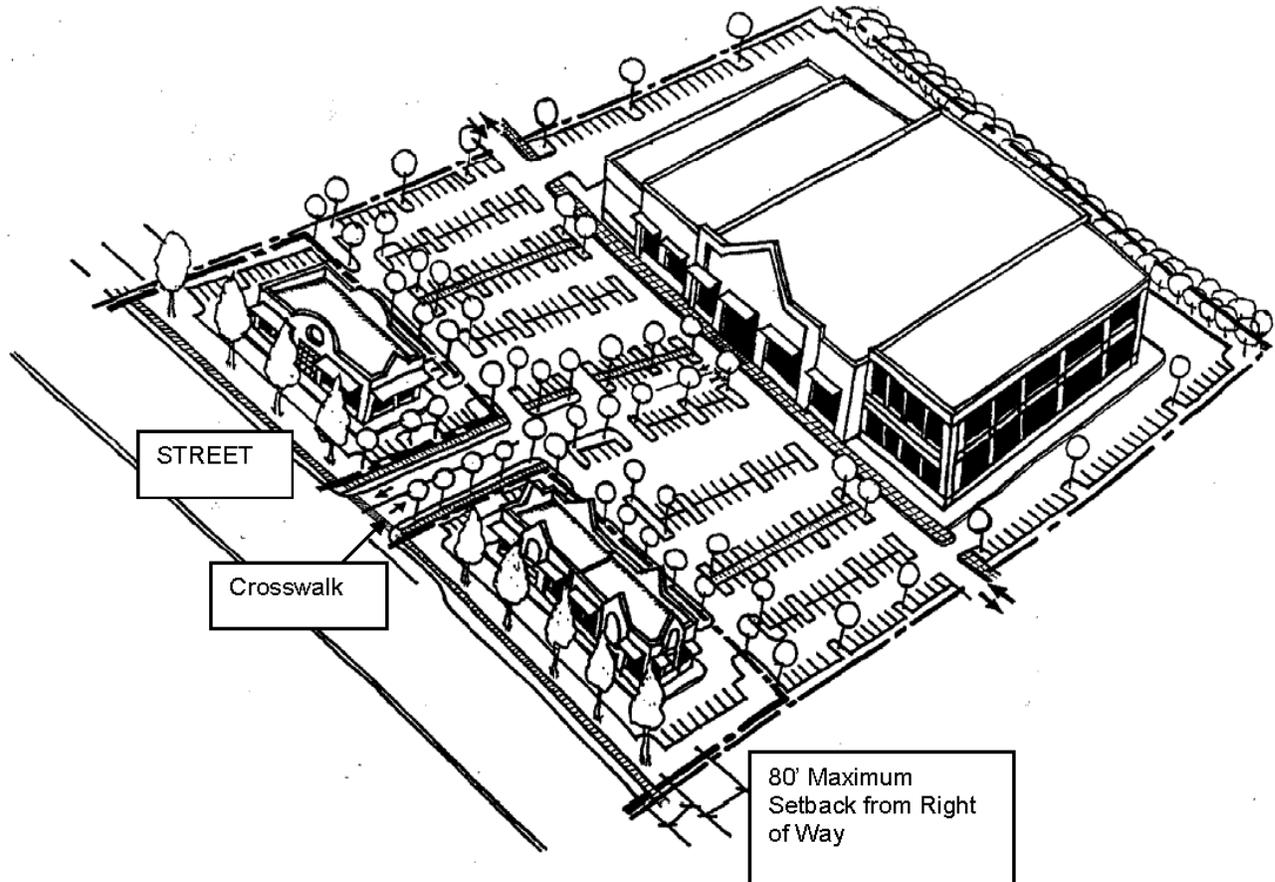
1. Provision A.1 above
2. Provision C.1 below

#### C. Alternative for Large Retail Uses

Retail developments comprised of one or more structures that exceed 100,000 square feet of total building footprint area shall be exempt from the maximum setback requirement if one of the following provisions is met:

1. 50% of street frontage is occupied by building façade(s) located no more than 80 feet from the property line adjacent to the public street(s). Extensions of facades, including masonry walls (3 foot minimum height), colonnades or similar architectural features may be included in the building façade calculation.

## Maximum Setback Alternative: Option 1



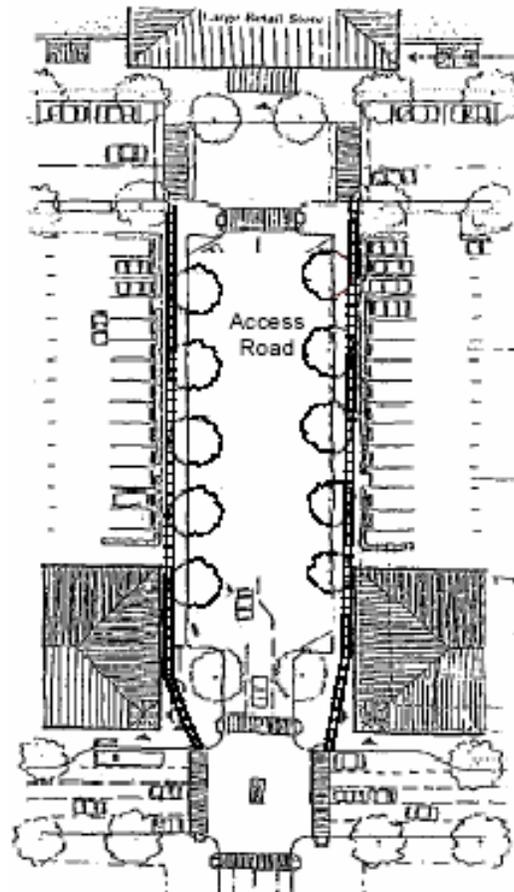
## 2. Internal Access Road

- a. An internal access roadway shall be constructed, perpendicular to the public street and leading to the main entrance of the principal structure, or to the focal point, or to a central area between two or more principal structures. The internal access road shall meet the following standards:
  - i. If approved by Metro Public Works, on-street parallel parking may be provided on both sides of the internal access roadway. On-street parking is not allowed within 75 feet of the intersection of the public street and the internal access road, measured from the right-of-way line. Design of on-street parking shall be reviewed by Metro Public Works.
  - ii. The internal access roadway must have at least one auto travel lane, curbs, and sidewalks on both sides. Sidewalks shall be a minimum of 6 feet in width with a minimum 6 foot wide planting strip between the sidewalk and the internal access roadway.
  - iii. Street trees (Type A or Type B) shall be planted within the planting strips at a ratio of 1 tree per 40 feet of internal access roadway frontage.
  - iv. Pedestrian scale lighting shall be provided adjacent to the internal access roadway. Planning

Director or designee shall review and approve the design and spacing of light fixtures.

- v. If outlots are proposed, they shall be located at the corners created by the intersection of the public street and the internal access road. The outlot structures shall be setback no more than 10 feet beyond the minimum setback of the form district. Drive aisles and parking are not permitted within the setback area.

Maximum Setback Alternative: Internal Access Road



- b. Outdoor Amenity Substitution Option:

If one of the following options is met the development shall be exempt from the outdoor amenity requirement established in Chapter 5, Part 13:

Option 1: The internal access road and walkway lead to a plaza or patio area measuring 6% of the total development footprint, and the plaza and streetscape adjacent to the internal access roadway include seating at the ratio required for outdoor amenities.

Option 2: Outlot structures each having a minimum building footprint of 3,000 square feet are located at both corners created by the intersection of the public street and the internal access

road. The outlot structures shall be set back no more than 10 feet beyond the minimum setback of the form district. Drive aisles and parking are not permitted within the setback area. The access road shall lead to an outdoor amenity area that is 3% of the total footprint of the development.

### 5.1.10 Exceptions

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- A. Residentially zoned lots having less area than required in the applicable form district and legally created prior to the adoption of these regulations may be occupied by the number of dwelling units permitted by the density and floor area ratio limits of the applicable zoning district.
- B. Chimneys, water, fire, transmitting and receiving communications towers for non-commercial use in accordance with FAA/FCC requirements, church spires, domes, cupolas, stage towers and scenery lofts, cooling towers, elevator bulkheads, smokestacks, parapet walls and similar structures and their necessary mechanical appurtenances may be erected above the height limits herein established; however, the heights of these structures or appurtenances thereto shall not exceed the height limitations prescribed by the Kentucky Airport Zoning Board.
- C. An open, unenclosed porch or paved terrace may project into a required front setback for a distance not to exceed ten feet, or other distance specified in the applicable form district regulation. "Unenclosed" means that the porch may be roofed but the extension from the enclosed structure shall not have glass or screening enclosure or walls greater than three feet in height.
- D. Maximum Encroachment – Awnings, balconies and canopies (not associated with banks, gas stations and other types of canopies and awnings over drive through windows) shall be permitted to encroach within required front and street side setbacks/yards. With approval of the Director of Works awnings, balconies and canopies shall be permitted to encroach over public sidewalks as follows:
  - 1. Awnings and Canopies – within 2 feet of the face of the curb
  - 2. Balconies – 3 feet
- E. On a corner lot in the residential and apartment districts, the depth of the required rear yard may be reduced to the width of the minimum side yard for the district in which it is located.
- F. The side yard required on each side of a lot less than 50 feet wide shall be ten (10) percent of the width of the lot or the minimum side yard required by the applicable form district, whichever is less.
- G. In cases where a zoning district boundary line is not located on a property line, there shall not be required setback areas applied along either side of the zoning district boundary line. Transition zone requirements found in Chapter 5 Part 7 may still be applicable in the vicinity of a form district boundary line whether it is located on a property line or not.

### 5.1.11 Dimensional Variances

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Portions of these regulations that govern building height or width and size of yards may be modified by the Board of Zoning Adjustment. The Board may grant a dimensional variance if the requirements of KRS 100.243 are found to be met. A variance request simultaneous with a subdivision or zoning change request for a given property may be granted by the Planning Commission.

### 5.1.12 Infill Development Regulations

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- A. Traditional Form Districts (TN, TMC, TC, TW, VC,)
    - 1. Where 50% or more of the existing lots within the same block face are occupied by principal structures the following infill standards shall apply to proposed buildings and additions to existing buildings
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rather than the dimensional standards listed in the applicable form district section of the Land Development Code. For the purposes of these infill regulations a block face is defined as the frontage on a public street located between intersecting public or private streets or alleys.

### 2. Infill Dimensional Requirements

- a. **Front Yard Setback** - The front yard setback line shall fall within the range of the front yard setbacks of the two nearest lots containing principal structures within the same block face. A proposed building on an infill lot must be constructed within this established front yard setback range.
- b. **Side Yard Setback** - There are no infill specific side yard setback requirements. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the side yard setback requirement.
- c. **Rear Yard Setback** - There are no infill specific rear yard setback requirements. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the rear yard setback requirement.
- d. **Building Height** - The building height shall fall within the range of building heights of existing structures within same block face. In cases where the maximum building height allowed within the applicable form district is greater than the established range within a block face, the maximum building height within the range may be exceeded by up to 25%, but may not exceed the maximum building height allowed within the particular form district. The proposed building height may also be as much as 25% lower than the minimum building height of the established range within the block face.
- e. **Corner Lot**
  - i. **Building Setbacks**
    1. **Front Yard Setback** - The front yard setback line for structures on infill corner lots shall fall within the range of the front yard or street side yard setbacks of the two nearest lots containing principal structures within the same block face. A proposed building on an infill lot must be constructed within this established front yard setback range. Exception: For non-residential/mixed-use corner lots in Traditional Form Districts see item "5" below.
    2. **Street-side Yard Setback** - The street side yard setback line for structures on infill corner lots shall be a minimum of three feet. Exception: For non-residential/mixed-use corner lots in Traditional Form Districts see item "5" below.
    3. **Side Yard Setback** - There are no infill specific side yard setback requirements. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the side yard setback requirement.
    4. **Rear Yard Setback** - There are no infill specific rear yard setback requirements. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the rear yard setback requirement.
    5. **Non-Residential/Mixed-Use Corner Lots in Traditional Form Districts** - Section 5.5.1.A.2 requires non-residential and mixed-use buildings on corner lots in Traditional Form Districts to be located between 0 and 5 feet from the right-of-way lines for both streets.

### ii. Building Height

1. The building height for proposed structures on all corner infill lots shall fall within the range of building heights of existing structures within each block face the property is located within. In cases where the maximum building height allowed within the applicable form district is greater than the established range within a block face, the maximum building height within the range may be exceeded by up to 25%, but may not exceed the maximum building height allowed within the particular form district. In cases where a corner infill lot is located within two block faces with incompatible established building height ranges, the block face that includes the subject property's front yard shall be used to calculate the building height range. The proposed building height may also be as much as 25% lower than the minimum building height of the established range within the block face.

### B. Suburban Form Districts (N, SMC, RC, SW, C, VO)

1. Where 50% or more of either the lots or street frontage (lineal distance) within 500 feet of the subject site and on the same side of the street are occupied by principal structures, the following requirements apply to proposed buildings and additions to existing buildings instead of applicable standards in Tables 5.3.1 and 5.3.2.
2. Infill Dimensional Requirements
  - a. Front Yard Setback - The front yard setback line shall fall within the range of the front yard setbacks of the two nearest lots containing principal structures within the same block face. A proposed building on an infill lot must be constructed within this established front yard setback range.
  - b. Side Yard Setback - There are no infill specific side yard setback requirements. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the side yard setback requirement.
  - c. Rear Yard Setback - There are no infill specific rear yard setback requirements. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the rear yard setback requirement.
  - d. Building Height-There are no infill specific building height requirements for properties located within suburban form districts. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the building height requirement.
  - e. Corner Lots
    - i. Building Setbacks
      1. Front Yard and Street-side Yard Setbacks - The front yard and street-side yard setback lines shall fall within the range of the front yard or street-side yard setbacks of the two nearest lots containing principal structures within the same block face. A proposed building on an infill lot must be constructed within this established front yard setback range.
      2. Side Yard Setback - There are no infill specific side yard setback requirements. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the required side yard setback requirement.
      3. Rear Yard Setback - There are no infill specific rear yard setback requirements. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the rear yard setback requirement.

### ii. Building Height

There are no infill specific building height requirements for properties located within suburban form districts. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the building height requirement.

### C. Miscellaneous Infill Regulations and Exemptions

1. There are no infill specific requirements for properties located within the Downtown Form District. Refer to Section 5.2.1 for dimensional requirements.
2. Non-residential/Mixed Use Development in the following form districts is not required to comply with any infill regulations found in Section 5.1.12: Suburban Marketplace Corridor, Regional Center, Suburban Workplace and Campus.
3. The Infill Site Context standards in Section 5.1.12 shall not apply in the suburban form districts if two properties within 500 feet of the subject site and on the same side of the street are developed at a density than one dwelling per acre.
4. See Section 5.4.1.E & G for infill regulations for residential accessory structures in traditional form districts.
5. Single Family Residential Tree Requirement - Construction of a new single-family or duplex structure on a residential infill lot in any form district shall provide at least one Type 'A' or two Type 'B' trees on the lot. Preservation of existing trees that meet the required tree type shall fulfill this requirement. Street trees do not fulfill this requirement.
6. Recorded subdivisions that include building setback requirements on the official plat recorded in the Jefferson County Clerk's Office shall not be subject to any regulations included in Section 5.1.12.

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**Chapter 5 Part 2 Traditional Form Districts**

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**5.2.1 Downtown Form District**

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**A. Relationship to the Comprehensive Plan**

The Downtown Form District implements the following Comprehensive Plan Goals and Objectives:

**Community Form Goals B1; B2; B3; B4****Community Form Objectives B1.1; B2.1; B2.2; B2.3; B2.4; B2.5; B2.6; B2.7; B2.8; B2.9; B3.1; B3.2, B4.1; B4.2; B4.3**

Street Wall – “A vertical plane at the right of way line created by the façade of a structure or series of structures along a given block face.”

**B. Intent and Applicability**

The Downtown Form District (DFD) is intended to promote the development and redevelopment of the downtown area in a manner consistent and compatible with the unique and diverse design elements of Louisville’s downtown. It will create a downtown with a compact, walkable core and a lively and active pedestrian environment that fosters and increases the number of people walking and to ensure a more humane downtown environment. DFD design standards are also intended to promote the downtown as a unique and active destination with a variety of land uses, including residential uses, designed in context with the area in which they are located.

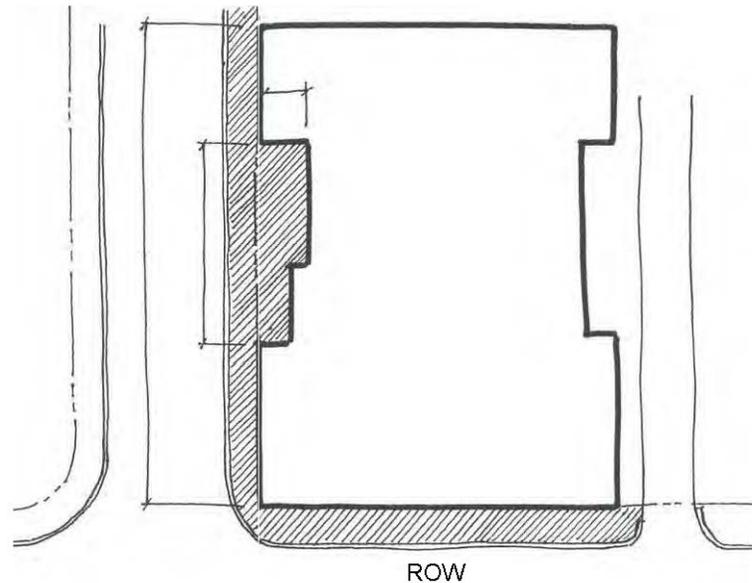
**C. Dimensional Standards**

Dimensional standards have been established to ensure that buildings are of an appropriate mass and scale that provides continuity to their surroundings, allow for adequate penetration of sunlight and air, and relate well to the pedestrian environment.

1. **Minimum Lot Size, Depth, and Width** – There are no minimum lot size, depth, and width requirements in the Downtown Form District except lots developed exclusively for single family detached residential use shall comply with the size and width requirements established in Section 5.2.2, Traditional Neighborhood Form District Design Standards.
2. **Building Location** – A street wall, at least 3 stories in height, shall be maintained for the length(s) of the lot frontage(s) through the placement of the principal structure or extension(s) of its façade(s), such as colonnades. The building facade may recede from the street wall by as much as 18” to allow for columns or other architectural elements as parts of the street wall.
3. **Building Setbacks** – A setback, not to exceed 15 feet measured from the right-of-way, is permitted provided no less than 60% of the street wall is maintained. Recesses on the ground floor to accommodate entry ways, display windows, planters, or similar features shall not be considered as setbacks provided the upper stories have been built to the street wall.

4. When new construction creates structures with adjoining setbacks, the structures will be considered as one building in calculating the 60% street wall minimum. (see Illustration below.)

Illustration 5.2.1.C.4

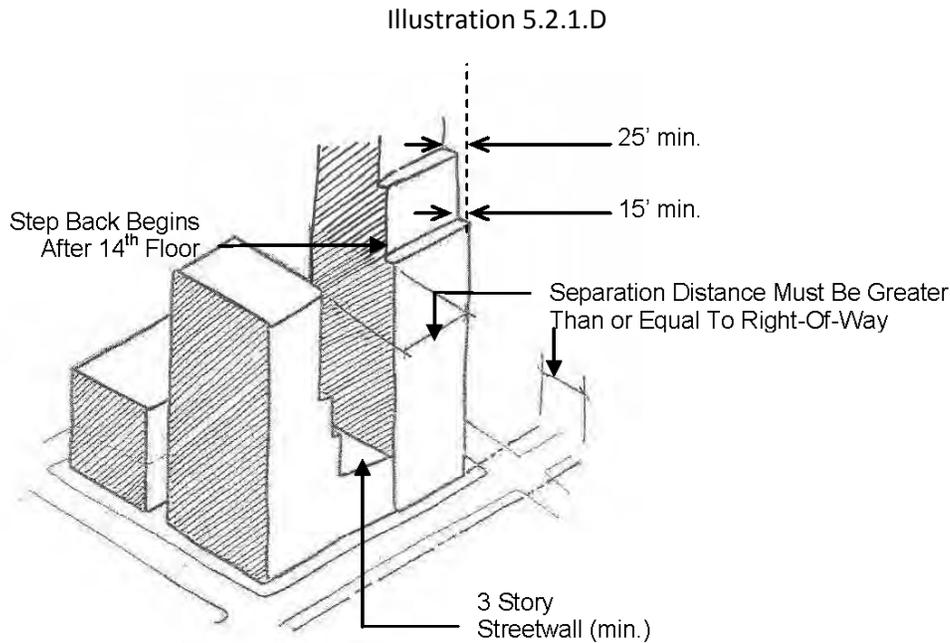


At Least 60% of the Steet Wall Must be Maintained.

5. Multiple Structure Lots and New Block Face Developments – A street wall shall be maintained along the entire lot frontage through the placement of one or more structures. Where new development extends along the entire block face between two primary streets, except in Special Districts, the new street wall may be established at a setback from the right-of-way line not to exceed 10 feet or a maximum sidewalk width of 20 feet, whichever is less, provided (a) the street wall setback is uniformly maintained along the entire block frontage through the placement of one or more structures and (b) the sidewalk extends to the street wall.
  6. Except as provided above for new block face developments, all corner lots within the Downtown Form District shall maintain a zero foot setback from the street wall for at least 50 feet from the intersection along each street, or the width of the lot, whichever is less.
  7. Special Districts – A zero-foot building setback shall be maintained for all structures constructed within the Main/Market and Core/Broadway districts.
- D. Building Mass and Form – To allow adequate light and air to reach the street level, structures over 14 stories shall step back from the street wall as follows:

Number of Stories	Minimum Step Back From Street Wall
14 or less	0
15-18	15'
19-22	25'
>22	Additional 10' added after every 4th floor

Example: The 32nd floor of a building would have to be set back a minimum of 55' -- 25' for the first 22 floors+ 10' for next 4 floors (23-26) + 10' for next 4 floors (27-30) + 10' (floors 31-34) = 55'



Building Step Back/Separation

1. Step back provisions, except in Special Districts, shall not be applicable to the extent that, as a consequence of such provisions, the maximum possible gross floor area for any floor would be less than 9,000 square feet.
2. Multiple structures – Multiple structures located on a single lot shall be designed so the building height of any structure is at least equal to the height of any other structure on the lot located between it and the right-of-way.
3. Special Districts –
  - a. A building step back shall be incorporated into all new structures as necessary within the Main/Market District to emphasize the prevailing historic cornice line on that block.
  - b. Reserved (other standards may be developed regulating building heights within other special districts – e.g. Core/Broadway District.)

**Building Separation/Opening** - In order to maintain sunlight and reduce shadows, to minimize adverse impact to the microclimate, and to encourage appropriate scale and density in the Downtown Form District, buildings over 200 feet or 14 stories proposed on the same block shall be separated from each other by a distance greater than or equal to the right-of-way width of the nearest public street.

The DFD standards shall be applied to the downtown core and surrounding environs within the district, as set forth in Table 5.2.1 below. The standards address the building structures and their relationship to the street with emphasis on the streetscape experience.

Downtown Form District Threshold Table 5.2.1

DFD Table 5.2.1 Thresholds	Part 5 Non- Residential	Part 6 Building Design	Part 7 Transition	Part 8 -Street and Road- Side Design	Part 9 Transit and Connections	Part 10 Traffic Impacts	Part 11 Open Space
<b>Category 2A</b>							
Accessory Structure: New or Expansion	X						
Construction of a street or alley				X			
<b>Category 2B</b>							
Construction of any parking spaces	X			X			
Construction of building footprint less than 3,000 square feet	X	X		X		X	
Construction of building footprint between 3,000 - 5,000 square feet	X	X	X	X	X	X	X
<b>Category 3</b>							
Construction of a building addition resulting in a structure greater than 14 stories in height.	X	X	X				
Construction of building footprint greater than 5,000 square feet.	X	X	X	X	X	X	X

### 5.2.2 Traditional Neighborhood Form District

A. Relationship to the Comprehensive Plan

The Traditional Neighborhood Form District implements the following Comprehensive Plan Goals and Objectives:

**Community Form Goals C1; C2; C3; C4**

**Community Form Objectives C1.1; C1.2; C2.1; C2.2; C2.3; C2.4; C2.5; C2.6; C2.7; C3.2; C3.5; C3.6; C3.7; C4.1; C4.2; C4.3; C4.4; C4.5; C4.6; C4.7**

**Plan Elements Guidelines 1, 2, 3, 4, 7, and 9**

**B. Intent and Applicability**

The Traditional Neighborhood Form District (TNFD) is intended to promote the development and redevelopment of neighborhoods in a manner consistent and compatible with the distinct site and community design elements of a traditional neighborhood. TNFD design standards are also intended to promote the establishment of a mixture of uses that effectively integrate retail, office, institutional, and other non-residential uses within traditional neighborhoods in a manner that provides high quality and convenient service to residents while protecting the character of the neighborhood.

The provisions of this section are intended to encourage that new development within the TNFD is consistent with a traditional neighborhood pattern and form of development, promoting as applicable:

1. Appropriate and compatible integration of residential, civic, commercial and office uses that promote close-to-home shopping and service opportunities;
2. Parks and open space resources convenient to neighborhood residents;
3. Alternative modes of travel including public transit amenities;
4. Compatible infill development whether residential or commercial;
5. Inclusive housing opportunities; and
6. High quality design of individual sites.

The TNFD standards may be applied to both existing neighborhoods and proposals to create new neighborhoods. The standards address both the internal site design elements of a development (e.g., building location, design, and orientation) and the relationship of the development to the surrounding community context (e.g., relationship to the adjacent street/sidewalk network).

**C. Lot Dimensional Standards**

1. Dimensional standards for development that is in an Infill Context are established in Section 5.1.12.
2. Dimensional standards for development that is not in an Infill Context are listed in Table 5.2.2 below. Lots created after the effective date of this Land Development Code shall meet the minimum area requirements of Table 5.2.2. Residential lots having less area than required and legally created prior to the adoption of these regulations may be occupied by one dwelling unit. For lot dimensional standards for Conservation Subdivisions see Table 7.11.1.

**Table 5.2.2 Dimensional Standards – Traditional Neighborhood**

Density Category	Zoning District	Minimum Lot Area	Min. Lot Width	Min. Front and Street Side Yard Setback	Max. Front Setback	Minimum Side Yards (Each)	Minimum Rear Yard Setback	Maximum Building Height
Low Density	R-1	40,000 sf	100 ft	30 ft	NA	15 ft.	5 ft.	35 ft
	R-2	20,000 sf	75 ft	25 ft	NA	10 ft	5 ft.	35 ft
	R-3	12,000 sf	60 ft	15 ft	NA	6 ft	5 ft.	35 ft
	R-4	9000 sf	60 ft	15 ft	25 ft	5 ft.	5 ft.	35 ft
Med. Density /Intensity	R-5	6,000 sf	35 ft.	FY 15 ft. SSY 3 ft.	FY 25 ft.	3 ft	5 ft.	45 ft
	R5-A R5-B R-6 OR OR-1	4,500 sf	35 ft	FY 15 ft SSY 3 ft	FY 25 ft	3 ft 0 ft if attached	5 ft	45 ft
	PRD	1,500sf	0ft	0ft	0ft	0ft	0ft	35ft
	U-N	2500 sf 1500 sf if SF attached or as specified within design guidelines	25 ft. 18 ft. if SF attached	FY 15 ft. SSY 3 ft.	FY 25 ft*	3 ft 0 ft. if attached	5 ft.	45 ft
	CN	6,000 sf.	None	FY 15 ft SSY 3 ft.*	FY 25 ft.*	None Unless adjacent to SF residential – 5 ft.	5 ft.	45 ft.
	High Density/ Intensity	R-7, R-8A OR-2	4500 sf	25 ft.	FY15 ft.* SSY 3 ft.	FY25 ft.*	None unless adjacent to SF residential – 5 ft.	5 ft.
CR C-1 C-2, C-3 W-1, W-2		NA	None	FY15 ft.* SSY 3 ft.	FY 25 ft.*	None unless adjacent to SF residential – 5 ft.	5 ft.	45 ft. or three stories.** (See Note)
C-M OR-3 OTF M-1 M-2, M-3 W-3, EZ-1		NA	50 ft.	FY15 ft.* SSY 3	FY 25 ft*	10 ft.	15 ft	45 ft. or three stories.** (See Note)
<p>Note: TNZD dimensional requirements located within applicable TNZD plan report. PD District based on applicable zoning district uses permitted by the PD District as listed in Table 2.8.2.</p> <p>*Mixed use and non-residential structures on corner lots may have a zero front yard and street side yard setback/build-to lines in these zoning districts.</p> <p>**Additional height is allowed, if all required yards are increased five feet for each story or each additional ten feet of building height over 3 stories/45 feet.</p>								

**NOTE:** Minimum lot area requirements for Mixed Residential Development Incentive (MRDI) developments shall be calculated as provided in Section 4.3.20.

#### D. Alternative Housing Styles

Alternative Housing Styles, including zero lot line, duplexes, and townhouses, are encouraged in the Cornerstone 2020 Plan to provide housing choices for people of varying ages and incomes.

Where permitted by the Planned Residential Development District (Section 2.7.3) or the Alternative Development Incentives regulation (Chapter 4 Part 5), the alternative housing styles shall meet the requirements set forth in Table 5.2.2, unless otherwise specified below. Standards apply to both ADI and PRD developments, unless otherwise indicated.

Detached, semi-detached and townhouse units (including zero lot line)

##### 1. Minimum Lot Area

- a. Detached (ADI) - 4500sq. ft. in R-4 District; 3000 sq. ft. in R-5 District, subject to the following conditions:
  - i. No more than 25% of detached units may have a lot area less than 6000 sq. ft. in R-4 or less than 4000 sq. ft. in R-5; and
  - ii. At least 20% of the lots in the development are 9000 sq. ft. in area or greater in R-4, and at 6000 sq. ft. in area or greater in R-5.
- b. Detached (PRD) – 2500 sq. ft.
- c. Semi-detached and townhouse – 1500 sq. ft., subject to the following conditions in ADI developments only:
  - i. No more than 25% of detached units may have a lot area less than 6000 sq. ft. in R-4 or less than 4000 sq. ft. in R-5; and
  - ii. At least 20% of the lots in the development are 9000 sq. ft. in area or greater in R-4, and at 6000 sq. ft. in area or greater in R-5.

##### 2. Minimum Lot Width

- a. Detached (PRD) - 25 feet
- b. Detached (ADI) – 40 feet in R-4 District; 25 feet in R-5 District -Semi-detached and townhouse – 18 feet

##### 3. Minimum Front Yard and Street Side Yard Setback - 15 feet

##### 4. Maximum Front Yard and Street Side Yard Setback – 25 feet

##### 5. Maximum Front and Street Side Yard Setback on corner lots - 0 feet

##### 6. Minimum Side Yard – 3 feet

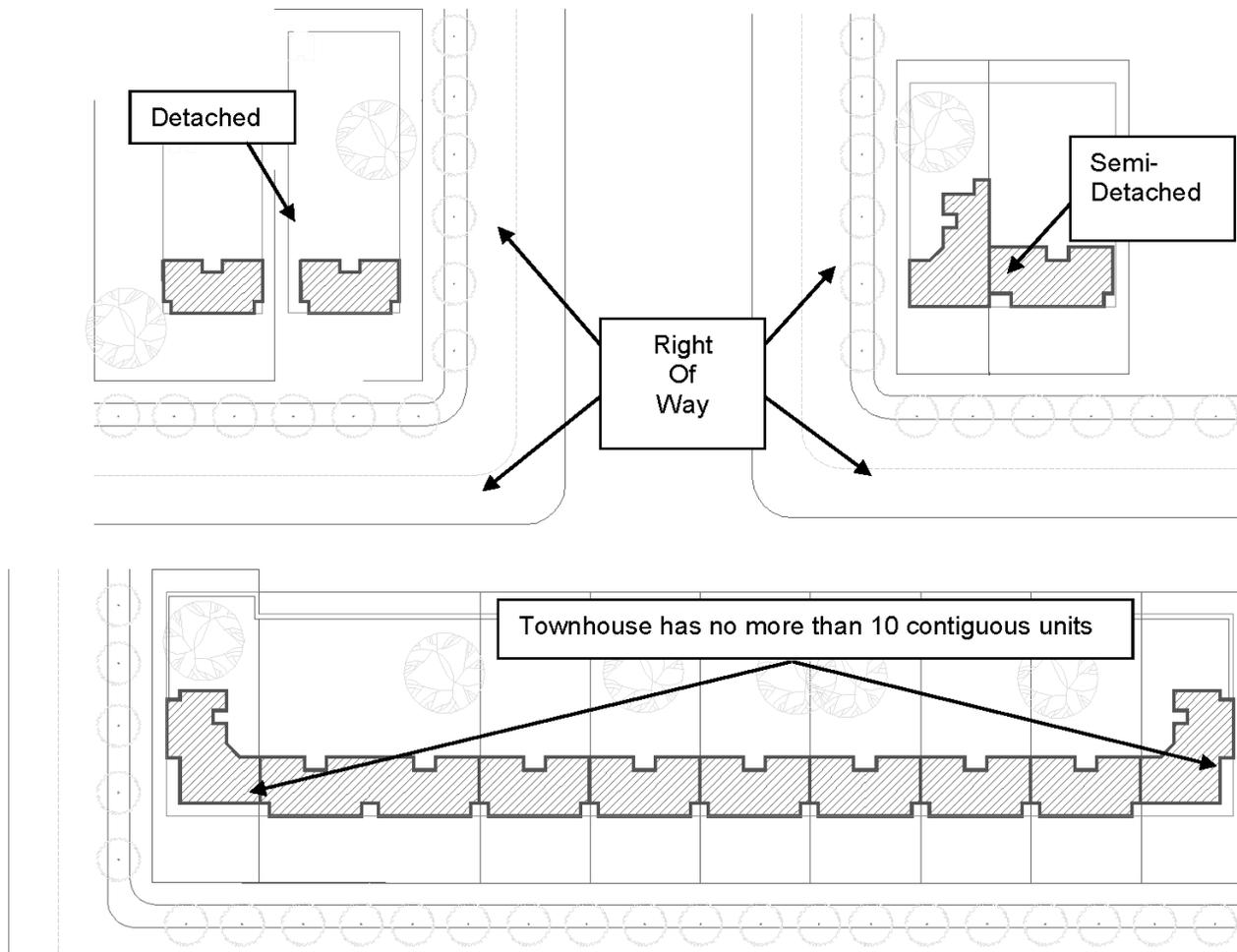
##### 7. Minimum Rear Yard setback – 5 feet

##### 8. Maximum contiguous units

- a. Semi-detached – 2
- b. Townhouse – 10

Illustration 5.2.2.D.8

5.3-2114



### E. Traditional Neighborhood Threshold Table

The following parts of chapter 5 shall apply to all developments meeting the thresholds and applicability requirements set forth in Table 5.2.3. below.

Traditional Neighborhood Form District Threshold Table 5.2.3  Thresholds	Part 4 Residential Site Design	Part 5 Non-Residential and Mixed Use Site	Part 6 Building Design	Part 7 Transition	Part 8 Street and Roadside Design	Part 9 Transit and Connection	Part 10 Traffic Impacts	Part 11 Open Space	Part 12 Special Design Requirement
<b>Category 2A</b>									
Accessory Structure: New or Expansion (Residential)	X								
Accessory Structure: New or Expansion (Non-Residential)		X							
Construction of less than 10 multi-family dwelling units	X				X				
Construction of non-residential building footprint less than 1,000 square feet		X							
Expansion to the building footprint of an existing residential dwelling (principal structure)	X								
Construction of a single family dwelling on existing lot.	X				X				
Creation of 5 or fewer single- family residential lots	X								
<b>Category 2B</b>									
Construction of 10 or more off- street parking spaces		X			X	X			
Construction of non-residential/mixed use building footprint between 1,000 - 5,000 square feet		X	X	X	X	X			
<b>Category 3</b>									
Creation of more than 5 residential lots	X				X	X	X		
Construction of 10 or more multi-family residential dwelling units	X		X		X	X	X	X	
Creation of more than 5 non-residential lots		X		X	X	X	X		
Construction of non-residential/mixed use building footprint between 5,001 – 30,000 square feet		X	X	X	X	X	X		
Construction of non-residential/mixed use building footprint in excess of 30,000 square feet		X	X	X	X	X	X		X

**5.2.3 Traditional Marketplace Corridor Form District**

A. Traditional Marketplace Corridors (TMC) are characterized by older, pedestrian-scale development along major roadways adjacent to traditional neighborhoods. The corridors typically contain a wide variety of land uses (retail, restaurants, office, institutional and residential) that range from low to medium intensity. Buildings along the corridor are often narrow, closely spaced or attached, and built out to or near the street with display windows and wide sidewalks in front. Parking is usually provided on the street or in parking lots located at the rear of lots. Commercial corridor development is closely integrated with adjacent neighborhoods through side street connections and alleys, which typically delineate the boundaries between corridors and traditional neighborhoods, running along rear lot lines. The corridors have a high degree of pedestrian and transit use. Examples include Frankfort Avenue and portions of Broadway, Bardstown Road and Baxter Avenue.

B. Relationship To The Comprehensive Plan

The Traditional Marketplace Corridor Form District (TMCFD) implements the following Cornerstone 2020 Comprehensive Plan Goals and Objectives:

**Community Form Goals F1, F2, F3**

**Community Form Objectives F1.1, F2.1, F.2.2, F2.3, F2.4, F2.5, F3.1, F3.2**

**Plan Element Guidelines 1, 2, 3, 4, 6, 7, 9**

C. Intent

The provisions of this section are intended to ensure that new development within the TMCFD is consistent with the traditional pattern of development within the district. Standards are included to promote:

- Development that reinforces the corridor’s traditional visual character, function, and identity;
- Alternative modes of travel;
- Linkages between commercial development within the corridor and adjacent residential uses;
- Compatibility between corridor development and adjacent neighborhoods; and
- High quality design of individual sites.

D. Dimensional Standards

1. Minimum Lot Size, Depth, and Width. There are no minimum lot size, depth, and width requirements in the TMCFD, except as specified in Section 5.5.1.
2. Residential Development Standards. Residential lots and structures (both principal and accessory) shall comply with the Traditional Neighborhood Form District standards listed in Section 5.2.2.
3. Non-residential/Mixed Use Structure Setback/Build to Line
  - a. Front Setback/Build-to Line and Street Side Yards. There is no minimum front setback/build-to line or street side yard. The maximum front setback/build-to line and street side yards shall be no greater than 15 feet from the line of the right-of-way.

Exceptions: –

- i. Corner Lots: See 5.5.1.A.2
- ii. Outdoor seating areas. Outdoor amenities such as open, unenclosed seating areas are permitted to encroach into the front setback as long as the corner requirements of Section 5.5.1 A,

- b. Side Yard Setback. There are no side yard setbacks, except where adjacent to a residential use or zoning district, in which case a minimum side setback of 5 feet shall be maintained. All new structures shall provide side yards wide enough to allow for maintenance of building side walls if common party walls on the lot line are not provided. If a new building is constructed adjacent to an existing building which has a window, the new building shall be set back at least 6 feet from the property line to allow continued use of the window(s).
- c. Rear Yard Setback. Minimum 5 feet from rear property line. d. Setback from Alley or Rear Property Line.
  - i. The rear setback shall be the depth of the required form district transition area buffer yard, if the site is located in the Form District Edge Transition Zone.

Note: See Section 5.7.1 for transition area setback and buffering standards.

- ii. Five feet if the site is not located at the edge of the TMCFD.
  - e. Building Height.
    - Non- Infill Context. Maximum 50 feet or four stories excluding rooftop equipment or machinery penthouses.
3. Infill Context
- Dimensional standards for development that is in an Infill Context are established in Section 5.1.12.

#### Traditional Marketplace Corridor Threshold Table

The following parts of chapter 5 shall apply to all developments meeting the thresholds and applicability requirements set forth in Table 5.2.4. below.

Table 5.2.4 TMCFD Thresholds	Part 5 Non-Residential and Mixed Use Site Design	Part 6 Building Design Standards	Part 7 Transition	Part 8 Streets and Road Side Design Standards	Part 9 Transit and Connections	Part 10 Traffic Impacts	Part 12 Special Design Requirement
Category 2A							
Accessory Structure: New or Expansion	X						
Construction of building footprint less than 2,000 square feet	X						
Category 2B							
Construction of 10 or more off-street parking spaces	X			X	X		
Construction of building footprint between 2,000 - 35,000 square feet	X	X	X	X	X	X	
Category 3							
Projected traffic generation exceeding 200 trip-ends per peak hour						X	
Construction of building footprint greater than 35,000 square feet	X	X	X	X	X	X	X

### 5.2.4 Town Center Form District

- A. The Town Center Form District (TCFD) represents a traditional pattern of development in Louisville and Jefferson County. Town centers are typically compact areas with a mixture of moderately intense uses that are developed around an identifiable core. They are often located at a historic crossroads or at the intersection of a major thoroughfare and collector roadway with connections to surrounding neighborhoods. Buildings are close to and oriented toward the street, and there is a connected street pattern, shared parking and pedestrian amenities. More intense commercial and residential uses are located in proximity to major thoroughfares, and the intensity of uses gradually declines toward an “edge” or “transition area” to lower density residential neighborhoods.

The TCFD is intended to implement the following Cornerstone 2020 Comprehensive Plan Goals, Objectives and Plan Elements:

**Community Form Goals D1, D2, D3, D4**

**Community Form Objectives D1.1; D2.1; D2.2; D2.3; D2.4; D2.5; D3.1; D3.2; D3.3; D4.1; D4.2; D4.3; D4.4**

**Plan Elements 1,2,3,6,7,9,12**

**B. Intent and Applicability**

The provisions of this Part are intended to ensure that new development within the TCFD is consistent with the established and desired pattern and characteristics of development within the district, promoting the following, as applicable:

1. An identifiable core located at community crossroads;
2. A mixture of moderately intense uses including civic, shopping, restaurants, offices and residences;
3. A focal point for several neighborhoods and/or incorporated municipalities;
4. A high level of roadway, transit, bicycle and pedestrian access;
5. Special attention should be given to the compatibility of infill and redevelopment of both individual and integrated sites; and
6. Establishment of new town centers requires a high level of planning and design.

**C. Dimensional Standards**

1. Minimum Lot Size, Depth, and Width. There are no minimum lot size, depth, and width requirements in the TCFD, except as specified in paragraph b., below.
2. Residential Lots and Building Setbacks. Residential lots and structures (both principal and accessory structures) shall comply with the Traditional Neighborhood Form District Standards in Section 5.2.2 or shall comply with Nonresidential/Mixed Use Standards below.
3. Non-Residential and Mixed Use Structure Setbacks.
  - a. Front Setback/Build-to line and Street Side Yards. There is no minimum front setback/build-to line or street side yard. The maximum front setback/build-to line and street side yard shall be no greater than 15 feet from the edge of right-of-way.
  - b. Corner Lots: See 5.5.1.A.2
  - c. Outdoor seating areas. Open, unenclosed public seating or similar areas, fountains and outdoor amenities are permitted to encroach into the front setback as long as the corner requirements are met.
  - d. Side Yard Setback. The minimum setback shall be either of the following:
    - i. There are no side yard setbacks except where adjacent to a residential use or zoning district, in which case a minimum side yard setback of 5 feet shall be maintained.
    - ii. If the site is located at the edge of the TCFD, the depth of the required form district transition area/buffer yard must be maintained.
  - e. Rear Yard Setback. Minimum 5 feet from rear property line. The rear setback shall be the depth of the required form district transition area buffer yard if the site is located in the Form District Edge/Transition Zone.

See Section 5.7.1 for standards applicable in the transition zone.

f. Building Height.

Except as limited within the Form District Transition Zone, the maximum permitted building height is 120 feet.

4. Infill Context

Dimensional standards for development that is in an Infill Context are established in Section 5.1.12.

### Town Center Threshold Table

The following parts of chapter 5 shall apply to all developments meeting the thresholds and applicability requirements set forth in Table 5.2.5 below.

TCFD Table 5.2.5 Thresholds	Part 5 Non-Residential and Mixed Use Site Design	Part 6 Building Design	Part 7 Transition	Part 8 Streets and Road Side	Part 9 Transit and Connection	Part 10 Traffic Impacts	Part 12 Special Design Requirement
<b>Category 2A</b>							
Accessory Structure: New or Expansion	X						
Construction of non-residential/mixed use building footprint less than 3,000 square feet	X			X			
Projected traffic generation exceeding 200 trip –ends per peak hour						X	
<b>Category 2B</b>							
Construction of 25 or more off –street parking spaces	X			X	X		
Construction of non-residential/mixed use building footprint between 3,000 - 30,000 square feet	X	X	X	X	X	X	
<b>Category 3</b>							
Creation of more than 5 lots				X	X		
Construction of non-residential/mixed use building footprint greater than 30,000 square feet	X	X	X	X	X	X	X

### 5.2.5 Traditional Workplace Form District

The Traditional Workplace Form District (TWFD) applies to older established industrial and employment areas that contain primarily small-to-medium scale industrial and employment uses. These uses are often historically integrated with or adjacent to residential neighborhoods, especially traditional neighborhoods. District standards are designed to encourage adaptive reuse and investment in these areas while ensuring compatibility with adjacent uses and form districts, to ensure adequate access and transit service, and to retain distinctive land uses and patterns such as connected street grids.

#### A. Relationship To The Comprehensive Plan

The TWFD implements the following Cornerstone 2020 Comprehensive Plan Goals and Objectives:

#### **Community Form Goals G1, G2, G3, G4**

#### **Community Form Objectives G1.1, G2.1, G2.2, G2.3, G2.4, G2.5, G3.1, G3.2, G3.3, G4.1, G4.2, G4.3, G4.4**

#### **Plan Element Guidelines 1, 3, 6, 7, 9**

#### B. Intent and Applicability

The provisions of this section are intended to promote high quality design that is compatible with adjacent non-workplace uses. The TWFD often must accommodate relatively large volumes of traffic and parking while also providing for alternative travel modes.

Standards are included to promote:

1. Compatibility with adjacent form districts and non-workplace uses;
2. Adequate access for employees, freight, and products;
3. Alternative modes of travel;
4. High quality design of individual and integrated sites; and
5. A mixture of uses on a site especially employee-serving commercial businesses (e.g., day care centers, auto-servicing, dry cleaners and restaurants).

#### C. Dimensional Standards

1. Lot Size, Depth, and Width. There are no minimum lot size, depth, and width requirements in the TWFD, except as specified in number 2 below.
2. Residential Development Standards. Residential lots and structures (both principal and accessory structures) shall comply with the Traditional Neighborhood Form District Standards in Section 5.2.2.
3. Standards Applicable Within the Form District Edge/Transition Zone. For sites that are within the 200 foot Form District Edge/Transition Zone the following standards shall apply:
  - a. Front and Street Side Yard Setback/Build-to line. The maximum setback/build-to line shall be 25 feet.
  - b. Side Yard Setback/Build-to line. None, except where the site abuts an existing residential or office use in which case the minimum side yard setback shall equal the setback of the adjacent use.
  - c. Rear Yard Setback. Minimum 20 feet.

- d. Building Height. Maximum 45 feet or three stories; however if the two nearest non-residential structures are greater than 45 feet or three stories, the infill structure may equal the height of the existing structures.
  - e. Corner Lots: See 5.5.1.A.2
4. Standards Applicable Outside the Form District Edge Transition Zone. For sites in the TWFD that are not within the Form District Edge Transition Zone the following standards shall apply:
- a. Front and Street Side Yard Setback/Build-to line. The maximum front and street side yard setback/build-to line shall be 25 feet from the front property line. There is no minimum setback/build-to line.
  - b. Building Height. Maximum 45 feet or three stories; however, additional height may be added provided that the building is stepped back one foot on all sides for each additional foot of building height.
  - c. Corner lots: See 5.5.1.A.2
5. Greater Front and Street Side Yard setbacks necessary to comply with applicable parkway or other buffer requirements set forth in Chapter 10 Landscaping, Buffering, and Open Space shall supercede these setback requirements.
6. Non-residential Structure Side and Rear Setback/Build-to lines. There are no requirements for side or rear setback/build-to lines. Exception: where an industrial use abuts an existing residential or office use, the setback standards for the CM zone in the Traditional Neighborhood Form District (Table 5.2.2) shall apply.
7. Infill Context. Dimensional standards for development that is in an Infill Context are established in Section 5.1.12.

### Traditional Workplace Threshold Table

The following parts of chapter 5 shall apply to all developments meeting the thresholds and applicability requirements set forth in Table 5.2.6 below.

<b>TWFD Table 5.2.6 Thresholds</b>	<b>Part 5 Non-Residential and Mixed</b>	<b>Part 6 Building Design Standards</b>	<b>Part 7 Transition</b>	<b>Part 8 Street and Road Side Design</b>	<b>Part 9 Transit and Connection</b>	<b>Part 10 Traffic Impacts</b>	<b>Part 12 Special Design Requirement</b>
<b>Category 2A</b>							
Accessory Structure: New or Expansion	X						
Construction of building footprint less than 3,000 square feet	X						
<b>Category 2B</b>							
Construction of 25 or more off-street parking spaces	X			X	X		
Construction of building footprint between 3,000 – 50,000 square feet	X	X	X	X	X	X	
<b>Category 3</b>							
Construction of building footprint greater than 50,000 square feet	X	X	X	X	X	X	X
Projected traffic generation exceeding 200 trip-ends per peak hour						X	
Creation of more than 5 lots				X	X		

**5.2.6 Village Form District Center**

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- A. Village Centers: Development in the center of the village offering goods and services at a scale that is appropriate for nearby residential areas. Villages within the Village Form District also frequently have an identifiable boundary and/or open space at the edge.

The VFD is a form typical of outlying communities in Jefferson County that developed as scattered independent population growth centers prior to 1940. For this reason, villages typically have development patterns, particularly in the village centers, which reflect pre-World War II design elements. These may include connected and narrow streets and walkways, compact centers with a variety of village-serving uses, and designated sites for civic, historic, and cultural buildings, surrounded by rural lot patterns and a green belt.

- B. Relationship To The Comprehensive Plan

The VFD is intended to implement the following Cornerstone 2020 Comprehensive Plan Goals, Objectives and Plan Elements:

**Community Form Goals C1, C2, C3, C4****Community Form Objectives C1.1, C1.2, C2.1, C2.2, C2.3, C2.4, C2.5, C2.6, C2.7, C3.3, C3.5, C3.6, C3.7, C4.1, C4.2, C4.3, C4.4, C4.5, C4.6, C4.7****Plan Element Guidelines 1, 2, 3, 4, 7 and 9**

- C. Intent and Applicability

The Village Form District (VFD) is broadly characterized as having a range of low to medium density residential uses in outlying areas integrated with shops, services and offices in the form of Village Centers. A Village Form District may have more than a single center. Building design in the Village Centers respects a traditional pattern of development in which buildings blend with the character of the landscape and pedestrian mobility is prominent.

The provisions of this section are intended to ensure that new development within the VFD is consistent with the established and desired pattern and characteristics of development within the district.

- D. Description of Village Centers

1. Village Center – This development pattern is intended for mixed-uses within villages. The maximum single building square footage within designated Village Neighborhood Serving centers shall be 70,000 square feet.
2. Pre-Existing Structures: - Non-residential structures constructed prior to the effective date of the VCFD and exceeding 70,000 square feet in area on the first floor may be expanded with approval of the Planning Commission. The project shall be subject to the Category 3 procedures. In addition to a comp plan and LDC review, the Planning Commission review of such a request shall focus on the following criteria:
  - a. The resultant mass and scale of the building is compatible to the surrounding development pattern.
  - b. The parking and circulation will not adversely impact surrounding development.
  - c. The resultant building after the addition is in keeping with the intent of the neighborhood form district and is compatible to the overall design of the existing development.

E. Dimensional Standards

1. Dimensional standards for development that is in an Infill Context are established in Section 5.1.12.
2. Dimensional standards for development that is not in an Infill Context are listed in Table 5.2.2. Lots created after the effective date of this Land Development Code shall meet the minimum area requirements of Table 5.2.2. Residential lots having less area than required and legally created prior to the adoption of these regulations may be occupied by one dwelling unit.

F. Design Standards Village Center

Developments within the Village Center shall conform to the Traditional Neighborhood Form District design standards as listed within the applicable threshold table (See Table 5.2.3 of this part).

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**Chapter 5 Part 3 Suburban Form Districts**

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**5.3.1 Neighborhood Form District**

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**A. Relationship to the Comprehensive Plan**

The Neighborhood Form District (NFD) is intended to implement the following Cornerstone 2020 Comprehensive Plan Goals, Objectives and Plan Elements:

**Community Form Goals C1, C2, C3, C4****Community Form Objectives C1.1, C1.2, C2.1, C2.2, C2.3, C2.4, C2.5, C2.6, C2.7, C3.1, C3.4, C3.5, C3.6, C3.7, C4.1, C4.2, C4.3, C4.4, C4.5, C4.6, C4.7****Plan Element Guidelines 1, 2, 3, 4, 7 and 9**

The NFD does not establish permitted land uses, density or intensity of development; refer to the zoning district regulations for applicable restrictions.

**B. Neighborhood Form Standards: Intent and Applicability**

1. The Neighborhood Form District (NFD) design standards are intended to promote development and redevelopment that is compatible with and enhances the unique site and community design elements of a neighborhood. NFD design standards are also intended to promote the establishment of activity centers at appropriate locations as established in Guidelines 1 and 2 of the Comprehensive Plan. Activity centers should effectively integrate a mix of retail, institutional, and other non-residential uses within neighborhoods in a manner that provides convenient service to residents while protecting the character of the neighborhood.
2. The provisions of this section are intended to promote new development within the NFD that is consistent with a neighborhood pattern and form of development, including as applicable:
  - a. Appropriate and compatible integration of residential, civic, commercial, office and service uses that promotes close to home shopping and service opportunities;
  - b. Integrated activity centers rather than stand-alone shopping centers;
  - c. Park and open space resources convenient to neighborhood residents;
  - d. Alternative modes of travel and connectivity of neighborhoods, minimizing the use of collectors and major thoroughfares for short trips;
  - e. Compatible infill development, both residential and non- residential;
  - f. Inclusive housing opportunities; and
  - g. High-quality design of both individual and integrated sites.
3. The NFD standards apply to both existing neighborhoods and proposals to create new neighborhoods. The standards address both the internal site design elements of a development (e.g., building location, design, and orientation) and the relationship of the development to the surrounding community context (e.g., relationship to the adjacent street/sidewalk network).

## C. Dimensional Requirements

1. Infill Site Context. Dimensional standards for development that is in an Infill Context are established in Section 5.1.12.
2. Dimensional standards for residential development in each zoning district are listed in Table 5.3.1 below. For lot dimensional standards for Conservation Subdivisions see Table 7.11.1.
3. Lots created after the effective date of this Land Development Code shall meet the minimum width and area requirements of Table 5.3.1. Lots having less area or width than herein required and legally created prior to the adoption of these regulations may be occupied by one dwelling unit. Structures built or installed after the effective date of this Land Development Code shall meet the setback and height requirements of Table 5.3.1 or applicable infill setback standards in Section 5.1.12 as required.
4. Supplemental Setbacks

Setback requirements established in Table 5.3.1 shall be increased by the additional amounts specified in the following table for residential uses abutting the right-of-way of railroads, expressways, collector level streets, and arterial level streets.

**These setbacks apply to residentially used structures adjacent to a regional transportation pipeline easement for hazardous materials (e.g. natural gas).** The applicable supplemental setbacks for the PDD shall be based on the permitted zoning district uses as listed in Table 2.8.2.

Zoning District	Railroad Expressway and Hazardous Transportation Pipelines	Arterial and Collector
RR through R-5 (PD district (single family residential use))	20 feet	15 feet
R-5A through U-N (PD District multi- family residential use)	15 feet	10 feet
R-7 and above	15 feet	0 feet

Note: Permitted rear yard encroachments for residentially used structures as listed within Chapter 5, Part 4 are not permitted within a setback for regional transportation pipeline easements.

**Table 5.3.1 Dimensional Standards: Residential Development**

Zoning District	Minimum Lot Area	Min. Lot Width	Min. Front and Side Street Yard Setback	Minimum Side Yards (Each)	Minimum Rear Yard Setback	Maximum Building Height
RR	5 Acres	150 ft	30 ft	15 ft	50 ft	35 ft
RE*	105,000 sf	150 ft	90 ft (front); 60 ft (street side)	20 ft minimum, 50 ft total	50 ft	35 ft
R-E, R-1	40,000 sf	150 ft	75 ft (front); 25 ft (street side)	15 ft minimum, 45 ft total	25 ft.	35 ft
R-2	20,000 sf	100 ft	30 ft	10 ft minimum, 30 ft total	25 ft.	35 ft
R-3	12,000 sf	75 ft	30 ft	7.5 ft minimum, 22.5 total	25 ft.	35 ft
R-4	9,000 sf	60 ft	30 ft	**	25 ft.	35 ft
R-5	6,000 sf	50 ft	25 ft	5 ft	25 ft.	35 ft
PRD	1500 sf	0 ft.	0 ft.	0 ft.	0 ft.	35 ft.
R-5A	6,000 sf	50 ft	20 ft	5 ft	25 ft.	35 ft
R-5B	6,000 sf	30 ft	20 ft	3 ft	25 ft.	35 ft
R-6, OR	6,000 sf	25 ft	15 ft	3 ft	25 ft.	35 ft
U-N	2,500 sf 1500 sf if attached	18 ft	15 ft	3 ft	6 ft.	35 ft
R-7, OR-1	6,000 sf	25 ft	15 ft	3 ft	15 ft	45 ft (see footnote)***
R-8A, OR-2, CR, CN	6,000 sf	25 ft	15 ft	3 ft	15 ft	45 ft (see footnote)***
OR-3, OTF, C-1, C-2	5,000 sf	None	None	None	15 ft	45 ft (see footnote)***
<p>Note: The PDD shall use the dimensional standards of the zoning district uses as listed in Table 2.8.2.</p> <p>* as in effect in Anchorage, Douglass Hills and Shively; for standards in effect in other jurisdictions, refer to next line of table.</p> <p>**For lots created prior to August 22, 2000, and lots shown on preliminary plans approved prior to that date, the side yards shall be minimum 6', total of 18'; for lots created or shown on preliminary plans approved after that date, the side yards shall be 5' on each side.</p> <p>*** 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</p>						

**NOTE:** Minimum lot area requirements for Mixed Residential Development Incentive (MRDI) developments shall be calculated as provided in Section 4.3.20.

5. Dimensional standards for non-residential uses are listed in Table 5.3.2 below.

Table 5.3.2 Dimensional Standards: Non-Residential Uses

Maximum Building Footprint	Min. Front and Street Side Setback	Max. Front and Street Side Setback	Non-Res to Res Setback (No Loading) <sup>1</sup>	Non-Res to Res Setback (Loading) <sup>2</sup>	Max. Building Height	Max Building Height: Residential Top Floor <sup>3</sup>
5,000 sq ft	10 ft	80 ft.*	15'	25'	25 ft	35 ft.
5,001 to 30,000 sq ft	10 ft.	80 ft.*	30'	50'	30 ft.	40 ft.
30,001 to 80,000 sq ft	10 ft	150 ft.	50'	75'	35 ft	45 ft.
Footnote: Sustainable Permit Projects are subject to maximum height limits 10' greater than listed in this Table.						
<sup>1</sup> Width of buffer required in side or rear yard if adjacent to residential development and if no loading facilities (loading docks, vehicle storage or trash containers) on that side of the non-residential use.						
<sup>2</sup> Width of buffer required if loading facilities located on corresponding side of non-residential use.						
<sup>3</sup> The maximum building height of mixed-use structures may be increased by 15 feet if residential uses occupy at a minimum the upper-most story						
* The maximum front and street side setback requirement for non-residential uses shall be 95 feet when the subject property is located on a parkway, as designated within Chapter 10 of this Land Development Code						

6. Buffer and Transition Standards: - Setbacks and buffers established in Table 5.3.2 may be superseded by parkway requirements, buffer yard or form district transition zone standard pursuant to Chapter 10 Part 2, Chapter 10 Part 3 or Chapter 5 Part 7, in which case the greater standard shall apply.
7. Pre-Existing Structures: - Non-residential structures constructed prior to the effective date of the NFD and exceeding 80,000 square feet in area on the first floor may be expanded with approval of the Planning Commission. The project shall be subject to the Category 3 procedures. In addition to a comp plan and LDC review, the Planning Commission review of such a request shall focus on the following criteria:
  - a. The resultant mass and scale of the building is compatible to the surrounding development pattern.
  - b. The parking and circulation will not adversely impact surrounding development.

NOTE: See Section 5.1.8 for maximum setback alternatives.

- c. The resultant building after the addition is in keeping with the intent of the neighborhood form district and is compatible to the overall design of the existing development.
- 8. Multiple Principal Structures Setback – Common wall construction is permissible for non-residential structures, unless restricted by Table 5.3.2. Principal structures on the same or adjacent lots constructed as detached buildings shall maintain the following minimum separations:
  - a. Building wall has primary entrance or exit: 25 feet
  - b. Building wall has secondary entrance or exit: 15 feet
  - c. Building wall has no entrance or exit: 10 feet
- 9. The buildable width of a corner lot created prior to the effective date of the NFD shall not be reduced to less than thirty two (32) feet by the application of the required side yard on the street side.

#### D. Alternative Housing Styles

Alternative housing styles, including zero lot line, duplexes, and townhouses are encouraged in the Cornerstone 2020 Plan to provide housing choices for people of varying ages and incomes.

- 1. Where permitted by the Planned Residential Development District (Section 2.7.3), the alternative housing styles shall meet the requirements set forth in Table 5.3.1, unless otherwise specified below:
  - a. Detached and semi-detached units (including Zero Lot Line):
    - i. Minimum Lot Area – 3000 sq ft
    - ii. Minimum Lot Width – 30 ft.
    - iii. Minimum Front Yard Setback – 15 ft.
    - iv. Minimum Side Yard Setback – 0 ft. between the unit and the property line; 6 feet between adjacent units on separate lots.
    - v. Minimum Rear Yard Setback – 25 ft; if alley: 5 ft.
    - vi. Maximum contiguous units – 2.
  - b. Attached Units-Townhouse (single family units with common side walls)
    - i. Minimum Lot Area: - end units: 3,000 sq ft; interior units: 2,000sq. ft.
    - ii. Minimum Front Yard Setback – 15 ft.
    - iii. Minimum Lot Width – 18 ft.
    - iv. Minimum Side Yard Setback – 0 ft. between attached units. Between end units, the requirements in Table 5.3.1 shall apply.
    - v. Minimum Rear Yard Setback – 25 ft; if alley: 5 ft.
    - vi. Maximum contiguous units in single family zoning districts –4
  - c. Attached Unit -Patio Home (single family units with common side and rear walls)
    - i. Minimum Lot Area – 3000 sq ft
    - ii. Minimum Lot Width –35 ft.
    - iii. Minimum Front Yard Setback – 15 ft.
    - iv. Minimum Side and Rear Setback– 0 ft. between attached units; minimum distance between

adjacent structures, 10 ft.

- v. Minimum Rear Yard Setback – 25 ft; if alley: 5 ft. vi. Maximum Contiguous Units – 4.
2. Where permitted by the Alternative Development Incentives regulation (Chapter 4 Part 5), the alternative housing styles shall meet the requirements set forth in Table 5.3.1, unless otherwise specified below:
- a. Detached units(including Zero Lot Line):
    - i. Minimum Lot Area – 4500 sq. ft. in R-4 District; 3000 sq. ft. in R-5 District, , subject to the following conditions:
      - (a) No more than 25% of detached units may have a lot area less than 6000 sq. ft. in R-4, or less than 4000 sq. ft. in R-5; and
      - (b) At least 20% of the lots in the development are 9000 sq. ft. in area or greater in R-4, and at 6000 sq. ft. in area or greater in R-5.
    - ii. Minimum Lot Width – 40 ft. in R-4 District; 35 feet in R-5 District
    - iii. Minimum Front Yard and Street Side Yard Setback –20 ft.,15 ft. if adjacent to alley
    - iv. Minimum Side Yard Setback – 0 ft. between the unit and the property line; 6 feet between adjacent units on separate lots.
    - v. Minimum Rear Yard Setback – 25 ft., 5 ft. if adjacent to alley
  - b. Semi-detached units (single family units with one common wall)
    - i. Minimum Lot Area – 3000 sq. ft., subject to the following conditions:
      - (a) No more than 25% of detached units may have a lot area less than 6000 sq. ft. in R-4 or less than 4000 sq. ft. in R-5; and
      - (b) At least 20% of the lots in the development are 9000 sq. ft. in area or greater in R-4, and at 6000 sq. ft. in area or greater in R-5.
    - ii. Minimum Lot Width – 30 ft.
    - iii. Minimum Front Yard and Street Side Yard Setback –20 ft. 15 ft. if adjacent to alley
    - iv. Minimum Side Yard Setback – 0 ft. on common wall side; 6 ft. on other side
    - v. Minimum Rear Yard Setback – 25 ft. 15 ft. if adjacent to alley
    - vi. Maximum contiguous units - 2
  - c. Attached Units-Townhouse (single family units with common side walls)
    - i. Minimum Lot Area: - end units: 3,000 sq ft; interior units: 2,000sq. ft., subject to the following conditions:
      - (a) No more than 25% of detached units may have a lot area less than 6000 sq. ft. in R-4 or less than 4000 sq. ft. in R-5; and
      - (b) At least 20% of the lots in the development are 9000 sq. ft. in area or greater in R-4, and at 6000 sq. ft. in area or greater in R-5.
    - ii. Minimum Front Yard and Street Side Yard Setback – 20 ft. 15 ft. if adjacent to alley
    - iii. Minimum Lot Width – 18 ft.

- iv. Minimum Side Yard Setback – 0 ft. between attached units. Between end units, the requirements in Table 5.3.1 shall apply.
- v. Minimum Rear Yard Setback – 25 ft; if alley: 5 ft.
- vi. Maximum contiguous units in single family zoning districts – 4
- d. Attached Unit -Patio Home (single family units with common side and rear walls)
  - i. Minimum Lot Area – 3000 sq. ft., subject to the following conditions:
    - (a) No more than 25% of detached units may have a lot area less than 6000 sq. ft. in R-4 or less than 4000 sq. ft. in R- 5; and
    - (b) At least 20% of the lots in the development are 9000 sq. ft. in area or greater in R-4, and at 6000 sq. ft. in area or greater in R-5.
  - ii. Minimum Lot Width –35 ft.
  - iii. Minimum Front Yard and Street Side Yard Setback – 20 ft. 15 ft. if adjacent to alley
  - iv. Minimum Side and Rear Setback– 0 ft. between attached units; minimum distance between adjacent structures, 10 ft.
  - v. Minimum Rear Yard Setback – 25 ft; if alley: 5 ft. vi. Maximum Contiguous Units – 4.

Neighborhood Threshold Table									
The following parts of Chapter 5 shall apply to all developments meeting the thresholds and applicability requirements set forth in Table 5.3.3. below.									
NFD Table 5.3.3 Thresholds	Part 4 Residential Site Design	Part 5 Non-Residential and Mixed Use Site Design	Part 6 Building Design	Part 7 Transition	Part 8 Street and Roadside	Part 9 Transit and Connection	Part 10 Traffic Impacts	Part 11 Open Space	Part 12 Special Design Requirement
<b>Category 2A</b>									
Expansion to the building footprint of an existing residential dwelling (principal structure) by less than 50%	X								
Construction of non-residential/mixed use building footprint less than 3,000 square feet		X							
Residential Accessory Structure: New or Expansion	X								
Non-residential Accessory Structure: New or Expansion		X							
Expansion to the building footprint of an existing residential dwelling (principal structure) by 50% or more	X								
Construction of a single family residence on an existing lot	X				X				
Construction of less than 10 multi-family dwelling units	X				X				

Neighborhood Threshold Table									
The following parts of Chapter 5 shall apply to all developments meeting the thresholds and applicability requirements set forth in Table 5.3.3. below.									
NFD  Table 5.3.3  Thresholds	Part 4 Residential Site Design	Part 5 Non-Residential and Mixed Use Site Design	Part 6 Building Design	Part 7 Transition	Part 8 Street and Roadside	Part 9 Transit and Connection	Part 10 Traffic Impacts	Part 11 Open Space	Part 12 Special Design Requirement
<b>Category 2B</b>									
Construction of 25 or more off-street parking spaces		X			X	X	X		
Construction of non-residential/mixed use building footprints between 3,000 - 30,000 square feet		X	X	X	X	X	X		
<b>Category 3</b>									
Creation of more than 5 single family residential lots.	X				X	X	X		
Construction of 10 or more multi-family dwelling units	X		X		X	X	X	X	
Construction of non-residential/mixed use building footprint greater than 30,000 sq. feet		X	X	X	X	X	X		X

### 5.3.2 Suburban Marketplace Corridor District

The design of the Suburban Marketplace Corridor Form District (SMCFD) is characterized by linear commercial development along major roadways. The Suburban Marketplace Corridor is a medium to high density district, with a mixture of highway commercial uses, shopping centers, and office development. Buildings along the corridor are typically set back from the roadway with parking lots in front. Examples of Suburban Marketplace Corridors include Hurstbourne Parkway, Dixie Highway, and Preston Highway.

The SMCFD standards do not address permitted land uses and density or intensity of development. These aspects of land use planning are more appropriately addressed through zoning district regulations or regulatory goals, and objectives and policies of the Comprehensive Plan.

#### A. Relationship To The Comprehensive Plan

The SMCFD implements the following Cornerstone 2020 Comprehensive Plan Goals and Objectives:

Community Form Goals F1, F2, F3

Community Form Objectives F1.1, F2.1, F2.2, F2.3, F2.4, F2.5, F3.1, F3.2

Plan Element Guidelines 1, 2, 3, 4, 7, and 9

#### B. Intent And Applicability

The provisions of this part are intended to promote high quality design and a more visually attractive environment in the SMCFD, accommodating relatively large volumes of traffic while providing for alternative travel modes. Standards are included to promote:

1. Development that enhances the corridor's visual character, function, and identity;
2. Alternative modes of travel;
3. Linkages between commercial and residential uses;
4. Compatibility with adjacent neighborhoods; and
5. High quality design of individual sites.

#### C. Dimensional Standards

1. Lot Size, Depth, and Width – There are no minimum lot size, depth, and width requirements in the SMCFD, except that residential uses shall comply with the Neighborhood Form District Standards in Table 5.3.1.

NOTE: The setback requirement will ensure that new construction is situated outside the expanded right of way standards created by the Land Development Code.

#### 2. Building Setbacks

- a. Front and Street-Side Setback – Structures on parcels with public street frontage shall be setback from the street center line no less than one-half of the standard right-of-way width for the functional class of the abutting street, as specified in Chapter 6 Part 2 of these regulations. In addition, structures, parking and other improvements shall maintain setbacks as required to comply with applicable parkway or other buffer requirements set forth in Chapter 10 (Tree Canopy, Landscaping, and Open Space). Principal structures on the lot shall be setback no more than 275 feet from the front and street-side property lines (alternatives to the maximum setback

can be found within Section 5.1.8).

- b. Side and Rear Setback – None, except a 25 foot minimum setback shall be provided along the common boundary when a non-residential use abuts a residential zone or a structure(s) with first floor residential use. A minimum setback of 50 feet shall be provided where a building façade with loading docks for tractor trailers faces a residential use or zone. Vehicular parking and maneuvering are not permitted in the setbacks. The side and rear setback shall be landscaped in accordance with the buffering requirements of Chapter 10.
3. Building Height - The maximum permitted height is sixty feet.
  4. Multiple Principal Structures Setbacks – Common wall construction is permissible. Principal detached structures on the same or adjacent lot shall maintain separations as follows:
    - a. Building wall has primary entrance or exit – 25 feet.
    - b. Building wall has secondary entrance or exit – 20 feet.
    - c. Building wall has no entrance or exit – 10 feet.

#### D. Suburban Marketplace Threshold Table

The following standards shall apply to all developments meeting the thresholds and applicability requirements set forth in Table 5.3.4 below.

Expansion of existing and creation of new residential structures or units, and creation of residential lots shall be subject to the standards of the Neighborhood Form District (Section 5.3.1).

<b>SMCFD Table 5.3.4 Thresholds</b>	<b>Part 5 Non-Residential and Mixed Use Site Design</b>	<b>Part 6 Building Design</b>	<b>Part 7 Transition</b>	<b>Part 8 Street and Roadside Design</b>	<b>Part 9 Transit and Connection</b>	<b>Part 10 Traffic Impacts</b>	<b>Part 12 Special Design Requirement</b>
<b>Category 2A</b>							
Accessory Structure: New or Expansion	X						
Construction of building footprint less than 3,000 square feet	X						
<b>Category 2B</b>							
Construction of 50 or more off-street parking spaces	X			X	X		
Construction of building footprint between 3,000 – 30,000 square feet	X	X	X	X	X		
<b>Category 3</b>							
Projected traffic generation exceeding 200 trip-ends per peak hour						X	
Creation of more than five lots				X	X		
Construction of building footprint between 30,001 – 75,000 square feet	X	X	X	X	X	X	
Construction of building footprint greater than 75,000 square feet	X	X	X	X	X	X	X

### 5.3.3 Regional Center Form District

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The Regional Center Form District (RCFD) encompasses the community's major shopping facilities. Medium and high intensity commercial development serving a regional market are found in this district. A wide range of related uses, including residential, office and institutional development, is strongly encouraged within Regional Center Form Districts. Mixed uses within a principal building on the site. (e.g., commercial and residential) are supported. District standards are designed to ensure compatibility with adjacent form districts, to ensure a high level of access by a variety of travel modes, to encourage full development of regional centers, and to promote high quality design.

#### A. Relationship to the Comprehensive Plan

The RCFD implements the following Cornerstone 2020 Comprehensive Plan Goals and Objectives:

Community Form Goals E1, E2, E3, E4

Community Form Objectives E1.1, E2.1, E2.2, E2.3, E2.4, E2.5, E3.1, E3.2, E3.3, E3.4, E4.1, E4.2, E4.3, E4.4

Plan Elements 1, 2, 3, 7, 9, 12

#### B. Intent and Applicability

The provisions of this section are intended to promote high quality design and a more visually attractive environment in the RCFD, accommodating relatively large volumes of traffic while providing for alternative travel modes. Standards are included to promote:

1. Compatibility with adjacent form districts;
2. Medium to high intensity commercial development and a mix of related uses
3. High level of access by a variety of modes of travel; and
4. High quality design of individual and integrated sites.

#### C. Dimensional Standards

1. Lot Size and Width – There are no minimum lot size and width requirements in the RCFD, except that structures with first floor residential uses shall comply with the Neighborhood Form Districts Standards (Section 5.3.1).
2. Building Setbacks
  - a. Front and Street-Side Setback – Structures on parcels with public street frontage shall be setback from the street center line no less than one-half of the right-of-way width for the functional class of the abutting street, as specified in Chapter 6 Part 2 of these regulations. In addition, structures, parking and other improvements shall maintain setbacks as required to comply with applicable parkway or other buffer requirements set forth in Chapter 10 (Landscaping, Buffering, and Open Space). Principal structures on the lot shall be setback no more than 275 feet from the front and street-side property lines (alternatives to the maximum setback can be found within Section 5.1.8).
  - b. Side and Rear Setback – None, except where adjacent to a residential zoning district or structure with residential use on the first floor, in which case a minimum setback of 50 feet shall be maintained. Vehicular parking and maneuvering are not permitted in the side and rear setbacks

- c. Building Height – Except as limited within the Form District Transition Zone (Chapter 5 Part 7), the maximum permitted height is 150 feet.
- d. Multiple Principal Structures Setback – Common wall construction is permissible. Principal structures on the same or adjacent lots constructed as detached buildings shall maintain the following minimum separations:
  - i. Building wall has primary entrance or exit: 25 feet
  - ii. Building wall has secondary entrance or exit: 20 feet
  - iii. Building wall has no entrance or exit: 10 feet

Regional Center Threshold Table 5.3.5

The following parts of chapter 5 listed in the threshold table, shall apply to all developments meeting the thresholds and applicability requirements set forth in Table 5.3.5 below.

Expansion of existing and creation of new residential structures or units, and creation of residential lots shall be subject to the standards of the Neighborhood Form District (Section 5.3.1).

RCFD Table 5.3.5 Thresholds	Part 5 Non-Residential and Mixed Use Site Design	Part 6 Building Design	Part 7 Transition	Part 8 Street and Roadside Design	part 9 Transit and Connection	Part 10 Traffic Impacts	Part 12 Special Design requirement
<b>Category 2A</b>							
Accessory Structure: New or Expansion	X						
Projected traffic generation exceeding 200 trip-ends per peak hour						X	
Construction of a building footprint less than 3,000 square feet	X			X			
<b>Category 2B</b>							
Construction of 50 or more off-street parking spaces	X			X	X		
Construction of a building footprint between 3,000 - 30,000 square feet	X	X	X	X	X	X	
<b>Category 3</b>							
Creation of more than five lots				X	X		
Construction of a building footprint between 30,001 - 75,000 square feet	X	X	X	X	X	X	
Construction of a building footprint greater than 75,000	X	X	X	X	X	X	X

### 5.3.4 Suburban Workplace Form District

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- A. The Suburban Workplace Form District (SWFD) is designed to reserve land for large-scale industrial and employment uses in suburban locations. District standards are designed to ensure compatibility with adjacent form districts, to buffer heavy industrial uses from potentially incompatible uses, to ensure adequate access for employees, freight, and products, to provide services and amenities for employees, and to improve transit service.

The SWFD standards do not address permitted land uses and density or intensity of development. These aspects of land use planning are more appropriately addressed through zoning district regulations or regulatory goals, and objectives and policies of the Comprehensive Plan.

- B. Relationship To The Comprehensive Plan

The SWFD implements the following Cornerstone 2020 Comprehensive Plan Goals and Objectives:

Community Form Goals G1, G2, G3, G4

Community Form Objectives G1.1, G2.1, G2.2, G2.3, G2.4, G2.5, G3.1, G3.2, G3.3, G4.1, G4.2, G4.3, G4.4

Plan Element Guidelines 1, 3, 6, 7

- C. Intent and Applicability

The provisions of this section are intended to promote high quality design and a more visually attractive environment in the SWFD, accommodating relatively large volumes of traffic while providing for alternative travel modes. Standards are included to promote:

1. Adequate access for employees, freight, and products;
2. Alternative modes of travel;
3. High quality design of individual and integrated sites;
4. A wide range of employee-serving commercial businesses (e.g., day care centers, auto servicing, cleaners, restaurants, etc.); and
5. A mix of uses (e.g., industrial, office, and commercial) within a principal building on the site.

- D. Dimensional Requirements

1. Lot Size, Depth, and Width – There are no minimum lot size, depth, and width requirements in the SWFD, except as specified in paragraph 2., below.
2. Residential Lots and Building Setbacks – Residential lots shall comply with the size and width requirements and residential structures (both principal and accessory structures, new construction and expansion) shall comply with the setback requirements established in the Neighborhood Form District Standards (Section 5.3.1).
3. Non-Residential Building Setbacks
  - a. Front and Street-Side Setback –Twenty-five feet along all frontage on public streets and private access easements providing primary access. Greater setbacks necessary to comply with applicable parkway or other buffer requirements set forth in Chapter 10 (Landscaping, Buffering, and Open Space) shall supersede these setback requirements. Off- street parking, maneuvering for parking

areas, drive-ways, and sidewalks shall be permitted within the 25 foot setback as long as all landscaping requirements of Chapter 10 Part 2 are met

NOTE: Maximum height within 200 feet of a Neighborhood form would be 45 feet.

- b. Side Yard – None.
  - c. Rear Yard – None.
  - d. Adjacent to Residential – Refer to Chapter 5 Part 5.
4. Building Height
- a. The maximum permitted height is 50 feet; however, additional height may be added provided that the building is stepped back one foot on all sides for each additional four feet of building height. Refer to Chapter 5 Part 7 for permissible heights in form district transition zones.
  - b. Multiple Principal Structures Setbacks – Common wall construction is permissible. Principal structures on the same or adjacent lots constructed as detached buildings shall maintain the following minimum separations:
    - i. Building wall has primary entrance or exit – 25 feet
    - ii. Building wall has secondary entrance or exit – 20 feet
    - iii. Building wall has no entrance or exit – 10 feet

#### Suburban Workplace Threshold Table

The following parts of chapter 5 shall apply to all developments meeting the thresholds and applicability requirements set forth in Table 5.3.6 below.

Expansion of existing and creation of new residential structures or units, and creation of residential lots shall be subject to the standards of the Neighborhood Form District (Section 5.3.1)

SWFD Table 5.3.6 Thresholds	Part 5 Non-residential and Mixed Use Site Design	Part 6 Building Design	Part 7 Transition	Part 8 Street and Roadside Design	Part 9 Transit and Connection	Part 10 Traffic Impacts	Part 12 Special Design Requirement
<b>Category 2A</b>							
Accessory Structure: New or Expansion	X						
Construction of building footprint less than 3,000 square feet	X						
<b>Category 2B</b>							
Construction of 50 or more off-street parking spaces	X			X	X		
Construction of building footprint between 3,000 - 75,000 square feet	X	X	X	X	X	X	
<b>Category 3</b>							
Construction of building footprint greater than 75,000 square feet	X	X	X	X	X	X	X
Projected traffic generation exceeding 200 trip-ends per peak hour						X	
Creation of more than five lots				X	X		

### 5.3.5 Campus Form District

The Campus Form District (CFD) is clearly represented in both historic and modern patterns of development within the Louisville and Jefferson County. The University of Louisville-Belknap Campus, Southern Baptist Seminary, and Bellarmine University are some of the historic examples of this form. Modern examples of the form include the Hurstbourne Green/Forest Green complex and the Shelby Campus of the University of Louisville.

The Campus Form District (CFD) is an established or proposed pattern of development having a mixture of uses clustered for a single or predominant purpose. Residential or commercial uses should primarily serve the people who work or live on the Campus. The form should be compact and walkable, with substantial open space, central gathering areas, shared parking and signage, and an internal circulation system.

#### A. Relationship to the Comprehensive Plan

The CFD is intended to implement the following Cornerstone 2020 Comprehensive Plan Goals, Objectives and Plan Elements:

Community Form Goals H1, H2, H3, H4

Community Form Objectives H1.1; H2.1; H2.2, H2.3; H2.4; H2.5; H2.6; H3.1; H3.2; H3.3; H3.4; H3.5; H4.1; H4.2; H4.3; H4.4

Plan Elements 1, 3, 4, 7, 9

#### B. Intent and Applicability

The provisions of this Part are intended to promote new development within the CFD that is consistent with the established and desired pattern and characteristics of development within the district, promoting as applicable:

- Development that reinforces the traditional pattern characterized by clusters of individual buildings surrounded by large open spaces;
- Unique building and site design elements for each campus district;
- Alternative modes of travel and shared parking;
- A high level of pedestrian access and amenities;
- High quality design of buildings and spaces.

#### C. Dimensional Requirements

1. Minimum Lot Size, Depth, and Width – There are no minimum lot size, depth, and width requirements in the CFD, except as specified in paragraph B., below.
2. Residential Lots and Building Setbacks - Residential lots shall comply with the size and width requirements and residential structures (both principal and accessory structures) shall comply with the setback requirements established in the Traditional Neighborhood Form District Standards (Section 5.2.2) or Neighborhood Form District Standards (Section 5.3.1). The determination for which set of standards is applicable shall be the choice of the applicant, when the development site does not abut a Traditional Neighborhood or Neighborhood Form District. However, when the proposed development site abuts a Traditional Neighborhood or Neighborhood Form District the applicable standards of the adjacent district shall apply.
3. Non-Residential Building Setbacks
  - a. Front and Street-Side Setback – 50 feet along public streets or expressways that form the perimeter of the form district, and 25 feet along public streets and private access easements internal to the form district.
  - b. Side Setback – There is no minimum requirement except where adjacent to a residential use or zoning district, in which case a minimum side setback of 20 feet shall be maintained.
  - c. Rear Setback – The minimum setback shall be 20 feet. Sites within a form district transition zone shall meet the setback requirement of the adjacent form or 20 feet, whichever is greater.
  - d. Building Height – 150 feet; however, if located in a form district transition zone, the maximum height shall be as defined in Section 5.7.1 B1.
  - e. Multiple Principal Structure Setbacks – Common wall construction is permissible. Principal structures on the same or adjacent lots constructed as detached buildings shall maintain the following minimum separations:
    - i. Building wall has primary entrance or exit - 25 feet.
    - ii. Building wall has secondary entrance or exit – 20 feet.
    - iii. Building wall has no entrance or exit: - 10 feet.

### D. Residential and Support Uses

1. Residential Use - Up to 25 percent of any development site may be allocated to residential development without any corresponding decrease in the maximum allowable square footage or intensity of non-residential uses allowed in the underlying zone district, provided that all other development standards set forth in this code are complied with. Calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site.
2. Incentives for Support Services – Principal structures within the CFD used for office, educational or institutional purposes may devote up to five percent of the building square footage to retail uses that primarily serve employees and residents of the CFD, without any corresponding decrease in the maximum allowable square footage or intensity of non-residential uses allowed in the underlying zoning district. The parking requirement for these support services shall be 50% of the minimum established in Chapter 9 Part 1 (Parking).

### Campus Threshold Table

The following standards shall apply to all developments meeting the thresholds and applicability requirements set forth in Table 5.3.6 below..

Expansion of existing and creation of new residential structures or units, and creation of residential lots shall be subject to the standards of either the Neighborhood Form District (Section 5.3.1) or Traditional Neighborhood Form District (Section 5.2.2), see Section 5.3.5 C.2 for details.

<b>CFD Table 5.3.7 Thresholds</b>	<b>Part 5 Non-residential and Mixed Use</b>	<b>Part 6 Building Design</b>	<b>Part 7 Transition</b>	<b>Part 8 Street and Roadside Design</b>	<b>Part 9 Transit and Connection</b>	<b>Part 10 Traffic Impacts</b>	<b>Part 11 Open Space</b>	<b>Part 12 Special Design Requirement</b>
<b>Category 2</b>								
Accessory Structure: New or Expansion	X							
Construction of building footprint less than 3,000 square feet	X							
Construction of 50 or more off-street parking spaces	X			X	X			
Construction of building footprint between 3,000 – 30,000 square feet	X	X	X	X	X	X		
<b>Category 3</b>								
Construction of building footprint greater than 30,000 square feet	X	X	X	X	X	X	X	X
Creation of a more than five lots				X	X			
Development of a site of 10 acres or more	X	X	X	X	X	X	X	X

**5.3.6 Village Form District - Outlying****A. Outlying Areas: Low to medium density residential uses situated on a variety of lot sizes.**

The VFD is a form typical of outlying communities in Jefferson County that developed as scattered independent population growth centers prior to 1940. For this reason, villages typically have development patterns, particularly in the village centers, which reflect pre-World War II design elements. These may include connected and narrow streets and walkways, compact centers with a variety of village-serving uses, and designated sites for civic, historic, and cultural buildings, surrounded by rural lot patterns and a green belt.

**B. Relationship To The Comprehensive Plan**

The VFD is intended to implement the following Cornerstone 2020 Comprehensive Plan Goals, Objectives and Plan Elements:

Community Form Goals C1, C2, C3, C4

Community Form Objectives C1.1, C1.2, C2.1, C2.2, C2.3, C2.4, C2.5, C2.6, C2.7, C3.3, C3.5, C3.6, C3.7, C4.1, C4.2, C4.3, C4.4, C4.5, C4.6, C4.7

Plan Element Guidelines 1, 2, 3, 4, 7 and 9

**C Intent and Applicability**

The Village Form District (VFD) is broadly characterized as having a range of low to medium density residential uses in outlying areas integrated with shops, services and offices in the form of Village Centers. A Village Form District may have more than a single center. Building design in the Village Centers respects a traditional pattern of development in which buildings blend with the character of the landscape and pedestrian mobility is prominent..

The provisions of this section are intended to ensure that new development within the VFD is consistent with the established and desired pattern and characteristics of development within the district.

**D. Description of Village Outlying Areas**

1. Village Outlying Areas—This development pattern is primarily single family residential and multi-family residential development, with some small scale commercial or office. The maximum building square footage for non-residential uses within the designated outlying areas is 5,000 square feet. EXCEPTION: Institutional uses (schools, churches, etc.) shall not exceed a building footprint of 75,000 square feet).

**E. Dimensional Standards Village Outlying Areas**

Developments in the Village Outlying Areas shall conform to the Neighborhood Form District dimensional standards (Table 5.3.1).

**F. Design Standards Village Outlying Area**

Developments within the Village Outlying Area shall conform to the Neighborhood Form District design standards as listed in the applicable threshold table (See Table 5.3.3 of this part.).

**G. Open Space : New major single family residential subdivisions of 25 acres or more and multi-family developments of 50 units or more, located in the Village Outlying Area, shall provide at least 15% of the gross site area in common open space which meets the requirements of Chapter 10 Part 5. Open space**

provided to meet this requirement may be used for credit under the Alternative Development Incentives or the development potential of the open space may be transferred to the remainder of the site in accordance with Section 5.12.2.

### Chapter 5 Part 4 Residential Site Design Standards

#### 5.4.1 Traditional Form Districts (except for DFD)

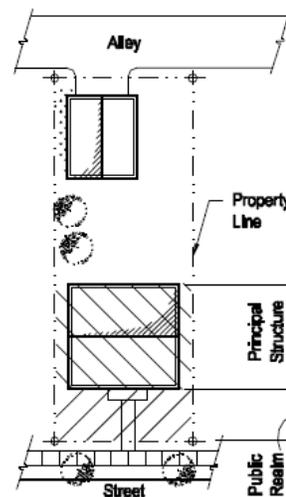
Traditional site design pattern. Residential lots in traditional form districts exhibit a distinct pattern of placement of principal and accessory structures, their relationship to streets and alleys, and provision for open areas. To reflect these characteristics, residential lot and building design requirements are described in terms of the following four basic components of a lot or building site: the public realm area, the principal structure area, the private yard area, and the accessory use/structure area. New and infill context development in the traditional forms shall maintain this pattern.

Alternative Development Standards. Sites developed in accordance with the Alternative Development Incentives regulations (Chapter 4 Part 5) or the Planned Residential District (Section 2.7.3) shall meet the lot and setback dimension standards of 5.2.2.D. instead of the requirements established in Table 5.2.2

- A. Table 5.2.2 shall be used for the non-infill requirements related to maximum building height, setbacks/yards, minimum lot size and minimum lot width as well as paragraphs A through E of this section (excluding infill standards). Where 50% or more of the street frontage (linear distance) within the same block face is occupied by principal structures, Infill Context requirements apply, in addition to the standards of paragraphs A through E of this section. For infill sites, the following standards take the place of applicable standards in Table 5.2.2. General infill standards apply to the following:

Note. Public Realm is defined as the area of the lot between the public right-of-way and the front of the principal structure or to the required principal structure setback/build-to line if there is no principal structure on the lot.

Public Realm & Principal Structure Area >



- 1. Single Family Residential Tree Requirement

Construction of a new single family or duplex structure on a residential lot shall provide at least one Type 'A' or two Type 'B' trees on the lot. Preservation of existing trees that meet the required tree type shall fulfill this requirement. Street trees do not fulfill this requirement.

- B. Public Realm Area (see figure 5.4.1)

- 1. Encroachments/accessory structures. Encroachments and accessory structures are not permitted in the Public Realm except:
  - a. Fences and walls that are no more than 42 inches in height may be located within the required

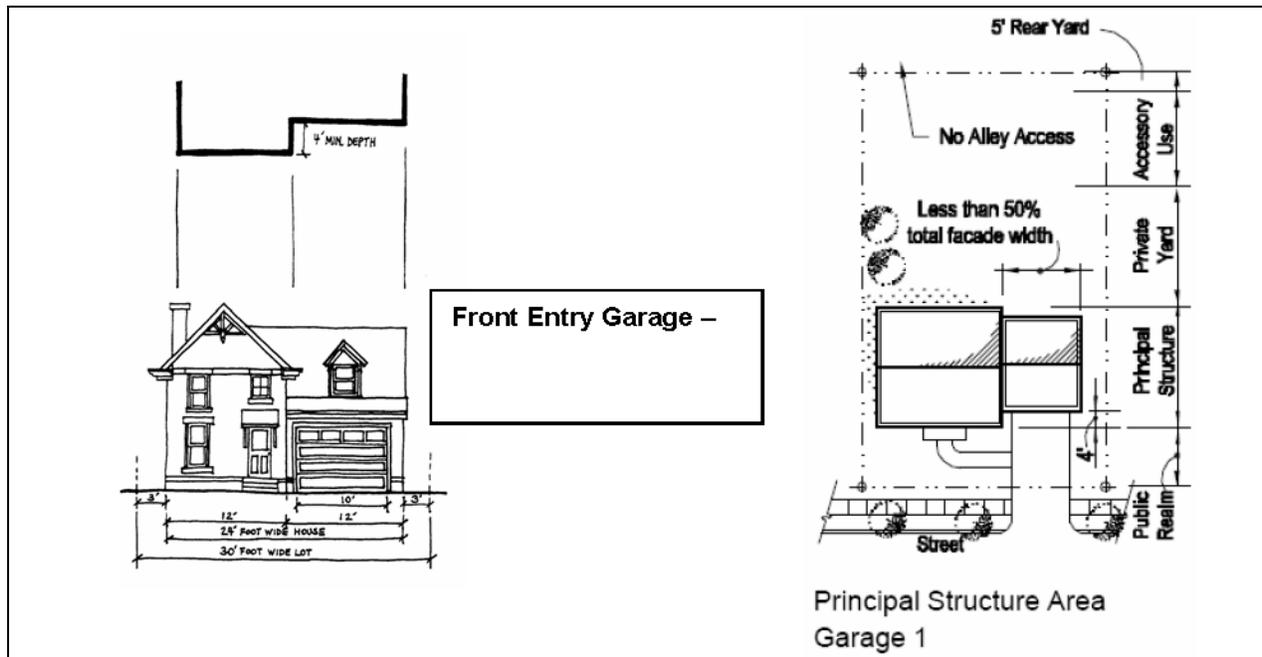
front and street side yards and fences must be either painted or stained. Pickets must be vertical and spaced no less than 4 inches apart.

- b. Steps, stoops and open, unenclosed porches may encroach up to 100% of the distance of the principal structure setback from the right-of-way, provided that the encroachment occupies no more than 33% of the public realm and does not conflict with utility easements.
  - c. Awnings may extend 48 inches into the public realm.
  - d. Porches and awnings must be constructed as extensions of the principal structure and shall not be freestanding.
  - e. Parking is permitted only in driveways that lead to a garage or rear yard parking area.
  - f. Public utility easements.
2. Access. An improved means of pedestrian access to the principal structure shall be provided between the right-of-way/sidewalk and the principal structure entrance that is facing the street.

NOTE: Principal Structure Area is defined as the area of the lot located between the Public Realm Area and the Private Yard Area and is occupied by one or more principal structures.
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C. Principal Structure Area

1. Orientation. The entrance of the principal structure(s) shall be oriented to the primary street.
2. Parking. Off-street parking is prohibited in the principal structure area unless there is no alley access and the primary ingress and egress to the parking is from the public realm area. In this case, parking is allowed in a driveway, garage or in a driveway leading to a garage or rear yard only. Detached garages may be allowed in the Principal Structure Area where there is no alley access (lots not adjacent to an alley or where access to an alley is infeasible based on a determination by the Public Works Director) as long as the required side yards as specified in Table 5.2.2 are maintained. See paragraphs C3, C4 and C5 below for specific design standards.
3. An attached front loaded garage may be located in the Principal Structure Area with access from the primary street when there is no alley or where access to an alley is infeasible based on a determination from Public Works. The front façade of the garage shall be set back at least four feet from the front façade of the house. Garages shall comprise no more than 50% of the total linear feet of the front façade of a dwelling unit.



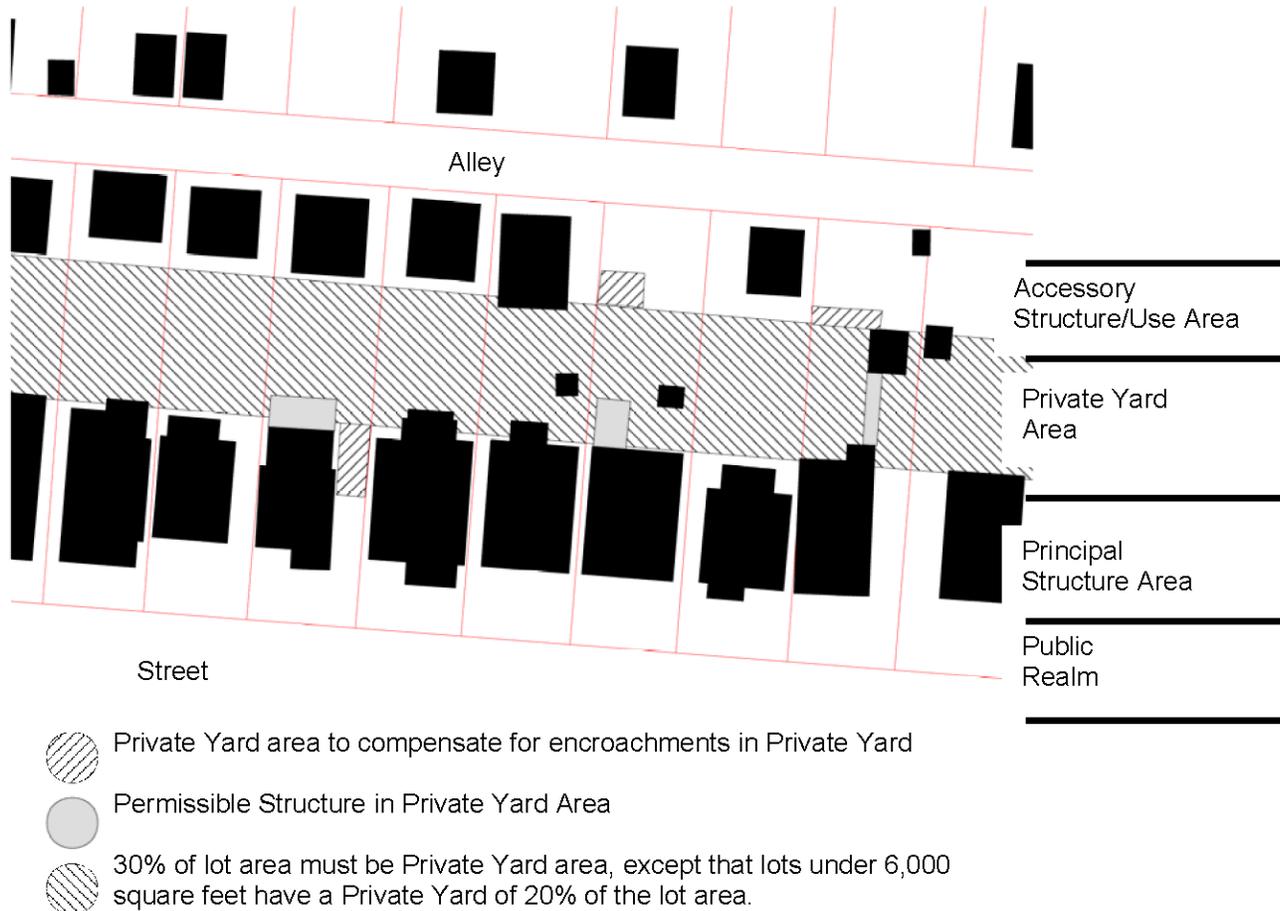
4. Detached Garage. On lots without alley access as defined in paragraph B.2, a detached garage may be located within the Principal Structure Area if it is setback at least 20 feet from the front façade. Detached garages shall be at least six feet from the principal structure.
5. Garages for Single Family Attached units shall meet one of the following options:
  - a. Front Facing. A garage door facing a street shall not exceed a width of ten feet. No more than two garage doors facing a street may be located in a row, and such rows of garage doors must be separated from any other garage door facing a street by at least ten feet.
  - b. Side Entry. Garage doors are perpendicular to the street which the front façade faces.

#### D. Private Yard Area

1. Permitted Structures. Unroofed pools, atriums, gardens, garden courts, walks, patios, unroofed decks constructed at the same elevation as the first floor of the residence and other similar improvements are permitted; the area occupied by these improvements shall be considered in the calculation of the required private yard area. The area occupied by other improvements, including storage sheds, other accessory buildings and breezeways shall not be considered private yard area. Storage sheds may not exceed 120 square feet in area. Off-street parking is prohibited in the private yard area; however, in cases where access from the alley is not feasible, driveways leading to a garage or parking space in the accessory structure area may be located in the private yard.
2. Dimensions. The Private Yard Area shall be at least 30% of the area of the lot and shall be located between the principal structure and the accessory structure area. The private yard shall be composed of contiguous open area, and shall have a minimum dimension of 10 feet for lots less than 6,000 square feet and area and 20 feet for lots that are 6,000 square feet in area or larger. Exception: Lots under 6,000 square feet. See paragraph 3 below.
3. Lots under 6,000 square feet. The private yard area for existing or newly created lots less than 6,000 square square feet shall be at least 20% of the lot area and shall be located between the Principal Structure Area and the Accessory Structure Area. See figure 5.4.1 below

4. Design Standard for Breezeways. An open air or enclosed structure (“breezeway”) connecting the principal structure and an accessory structure located at the rear of the lot may be allowed provided that the breezeway does not exceed 14 feet in height. Unenclosed breezeways shall be considered as contiguous open space for the calculation of the private yard as described in paragraph D2. Enclosed breezeways within the private yard shall not be included within the calculation of the private yard and shall not be considered contiguous open space.

Figure 5.4.1

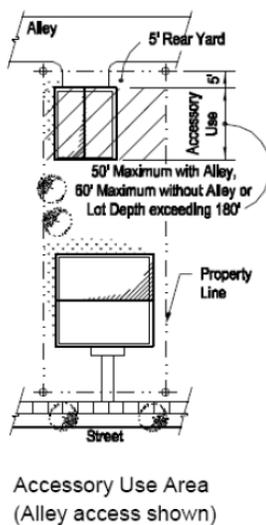


**NOTE:** Private Yard Area is defined as the area of the lot located between the Principal Structure Area and the Accessory Structure Area. It must be unenclosed and open to the sky except for permitted fences and decks.

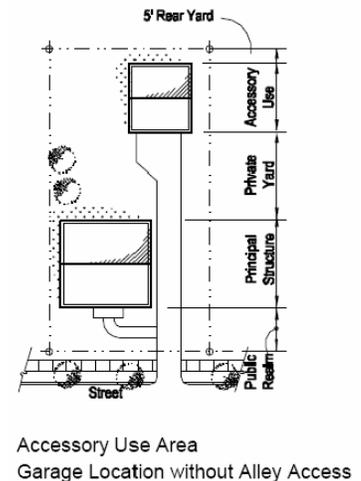
#### E. Accessory Structure/Use Area

1. Length. The Accessory Structure/ Use Area shall not exceed 50 feet in depth. On lots in excess of 180 feet in depth or without alley access (lots not adjacent to an alley or where access to an alley is infeasible based on a determination by the Public Works Director), the accessory structure/use area shall not exceed a depth of 60 feet.

2. Rear yard requirement. The minimum rear yard requirement shall be 5 feet from rear property line. Structures are not permitted in the rear yard. This minimum rear yard is also the minimum size of the accessory structure/use area. This five (5) foot setback cannot be counted toward the private yard requirement. Parking in the required rear yard is permissible adjacent to an alley, provided that vehicles are parked at least two feet from the alley's edge of pavement. INFILL CONTEXT: Accessory structures that front an alley or rear street may reduce the five-foot rear setback to match the setbacks of the two closest constructed accessory structures as long as the alley width is at least 18 feet.
3. Parking Access. Access to parking shall be achieved through a rear alley. Parking is to be provided within the Accessory Structure/Use Area. In cases where alley access is not feasible, access to the Accessory Structure/Use Area is permitted from the primary street.



Kentucky Building Code may require fire-rated construction for structures located less than three feet from a property line



4. Maximum Size of Accessory Structures. Accessory structures for single family residential use shall not exceed the footprint of the principal structure.
5. Side Setback of Accessory Structure. The minimum setback from side property lines for an accessory structure shall be 2 feet, except that accessory structures and uses shall observe the same setback from street side property lines as required for principal structures. \*
6. Accessory Structure Height. The maximum height of accessory structures shall be 24 feet from the existing grade. New accessory structures shall be subordinate in size to the principal structure on the lot.
7. Orientation of Accessory Structures containing a dwelling unit.

The principal entrance shall face the private yard or sideyards. Architectural treatment and materials shall be comparable to those of the front façade of the principal structure. The garage door used for vehicle access shall face the alley.

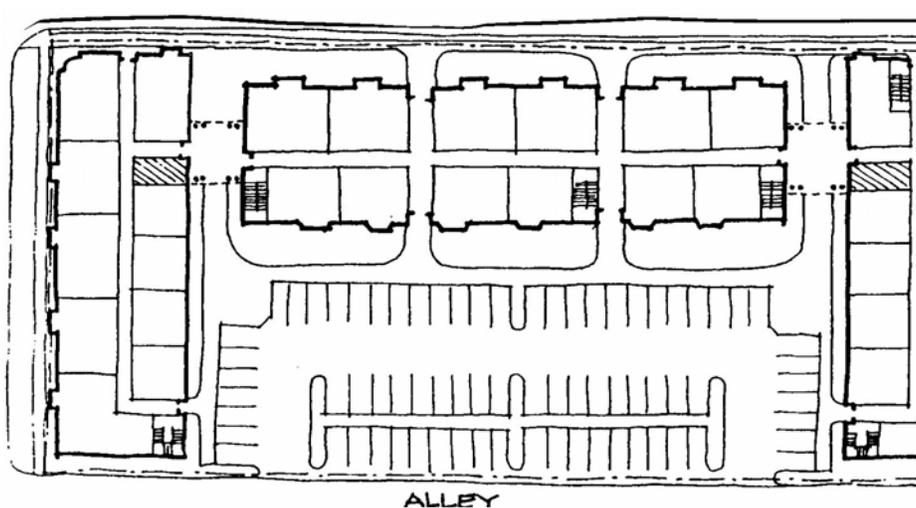
#### F. Multi-Frontage Lots

Lots with more than one street frontage and not a corner lot shall use the primary street for the calculation of the public realm area. For situations where a primary street cannot be determined, the planning director

or designee may choose the street that functions as the primary street. The secondary street shall be used for the location of the rear yard and accessory structure area.

G. Multi-family development.

1. Noninfill Context: Multi-family developments that do not maintain the four areas of the traditional neighborhood site design pattern may use alternative site designs that meet the following:
  - a. Front setback/build-to lines meet requirements in Table 5.2.2;
  - b. Parking is in the rear of the lot, takes access from the alley if there is an alley, and is screened from the street by a building or street wall; and
  - c. The site plan complies with the standards of Section 5.11.4
2. INFILL CONTEXT
  - a. Multi-family residential development shall be subject to the four areas of traditional neighborhood residential development with the following exceptions:
    - i. The accessory structure size limitation shall not apply.
    - ii. The accessory structure area depth maximum shall not apply.
3. Parking areas or detached garages for all multi-family buildings may not be located between the front façade of the building and the primary street. Attached and detached garages for multi-family buildings shall be located to the side or rear of the principal building, and the garage doors shall not be on the front façade. Garages may also be located under the multi-family structure; garage doors on the front façade are permissible if the top of the door is at or below the mean elevation of the established grade of abutting public right-of-way.



H. Traditional Neighborhood Design Alternative

The Planning Commission may approve an alternative site design pattern for developments creating three or more contiguous residential structures. Sites developed under this Traditional Neighborhood Design Alternative shall not be subject to the standards established in Paragraphs A through E of this Section. The applicant shall submit a detailed site plan and written justification for any divergence from the standards

otherwise applicable in the traditional form districts. The site plan shall indicate the location of all proposed structures or buildable areas, yards and open spaces, as well as parking areas and driveways. The justification shall demonstrate how the proposed plan is compatible with adjacent development, and fulfills applicable provisions of Cornerstone 2020.

### 5.4.2 Suburban Form Districts

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#### A. General Standards

1. Residences served by alleys constructed with a minimum paved width of 18 feet shall not have curb cuts from the primary street serving the lot.
2. A single family residence (principal structure) may extend into the required rear yard as established in the applicable zoning district, provided that such structure meets the following criteria:
  - a. The residence may occupy no more than 30% of the required rear yard; and
  - b. For purposes of this section, an open, unenclosed deck located at the first floor elevation of the house shall not be considered an encroachment in the required rear yard, provided that the setbacks established in Part 5.4.2.D.3.a. are maintained.
  - c. The cumulative total area of building footprint, including accessory structure(s) and residence, shall not exceed 50% of the area of the required rear yard.
3. Alternative Development Standards. Sites developed in accordance with the Alternative Development Incentives regulations (Chapter 4 Part 5) or the Planned Residential District (Section 2.7.3) shall meet the lot and setback dimension standards of Section 5.3.1.D. instead of the requirements established in Table 5.3.1
4. Where permitted by applicable form district and zoning district standards, multi-family residential structures in excess of 2 stories shall be permitted provided that the three-story or taller portion of any building shall be setback a minimum of 50 feet from abutting detached single family residential developments.

#### B. Non-Infill Context

1. New single family major subdivisions having frontage on roadways classified as collectors or arterials shall meet one of the following standards: classified as collectors or arterials shall meet one of the following standards:
  - a. A frontage road or alley shall be provided to serve lots adjacent to the collector or arterial, and houses shall be designed to face the collector or arterial. Privacy fences are not permitted between the front façade and the right-of-way of the collector or arterial; or
  - b. A 20 foot landscape buffer area, in addition to the front yard or street side requirement in Table 5.3.1, shall be provided for building lots adjoining the right-of-way. The landscape buffer area shall include a berm, hedge, fence or wall adequate to form an effective visual screen at least six feet in height. At least 50% of the surface area of wooden privacy fences shall be screened from the roadway by evergreen vegetation. The landscape buffer area shall be maintained by a community or property owners association rather than individual lot owners. A landscape plan for the buffer area shall be submitted for review and approval by DPDS staff.

## C. Accessory Structures

1. **Maximum Size** - The maximum building footprint for an accessory structures for single family residential buildings shall not exceed the footprint of the principal structure. Accessory structures with building footprints greater than the footprint of the principal structure may be permitted in accordance with Section 4.3.6. Multiple accessory structures are allowed, subject to the limits established in paragraph 3.b, below.
2. **Structures/Uses in a Required Front Yard and Street-Side Yards** – Accessory structures for residential buildings other than permitted fences shall not be constructed within a required front yard setback shown in Table 5.3.1. However, open, unenclosed porches are permitted to encroach into a front yard setback for a maximum distance of 10 feet. Awnings may extend 48 inches into the front yard setback. Porches and awnings must be constructed as extensions of the principal structure and shall not be freestanding.
3. **Accessory Structures/Uses in a Required Rear or Side Yard** – Accessory structures and uses for residential buildings may be permitted in a required side or rear yard setback when the following standards are met:
  - a. The minimum setback from a rear property line shall be 5 feet.  
  
The minimum setback from side property lines shall be 2 feet except that accessory structures and uses shall observe the same setback from street side property lines as required for principal structures. Parking areas shall be at least 5 feet from the required rear property line. Parking is permitted within required side yards.
  - b. The cumulative total area of building footprint, accessory structure(s) and residence, shall not encroach more than 50% of the area of the rear yard. No structure shall be closer than five (5) feet to the rear property line.

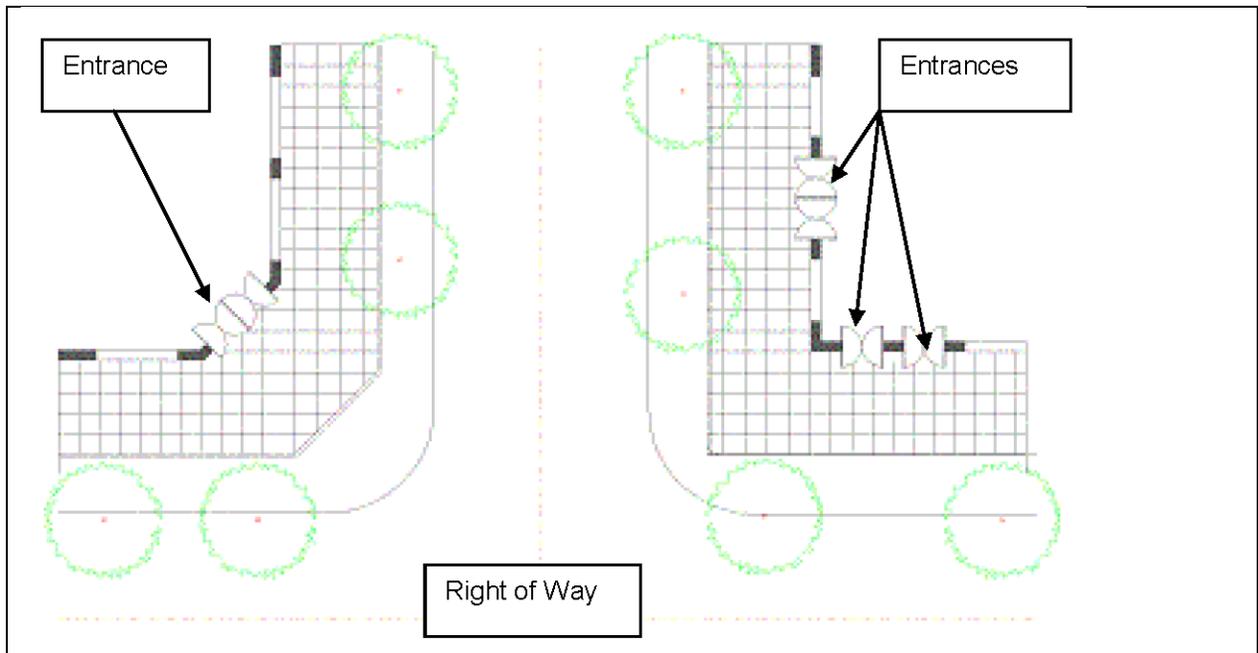
#### Chapter 5 Part 5 Non-Residential/Mixed Use Design Standards

##### 5.5.1 Traditional Form District Design Standards

#### A. General Site Design Standards (Downtown Form District excluded)

##### 1. Building Location and Orientation

- a. Principal building entrances shall face the primary street serving the development or shall be oriented toward a focal point such as a landscaped public square, plaza or similar formal public open space. All structures that are located along the primary street serving the development shall also have doors or windows facing the primary street (see b. Below for lots with more than one street frontage). Principal buildings shall be parallel to the primary street. If the prevalent (more than 50%) orientation of buildings on the block is at an angle to the street, the new building's orientation shall be the same as other buildings. The walls of buildings on corners should be parallel to the streets.
- b. Retail and office uses within buildings facing two or more streets shall have at least one customer entrance facing the primary street and one customer entrance facing the second street or instead of two entrances, a corner entrance.



2. Corner Lots. On corner lots, the building shall be constructed no more than five feet away from the right-of-way line along both of the streets. Lots with more than one street corner shall build to the corner that contains frontage on the primary street. Additional buildings on the multi-corner lot shall be built to the secondary corner. The intersection of a street with an alley shall not be considered a street corner. Exceptions: 1) if a principal building or tenant entrance is at the corner, the angular façade containing the entrance may be recessed a maximum of 15 feet from the intersection of the two right-of-way lines; 2) if the sidewalk abutting the corner property is less than the sidewalk width required by the applicable form district, the building may set back to permit the construction of the required sidewalk.

### 3. Parking Location:

- a. Parking Location and Design. Parking lots shall not be permitted in front of buildings and shall be located and designed to reduce or eliminate visual or operational impacts to surrounding properties. Parking lots at or within the maximum setback shall not be closer to the right-of-way line than the principal structure(s). Side parking that exceeds 40 percent of the total linear lot frontage adjacent to right-of-way shall provide a minimum 3 foot masonry, stone or concrete wall that makes reference to a similar design within the surrounding area extending from the principal structure across the front of the parking area. Surface parking lots with no principal structure(s) shall provide the 3 foot wall as described above. EXCEPTION: Industrial uses are exempt from the 3 foot wall requirement as described above.
- b. Parking Lot Design. Where an alley exists, vehicular and parking access to the site shall include alley access.
- c. Parking decks. Surface or structure parking shall not be located between the public right-of-way and building facades. Parking decks that are visible from a public street shall be consistent with the design and materials of the principal structure.
- d. Connections between Parking Lots – Vehicular and pedestrian connections between parking lots of abutting developments are required in order to reduce traffic on main thoroughfares and to allow customers to visit multiple establishments without moving their vehicles. (Note: Not required for TWFD)

NOTE: Connections from public right of way through parking areas shall be provided in accordance with Chapter 5, Part 9 Transit and Connections

### 4. Loading and Refuse Collection Areas:

- a. Loading Areas. Off-street loading and refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and from residential uses.
  - b. Front loading docks (on the primary facade) are not permitted. On-street loading areas are discouraged unless rear or side loading areas are not possible due to site constraints.
5. All attached and detached canopies for gas stations, banks and other similar uses shall not be between the associated principal structure and the public street. There shall be no drive lanes between the principal structure(s) located between the maximum setback and the public street. Detached and attached canopies for fueling stations and banks shall not be closer to the public street than the structures located between the maximum setback and the public street.
6. Secondary Structures. Separate, secondary structures (includes but not limited to, freestanding canopies over gas pumps, cashier booths, bank drive-throughs and car washes) shall have the same architectural details, design elements, building materials, and roof design as the primary structures.

### B. Downtown Form District

1. Parking and loading standards have been established for the Downtown Form District to manage the supply of off-street parking to improve mobility, promote the use of alternative modes of transportation, support existing and new economic development, maintain air quality, and enhance the urban form of the District. Parking shall be furnished in conformance with Chapter 9 Part 1 (Motor Vehicle Parking and Loading Standards), except as provided in this subsection.

NOTE: Parking should have the same qualities and characteristics as any other downtown development relating strongly to nearby buildings and should be designed to promote comfort and safety for pedestrians on the street and the sidewalk.

- a. Surface Parking
  - i. Surface parking lots shall be prohibited along the Main Street and Fourth Street rights-of-way.
  - ii. Surface parking shall be located completely behind all principal structures and shall be accessed at the rear of the property via an alley. When alley access is not possible, the Director of Works shall determine access.
  - iii. Landscape screening and tree canopy requirements for surface parking areas shall conform to Chapter 10 of these regulations with the exception that tree canopy requirements shall be provided for any new surface parking area or any existing surface parking area when 25% or more of the lot is resurfaced.
  - iv. Surface parking lighting shall conform to Chapter 4 Part 1, Lighting Standards.
- b. Parking Structures
  - i. Parking structures shall adhere to all building location and design standards set forth in Section 5.2.1 and Section 5.6.2 of these regulations.
  - ii. Ramped floors shall not be visible from the street.
  - iii. At least 50 percent of the first floor street facade must be developed for Retail or Office uses. Areas designed to accommodate these uses may be developed at the time of construction, or may be designed for later conversion to such uses.
  - iv. Garage entries and exits for both pedestrians and vehicles shall be clearly marked by materials, lighting, signage, etc., to ensure pedestrian safety.

NOTE: The parking lot design standards apply to lots constructed after the effective date of the LDC. Retrofitting of existing facilities is not required.

### 5.5.2 Suburban Form District Design Standards

- A. Building Location and Orientation
  - 1. Principal buildings and building entrances on a site shall have entrances and glazing, display windows or windows affording views into the business which face the abutting public street serving the development. In the alternative, principal buildings and entrances shall be oriented toward a focal point. Structures located at a street corner may have a single entrance, located at the corner of the building. Buildings with frontage on two streets shall have consistent building design and materials on each façade. Internally oriented structures closest to the public street(s) serving the development shall also have doors or windows facing the street.
- B. Parking and Loading Design and Location
  - 1. Parking Lot Configuration
    - a. Connections between Parking Lots – Vehicular and pedestrian connections between parking lots of abutting developments are required in order to reduce traffic on main thoroughfares and to allow customers to visit multiple establishments without moving their vehicles. (Note: Not

required for SWFD and CFD)

2. Loading Areas – Off-street loading and refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential uses. Screening may be accomplished through use of a fence with landscaping that at maturity will equal the height of the fence, or a wall constructed of the same building materials as the principal structure.
- C. Suburban Form District Specific Design Standards
1. Suburban Workplace Form District
    - a. Loading Areas – Loading areas shall not be located in the required front or street side setback.
  2. Campus Form District
    - a. Parking Lot Location – Parking shall not be located in the required front, side or rear setbacks. No more than 50% of the required parking spaces shall be located between a building and the abutting primary street or private access easement that provides the principal means of access to parcels in major subdivisions.
    - b. Loading docks are not permitted on primary façades.

### **5.5.3 Mixed Use Development (not applicable within DFD and NFD)**

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- A. Up to 25 percent of any non-residential development site may be allocated to residential development without any corresponding decrease in the maximum allowable square footage or intensity of non-residential uses allowed by the underlying zoning district. Calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site. Upper story office and residential uses shall be excluded from the calculation of a site's permissible floor area in the following circumstances.
1. Up to three stories (not to exceed maximum height within form district) of residential use, when located above first floor office or commercial use.
  2. Up to two stories (not to exceed maximum height of form district) of office use, when located above office or commercial use.

### **5.5.4 Form District Specific Compatibility Standards**

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- A. Town Center Form District Specific Compatibility Standards
1. Building design may be used to ensure a compatible transition between uses (e.g., location of principal structures, garages, parking areas, alleys, or similar features may provide a buffer between residences and adjacent areas).
  2. Perimeter masonry walls or a combination of masonry wall and landscaping between residential uses and more intense uses may be substituted for the required property perimeter buffer yard to promote a more compact pattern of development.
- B. Suburban Workplace Form District Compatibility Standards
1. Industrial uses, including structures, loading and truck parking areas, and outdoor storage located within 200 feet of and having a common lot line with residentially used or zoned parcels shall include a 50 foot landscape buffer area with a 6 foot berm and canopy trees as required by Chapter 10, Part 2.
- C. Traditional Marketplace Corridor Form District Compatibility Standards
1. Fences or walls (minimum 80% opacity) may be substituted for the required property perimeter buffer

## Non-Residential/Mixed Use Site Design Standards

yard to promote a more compact pattern of development. Tree planting as specified in Chapter 10, Part 2 is still required for sites using fences or walls in lieu of a perimeter buffer yard. Such fences or walls shall be six feet in height and constructed of durable materials compatible with the visual character of the surrounding area. The Planning Director shall determine acceptable wall and fence materials.

2. Development within the TMCFD shall be designed to incorporate enhanced protection and noise reduction measures next to residential uses.

Examples of measures to enhance compatibility with residential uses include, but are not limited to:

- Location of obtrusive uses such as truck access and loading areas and outdoor trash areas away from residential uses
- Use of a rear alley to separate rear parking lots and adjacent residential lots
- Screening of mechanical equipment
- Enhanced lighting controls

Controls on the location of outdoor use areas (e.g., vending areas, garden display areas, etc.)

### D. Traditional Neighborhood Form District Compatibility Standards

1. Non-residential and mixed-use development shall be designed to incorporate enhanced buffer protection and noise reduction measures next to residential uses. Examples of additional buffers and noise reduction measures include:
  - a. Location of obtrusive uses such as truck access, loading and outdoor trash areas away from residential uses.
  - b. Location of outdoor use areas and vending areas away from residential uses.

### 5.5.5 Accessory Structure Standards

#### A. Standards for Accessory Structures (other than accessory structures to single-family residential development)

1. Accessory structures (e.g. dumpsters, storage buildings, HVAC equipment, fast food ordering stations/menu boards and similar uses) shall not be constructed or permitted within any required setback/yard. These structures shall be subordinate in size to the principal structure, shall not be visible from the public street, and shall be screened from adjacent residential areas by fencing or walls. When accessory structures are adjacent to residential uses, the accessory structure shall not exceed the scale of the adjacent residential structure(s). Open unenclosed seating, decks or other similar types of areas are permitted to encroach within the required front setback/yard, provided that minimum landscape buffer areas are provided per Chapter 10 Part 2.
2. Setback from Alley or Rear Property Line – The setback shall be the same as for the required landscape buffer area or transition setback/yard if applicable, whichever is greater.

#### B. Form District Specific Requirements

1. Downtown Form District – Accessory structures/screens shall be designed and constructed of the same materials as the primary structure. Accessory structures shall only be permitted at the rear of a principal structure

#### 5.5.6 Building Height Incentive

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Those developments that meet two of the design criteria listed under Building Design Criteria within Appendix 5A of the LDC are permitted an increase in maximum height of structure of one-story. This additional story shall be excluded from the Floor Area Ratio calculation of the applicable zoning district.

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**Chapter 5 Part 6 Building Design Standards**

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**5.6.1 Non-Residential and Mixed Use Building Design Standards**

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**A. Building Façade Treatment for buildings within Traditional Form District (excludes DFD)**

1. There shall be no blank walls facing public streets, sidewalks, and adjacent front yards of residential uses. Ground floor facades at these locations shall be articulated to provide visual interest and a human scale that are representative of the form district. Such facades shall employ the use of windows, columns, pilasters, piers, variation of material, entrances, storefront windows, and other animating features along no less than 75 percent of their length.

**Exception:**

Within the TWFD, animating features of the façade shall be designed along no less than 50% of the length of the façade.

**B. Building Façade Treatment for buildings within the Suburban Form Districts**

1. There shall be no blank walls facing public streets. Ground floor facades at these locations shall be articulated to provide visual interest and a human scale that are representative of the form district. Such facades shall employ the use of windows, columns, pilasters, piers, variation of material, entrances, storefront windows, and other animating features along no less than 60 percent of their length. In addition, façades greater than 100 feet in length, measured horizontally, shall incorporate any combination of the following features: wall plane projections having a depth of at least 18 inches or recesses having a depth of at least 3 feet, or building entrances/glassed in areas extending at least 20 percent of the length of the facade. No uninterrupted length of any façade shall exceed 100 horizontal feet..

**Exceptions:**

- a. Within the RCFD, SMCDF and SWFD, Ground floor level of primary façades having the principal customer entrance shall have a combination of the following animating features along no less than 60 percent of their horizontal length:
  - i. Transparent doorways and entry areas that allow a view into the building; measures to control sunlight are specifically authorized;
  - ii. Display windows open to the store interior with a minimum height of eight feet and having a maximum sill height of two feet (retail uses);
  - iii. Windows that comprise at least 50% of the area of the ground floor façade (office uses);
  - iv. One tree shall be planted within 15 feet of the building, for each 50 feet of façade length. Trees may be clustered but distance between trees shall not exceed 100 feet. Tree species shall be selected from the Preferred Plant List that will equal or exceed the height of the adjacent building, at maturity. This requirement shall be in addition to trees required in parking lot interior landscape areas.
- b. Within the CFD, no uninterrupted length of any primary façade shall exceed 50 horizontal feet.

**C. Building Window Design**

Enliven facades by providing visibility into building interiors from the street or other public space

1. Commercial, including but not limited to retail, wholesale, bank, office, and service establishment uses shall have 50% of the wall surfaces at street-level consisting of clear windows and doors. Display cases

with a depth of 18 inches or less and that are attached to or recessed in the outside wall do not qualify. Entrances and windows shall be clear glass and allow a view into the building. Measures to control sunlight are specifically authorized. The tops of windows shall be at least eight feet high measured from the sidewalk. The bottom of the windows shall be no more than two feet above the sidewalk. Where entrances of buildings on corner lots are not located at the corner, display windows facing both streets are required at the corner.

Exception:

For restaurant uses, the tops of windows shall be at least eight feet high measured from the sidewalk and shall be at least four feet high in total vertical height..

D. Roof lines, rooftop equipment, etc.

Roof lines shall be varied to reduce the massive scale of large buildings and to complement the character of roofs within the Form District. Building facades of Commercial, Retail, and Institutional uses that exceed 100 feet in length measured along the street frontage shall have variations in roofline or rooftop parapet to reduce the massive scale of large buildings and to complement the character of the form district. Rooftop equipment shall be concealed behind parapets or screened from view by pedestrians. Sloping roofs with a vertical rise that exceeds the average height of supporting walls are not allowed.

### 5.6.2 Downtown Form District Building Design Standards

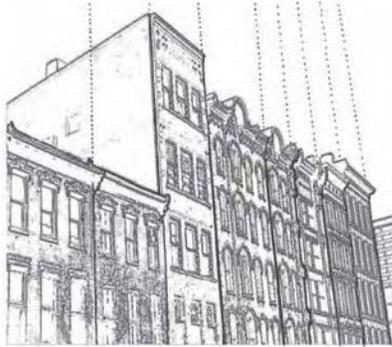
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Building design standards have been established within the Downtown Form District to allow for architectural diversity while encouraging design of buildings that relate to and reinforce the overall character of their immediate surroundings and to create a strong building-to-pedestrian relationship through the use of building details that establish a human scale. Building design standards shall be applied as follows:

A. Spacing/Rhythm

The primary facade of a new building shall be designed to reflect the rhythm characterized by the surrounding buildings on the same block face.

1. Vertical rhythm – Building facades shall use columns, piers, and window design/placement or similar architectural features spaced no less than every 20 feet and no greater than 40 feet to create vertical breaks at regular intervals.
2. Horizontal rhythm – A clear visual division between the ground floor and upper level floors shall be established using cornice lines, windows or similar architectural elements. The horizontal line established through the use of such architectural elements shall vary in elevation by no more than 36" from one building to the next.



Vertical Rhythm



Horizontal Rhythm

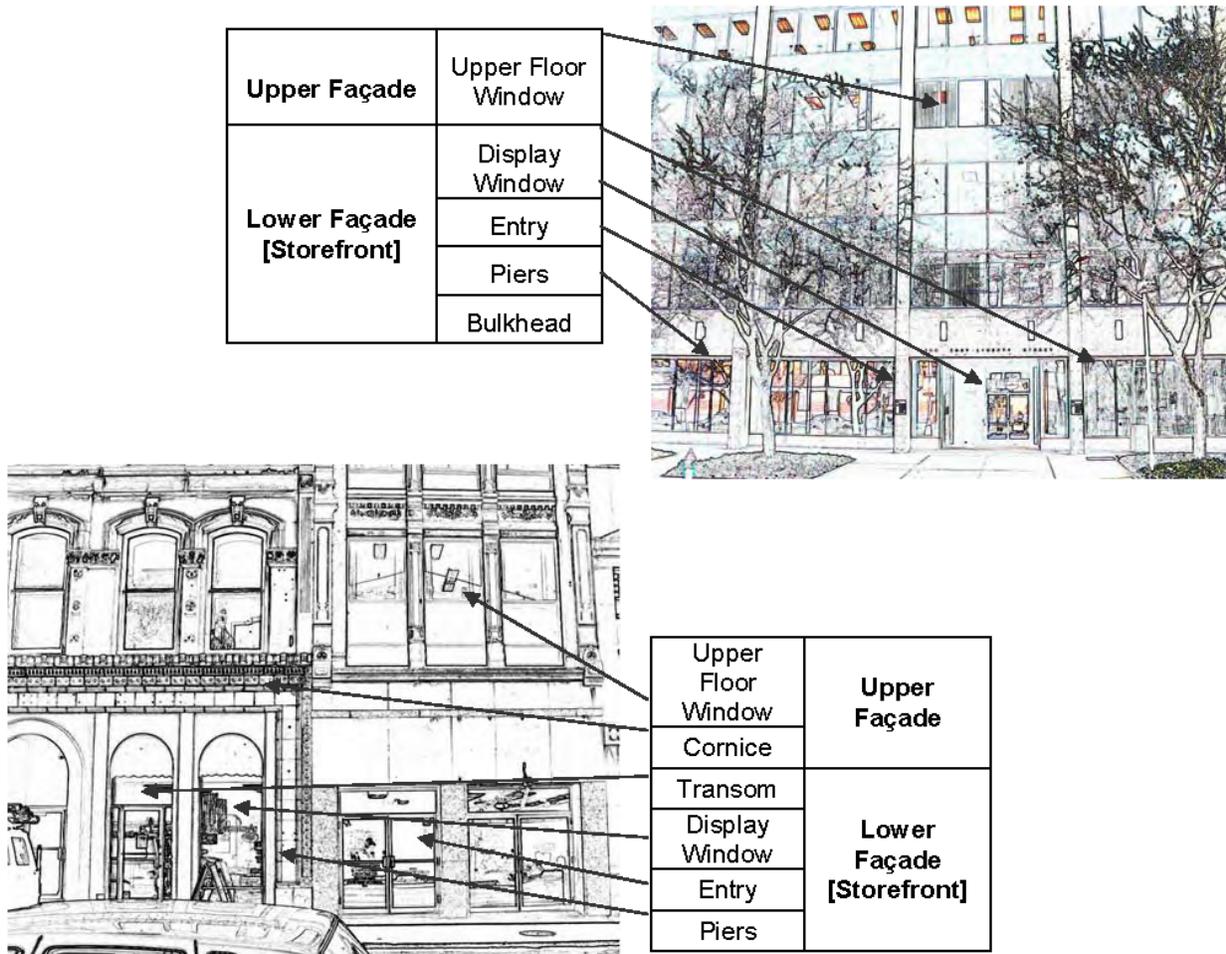
### B. Building Façade Treatment

#### 1. Lower Façade –

- a. When the ground floor use is nonresidential, at least 50% of the storefront shall consist of clear windows and doors that allow a view into the working areas, lobbies or display windows set into the wall.
- b. Principal entry doors shall be oriented toward the street and recessed, covered or otherwise clearly identifiable through the use of architectural design elements. Entry areas shall be well lighted.

#### 2. Upper Façade

- a. Windows shall be individually distinguished through the use of sills, lintels, trim, or other architectural elements.
- b. Window proportions shall be designed so the vertical dimension is larger than the horizontal dimension.



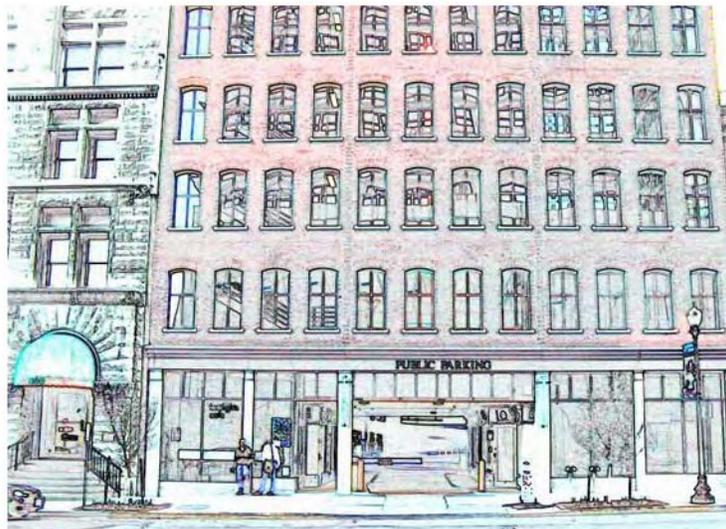
### C. Historic Structures

1. Development occurring within a designated Preservation District shall conform to the Louisville Landmarks Commission's procedures and Design Guidelines.
2. Outside designated Preservation Districts, renovation/restoration of the primary facades of Historic Structures, as identified by the Downtown Development Plan or as listed on the National Register of Historic Places, shall conform to the current edition of the Secretary of the Interior's Standards for Rehabilitation. Demolition of Historic Structures, as identified by the Downtown Development Plan or as listed on the National Register of Historic Places, shall not be permitted for the creation of surface parking lots or open space.

### D. Awnings/Canopies

1. Awnings, when used, shall be installed so that the valance is at least 7'-6" above the sidewalk.
2. The width of a single awning shall extend the full width of the window and shall not exceed 40 feet
3. Canopies shall be at least 18" from the face of curb. Awnings shall not extend into the Streetscape Zone.

- E. Lighting – To help create a greater sense of activity, security and interest for the pedestrian, lighting shall be integrated into the exterior design of all structures.
1. Lighting shall be designed in accordance with Chapter 4 Part 1, Lighting Standards.
  2. Lighting shall be directed to illuminate the building facade, entries, and storefront windows.
- F. Roofs - All mechanical or utility equipment shall be screened or fully integrated into the overall design through the use of like or complementary materials, color, and scale.
- G. Parking Structures
1. Parking structures shall adhere to all building location and design standards set forth in Sections 5.2.9 and 5.2.11 of these regulations.
  2. Ramped floors shall not be visible from the street.
  3. At least 50 percent of the first floor street facade must be developed for Retail or Office uses. Areas designed to accommodate these uses may be developed at the time of construction, or may be designed for later conversion to such uses.
  4. Garage entries and exits for both pedestrians and vehicles shall be clearly marked by materials, lighting, signage, etc., to ensure pedestrian safety.



Parking Garage Integrated with existing Architecture

### 5.6.3 Multi-Family Residential Building Design Standards

- A. Plain, monolithic structures with long, unbroken wall surfaces of fifty (50') linear feet or more are prohibited. At least every 50 linear feet, any façade facing a public street or including the principal entrance shall include animating features such as offsets or setbacks with a differential in horizontal plane of three feet, porches, bay windows, balconies, variation in building materials, or other design features approved by the Planning Director or his designee.
- B. All sides of a multi-family building shall display a similar level of quality and architectural interest when abutting a public street or perimeter property line.

1. Multi-family structures with attached front facing garages shall meet one of the following standards:
  2. The garage doors shall not comprise more than 50% of the total length of a multi-family building's front façade; or .
  3. Every two single-bay garage door(s) or every double garage door shall either be offset by at least four feet from the plane of an adjacent garage door(s) or shall be located no closer than 15 feet to the nearest adjacent garage door.
- C. Detached accessory structures shall be subject to the following standards:
1. Shall not exceed a height of 20 feet
  2. Shall not exceed a length of 100 feet
  3. Shall have building design and materials similar to the primary structure(s)
- D. Roof Requirements
1. On buildings where sloping roofs are the predominant roof type, each building shall have either a variety of roof forms such as a gable or hip configuration or complimentary sheds, dormers, and other minor elements at least once every fifty feet of building wall length.
  2. On buildings where flat roofs are the predominant roof type, parapet walls shall vary in height and/or shape at least once every fifty feet of building wall length.
  3. Roof forms shall be designed to correspond and denote building elements and functions such as entrances and arcades.
  4. Rooftop equipment shall be screened so as not to be visible from the ground surface.

### Chapter 5 Part 7 Transition Standards

#### 5.7.1 Transition Standards

##### A. General Requirements - Form District Transition Zones

Transition zones have been established to ensure compatibility of adjacent form districts of differing intensities. A transition zone is an area located at the edge of a form district where transitional design standards would be applied to building height, setback, buffer yard and other requirements.

Transitional design standards shall be applied within the more intensive form district (Group B). Table 5.7.1 lists the depth of the transition zone, measured from the form district boundary.

**Table 5.7.1  
Form District Transition Zone Standards**

Group B Form Districts	Group A Form Districts		
	Village (VFD)	Neighbor- hood (NFD)	Traditional Neighbor- hood (TNFD)
Downtown (DFD)	400 ft.	200 ft.	100 ft.
Suburban Workplace (SWFD)	200 ft.	200 ft.	200 ft.
Traditional Workplace (TWFD)	400 ft.	200 ft.	100 ft.
Suburban Marketplace Corridor (SMCFD)	200 ft.	200 ft.	200 ft.
Traditional Marketplace Corridor (TMCFD)	400ft.	200 ft.	100 ft.
Regional Center (RCFD)	400 ft.	200 ft.	200 ft.
Town Center (TCFD)	400 ft.	200 ft.	200 ft.
Campus (CFD)	200 ft.	200 ft.	200 ft.

If a roadway corridor separates form districts, the transition zones are reduced as follows (refer to Core Graphic 10 for classification of roadways):

Expressways	no transition required
Arterials	50% reduction
Collectors or locals	no reduction

##### B. Generally Applicable Transitional Design Standards

Transitional design standards shall be applied within any transition zone. Standards shall also be applied to any remaining portion of a site when 50% or more of the site falls within the transition zone.

1. **Building Height** - The maximum building height within a transition zone shall not exceed 45 feet. Exception: In the transition zone between the DFD and the TNFD, there shall be no decrease in permissible building heights.
2. **Setback** - The front and street side setback within a Transition Zone shall equal the setback of adjacent properties (based on the appropriate setback table listed within the applicable form district) that are

within the Group A form district when sites in different form districts share a common street frontage (common street frontage refers to properties on the same side of the street). Where sites in different form districts share a common rear property line or are separated by an alley, the rear yard setback of the adjacent property within the Group A form district shall apply. If the non-transition zone setback requirements found in a separate section of this Land Development Code are more restrictive than the transition zone setback requirements as specified by this section, then the more restrictive requirements shall apply.

NOTE: Corner Lot Group 'B' properties within traditional form districts are exempt from the carry-over of street side and front setbacks of adjacent Group 'A' properties.

3. Non-Residential Use – Within the transition zone , one of the following standards shall apply when a non-residential use in a Group B form district adjoins a residential use in a Group A form district:

NOTE: "Setbacks of the adjacent properties" means the required minimum setbacks of the adjacent group 'A' property's zoning and form district.

- a. The property perimeter buffer yard required in Chapter 10 shall be a type C yard or the type specified in Table 10.2.3, whichever is larger. The buffer yard shall meet or exceed the type 3 planting density requirements. Exception: The continuous screen requirement shall not exceed three (3) feet in height when the required buffer is adjacent to a street or alley.

NOTE: Type "C" buffer yards vary between 15' and 35' depending on the land uses. Type "3" planting density consists of 3 trees/100' and a 6' screen

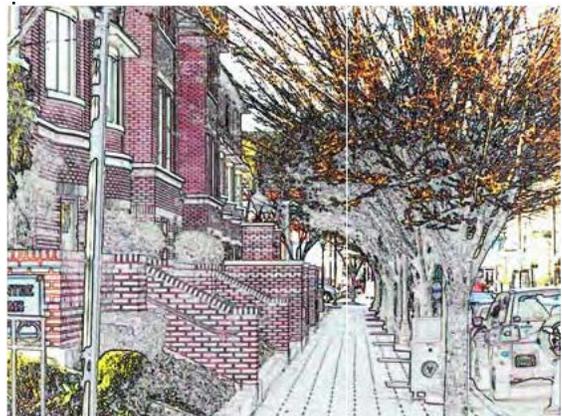
- b. Building facades on the side of the Group B property adjoining residential use shall meet the standards for primary facades established in the Group B form district regulation.

4. Lighting – Refer to Section 4.1.3 for restrictions applicable to outdoor lighting relating to the Neighborhood, Traditional Neighborhood and Village form districts.

5. Signs - Reserved

### C. Downtown Form District Specific Standards

1. Development within the DFD located north of Washington Street shall conform to building height standards set forth in the Waterfront Special District.
2. When transitional design standards require a setback from the street wall, street trees spaced at a minimum of 40 feet on-center shall be provided.



### Chapter 5 Part 8 Street and Roadside Design Standards

#### 5.8.1 Streets and Sidewalk Standards

The following standards are applicable to all form districts. In addition, standards specific to a given form district may apply (listed in 5.8.1 C).

- A. Streets/Alleys – Developments that create public and private streets or alleys shall connect with and provide for the future extension of the community’s street network.
  - 1. Alleys – Existing back and side alleys shall be retained and used for public access into the development as an alternative means of vehicular, pedestrian and service access. Underused alleys or those in disrepair, as determined by the Director of Works, shall be repaired in conjunction with new development as a means of encouraging future use. Within traditional form districts, cases where no alley currently exists, the possibility of acquiring the needed land to create an alley should be explored. The Works Director or designee will determine which improvements are needed.
- B. Sidewalks - All developments shall provide sidewalks in the abutting right-of-way to serve the development site (same side of street). Sidewalks shall be provided along all road frontages in accordance with Section 6.2.6. The minimum sidewalk width shall be four (4) feet for local level roads, and five (5) feet for collector and arterial level roadways. The Director of Works may require greater width or, for infill sidewalks connecting existing sidewalks of lesser width, may approve a sidewalk of lesser width upon finding that divergence from the five (5) foot standard is consistent with public safety. If sidewalks are present in the public right- of-way fronting adjacent lots, the location and alignment of the new sidewalk shall connect directly with this existing network.
  - 1. Sidewalks shall be designed in such a manner that a walkway at least 4 feet wide or other dimension as approved by the Director of Works is left unobstructed.
  - 2. Where the sidewalk along a public street is interrupted by a curb cut, the walkway across the driveway shall be delineated, to enhance pedestrian safety. The walkway may be delineated by striping or by use of contrasting pavement materials that meet ADA standards.
- C. Form District Specific Requirements
  - 1. Downtown Form District Sidewalks

Sidewalks – Sidewalks shall be provided as part of all developments, as follows:

Sidewalks shall be constructed from the back of curb to the existing or newly created street wall.

- a. New sidewalks shall be extended to the adjacent lot lines. In the case of a corner lot, sidewalks shall be extended to the adjacent lot along each block face.
- b. Sidewalks shall be at least 84” wide measured from the face of curb to the building façade, shall include a pedestrian zone and a streetscape zone, and may include a storefront zone.
  - i. Pedestrian zone. The pedestrian zone is that portion of the sidewalk that is maintained free of any obstructions to allow for the passage of pedestrians. The pedestrian zone shall be at least 48 inches wide and shall not be shared with the streetscape or storefront zones. If the width of the pedestrian zone is less than five feet wide for more than 50 linear feet, passing spaces must be provided at intervals of no less than 200 feet apart and must provide an area of at least five feet by five feet to allow two wheelchairs to pass each other.
  - ii. Streetscape Zone – That portion of the sidewalk located between the curb line and the Pedestrian Zone in which the following elements are located, following authorization by the Public Works Department:

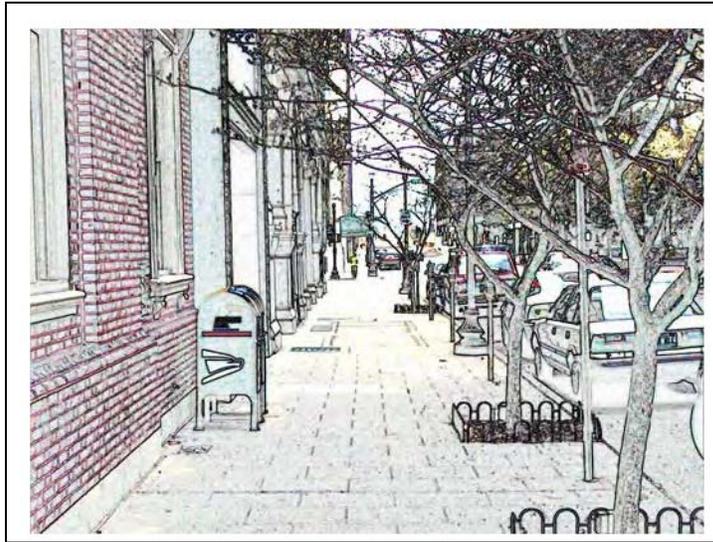
- Street trees/grates, planting strips, raised planters
- Street light standards
- Street signs/pedestrian way finding signs
- Transit stops
- Media boxes
- Postal/freight collection boxes
- Parking meters
- Utility boxes/public phones/ fire protection
- Seating (with/without tables)
- Trash receptacles
- Public art/water feature
- Bike racks

The Streetscape Zone shall be at least 48" wide when trees are included.

iii. Storefront Zone – That portion of the sidewalk located between the pedestrian zone and the building facade in which the following elements are permitted, following authorization by the Public Works Department:

- Seating (with/without tables)
- Bollards
- Recessed lighting for the building facade
- Bike racks
- Valet or hostess station/canopies
- Temporary sale/display of merchandise
- Moveable sandwich boards
- Postal/freight collection boxes
- Planters

Overhead pedestrian walkways or pedways detract from a healthy active street environment and are strongly discouraged.



- c. Sidewalks may be reduced to a minimum width of 5 feet when not immediately adjacent to a building (e.g., River Road) or 6 feet when adjacent to an alley and not providing primary access to a building.
- d. Special sidewalk pavement treatments shall only be permitted when part of a streetscape plan for the full block face or, where interrupted by an alley, from street corner to the alley as approved by the Director of Works.
- e. Pedestrian walkways

Overhead walkways or pedways that cross a public street or alley are only permitted following review and approval by the Planning Commission. All overhead walkways or pedways must provide public access at grade. No overhead walkway or pedway shall be permitted over public streets with a right-of-way greater than or equal to 50 feet within a designated Preservation District.
- f. If the width of the pedestrian zone of a sidewalk is less than five feet wide for more than a short distance, passing spaces must be provided at intervals of no less than 200 feet apart and must provide an area of at least five feet by five feet to allow two wheelchairs to pass each other.

#### D. Sidewalks in Traditional Marketplace Corridor Form District

##### 1. Sidewalks

- a. All developments shall provide sidewalks constructed from the back of curb to the existing line of the right-of-way abutting the development site. New sidewalks shall be extended to the adjacent lot lines. In the case of a corner lot, sidewalks shall be extended to the adjacent lot along each block face.
- b. The width of the sidewalk shall be consistent with the prevailing pattern within the corridor. If there is not a prevailing pattern, the minimum sidewalk width shall be six feet and minimum of twelve feet is required in areas where there will be café seating or merchandise display.
- c. Sidewalks shall include a pedestrian zone and a streetscape zone, and may include a storefront zone as described in C.1.b, i, ii, iii above.

### 5.8.2 Greenway/Trail System

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Where the property being developed is depicted in a legislatively adopted greenway/trail plan as the recommended location of a community access greenway/trail, an easement or other provisions for public access through the site shall be provided in accordance with the standards found in Chapter 10 Part 5. If the greenway/trail already has been constructed on the abutting property or if the proposed development falls under the category 3 threshold within the applicable form district, the greenway/trail shall be extended through the subject site at time of development of the site.

### 5.8.3 Streetscape

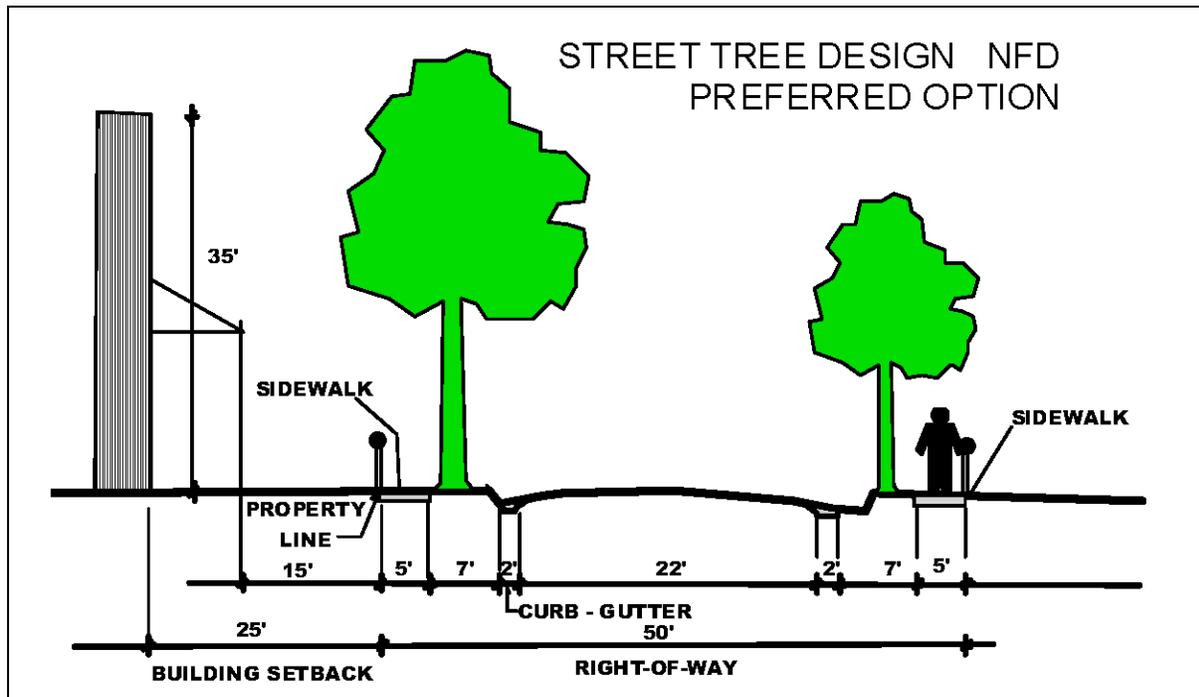
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#### A. Suburban Form Districts

Planning and installation of improvements shall be coordinated to ensure a consistent streetscape treatment within the corridor. Improvements shall be installed on the same side of the street as and directly abutting the proposed development, depending on the type and intensity of development as follows:

NOTE: Street trees (if mandatory or voluntary) receive a 25% bonus credit toward the tree canopy requirement; refer to 10.1.5.D.
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1. Street trees shall be provided along the residentially zoned frontage of roadways classified as collector or arterial level streets. One street tree shall be planted per 50 feet of frontage, and planting shall meet the requirements of Section 10.2.8 and Chapter 10 Part 4. Street trees planted along any roadway shall be credited toward applicable tree canopy requirements.
2. Non-Residentially Zoned Developments  
Street trees planted in accordance with Section 10.2.8 shall be credited toward applicable tree canopy standards (Chapter 10 Part 1).
3. Verge/ Planting Strips  
A verge or planting strip shall be provided between the edge of roadway curb and the edge of the sidewalk. Ground cover or low growing vegetation (Less than 2 feet in height at maturity) shall be established within the verge. The width of the verge shall be determined by the Director of Works. Where adequate right-of- way is available, the following widths are recommended:
  - a. Arterial – minimum 15 feet wide
  - b. Collector – minimum 10 feet wide
  - c. Local Road – minimum 6 feet wide; for cul-de-sacs, 3 feet wide
4. Underground utilities – Proposed developments that create new streets shall place utility lines underground. Compatible lines (electric, phone, cable) shall be placed in a common trench. In the alternative, overhead utility lines placed along the rear property lines of parcels along new streets are permitted.
5. Streetscape Master Plans – If an adopted streetscape master plan exists for the corridor within which a development is proposed, streetscape improvements shall be installed in accordance with the approved master plan.



**B. Traditional Form Districts (excluding Downtown Form District)**

Planning and installation of improvements shall be coordinated to ensure a consistent streetscape treatment within the traditional neighborhood. Improvements shall be installed on the same side of the street as and directly abutting the proposed development, depending on the type and intensity of development as follows:

**Verge** – A strip or border with grass or landscaping that separates the sidewalk from the street.

**1. Street Trees**

- a. Street trees shall be provided along the residentially zoned frontage of roadways classified as collector or arterial level streets. One street tree shall be planted per 50 feet of frontage, and planting shall meet the requirements of Section 10.2.8 and Chapter 10 Part 4. Street trees planted along any roadway shall be credited toward applicable tree canopy requirements.
  - i. If an established verge or planting strip exists in the street right-of-way fronting adjacent lots, new street trees shall be planted within the existing verge. If a new street is being created, a verge that is at least five feet wide is required.
  - ii. For non-residential and mixed use developments or where heavy pedestrian traffic make a verge impractical, trees may be placed within a paved area that allows a minimum opening of 4 feet by 4 feet per tree and a minimum soil volume below the paved surface of 3.5 cubic yards per tree.

**b. Non-Residentially Zoned Developments**

Street trees planted in accordance with Section 10.2.8 shall be credited toward applicable tree canopy standards (Chapter 10 Part 1).

- 2. Streetscape Master Plans. If an adopted streetscape master plan exists for the corridor within which a development is proposed, streetscape improvements shall be installed in accordance with the approved master plan.

3. Underground utilities. Proposed developments that create new streets shall place utility lines underground. Compatible lines (e.g., electric, phone, cable) shall be placed in a common trench. In the alternative, overhead utility lines placed along the rear property lines of parcels along new streets are permitted.
- C. Downtown Form District
1. Streetscape standards have been established to create an attractive and animated sidewalk environment and to permit safe and efficient pedestrian movement. Planning and installation of improvements shall be coordinated to ensure a well-designed and unified streetscape treatment within the Downtown Form District. Streetscape elements provided as part of the development shall conform to those specified in the master plan along those corridors for which a plan has been adopted. All other streetscape elements shall conform to the following standards:
    - a. Street Trees
      - i. Street trees shall be selected and placed with the approval of the Works Department urban forestry staff. If the sidewalk width, utility locations or similar conditions make it impractical to install street trees, the Director of Works may waive the requirement for street tree planting or unobstructed sidewalk width.
      - ii. Street trees shall be planted in accordance with Chapter 10 Part 4 (Tree Canopy and Landscaping – Implementation Standards) of the Land Development Code. Where required, tree grates or raised planters shall be provided with a minimum area of 4' x 4' per tree and a minimum soil volume below the paved surface of 3.5 cubic yards per tree.
    - b. Planting Zones

If an established verge exists in the street right-of-way fronting adjacent lots, the verge shall be continued along the frontage of the proposed development. Planting strips that interfere with existing underground utilities, vaults or other existing structures shall require approval from the Director of Works.
    - c. Street Furnishings – The design of street furnishings including benches, news racks, postal/shipping drop-off boxes, telephone booths, and trash receptacles, etc., shall conform to Works Department standards.
      - i. Street furnishings are not permitted at any location where the sidewalk is less than 84" wide and the pedestrian zone is less than 48" wide.
      - ii. Street furnishings shall be located at least 12" from the face of curb.
      - iii. Media Items – Media items shall include postal/shipping drop-off boxes, information kiosks, and telephone booths. Media items cannot be chained or affixed to public fixtures, except those specifically designed and designated to accommodate them.
    - d. Lighting – Street lighting for public streets shall conform to Works Department standards.
    - e. Underground Utilities – Underground utilities shall be provided for all development proposed within the Downtown Form or shall be designed in a manner approved by the Director of Works.

**Grid Street Pattern:** a street system that creates similar size blocks and four way intersections. Grid street pattern is common in older neighborhoods and traditional development forms. A standard grid pattern is characterized by straight streets, 90 degree intersections and rectangular blocks. In a modified grid, a connected system of curvilinear streets may replace the more formal grid pattern, to insure compatibility with adjacent development and to address physical features of the site

#### 5.8.4 Street Design

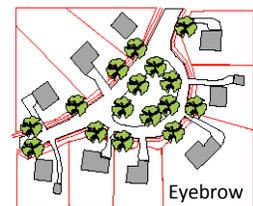
##### A. Traditional Form Districts – Residential Development Only

1. Street design and right-of-way requirements shall be consistent with the standards for Traditional Neighborhoods located in Chapter 6 Part 2 of this Development Code, with the following additional requirements:
  - a. Connection with existing street network. Developments shall utilize and connect with existing street networks where available. Where an existing or planned network of streets does not exist, a standard or modified grid street pattern shall be provided.
  - b. Alleys. Vehicles shall have access through existing alleys. Underutilized alleys, or those in disrepair, shall be repaired in conjunction with new development for the length of the development site's frontage on the alley as a means of encouraging future use unless the Public Works and Planning Directors jointly determine this is infeasible.
  - c. Cul-de-sacs. Cul-de-sacs may be permitted only where special circumstances preclude through street connection. Such circumstances include:
    - i. Where natural features exist that are not practical to traverse (e.g., wetlands, steep slopes) or are not desirable to remove (e.g., wooded areas).
    - ii. Where connection to the next street is blocked by existing permanent structures, an existing or proposed expressway or limited access highway, or protected open space area.
    - iii. If a cul-de-sac is permitted, it shall contain a planting island at its terminus with an outside edge of pavement radius of at least 40 feet.
  - d. Preferred Street Designs
 

The following alternative street designs are preferred to cul-de-sacs and shall be permitted where appropriate to supplement the more formal grid pattern according to the following standards

    - i. Eyebrow. An eyebrow is a semicircular shaped road with a central planting island extended from the local road and provides a through connection to the local road.

Each eyebrow shall be surrounded by streets on all sides, shall be generally configured as a semi-circle, and shall be configured so that a circle with a radius of 30 feet can fit within the confines of the eyebrow. The central space within the eyebrow shall be planted with natural vegetation such as trees, shrubs, and/or groundcover to absorb stormwater runoff.

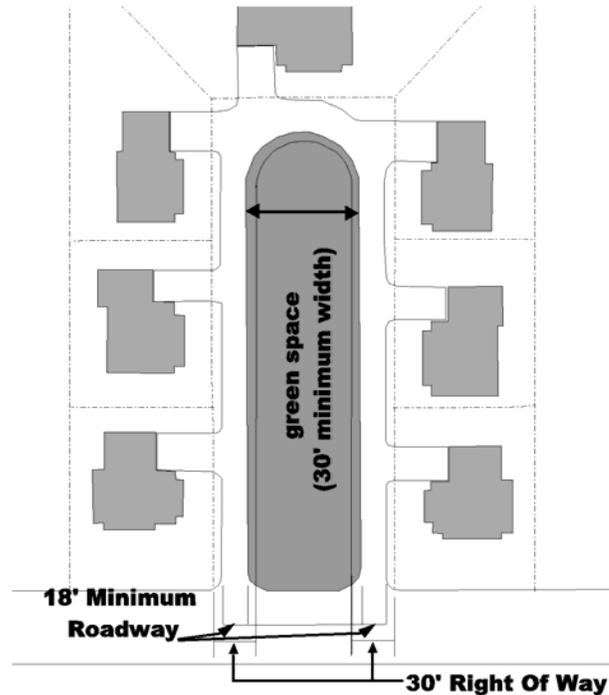


- ii. Loop Lane. A loop lane is a continuous road (minimum pavement width of 18 feet and 30 feet right-of-way) with two access points from an adjacent road, separated by a central open space/planting island.

## Street and Roadside Design Standards

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.

- iii. Pedestrian Court. See B.1.b iii. below.



Loop Lane

- e. Alternate Street Designs. Alternative street designs not included above may be appropriate if a) consistent with the pattern of development in adjacent traditional neighborhoods, b) due to unique physical or environmental features, or c) due to innovative housing designs. Alternate street designs shall meet applicable AASHTO standards for pavement widths and turning radii.

B. Suburban Form Districts – Residential Development Only

1. Street design and right-of-way requirements shall be consistent with the standards for Neighborhoods located in Chapter 6 of this Development Code, with the following additional requirements:
  - a. Cul-de-sacs – Cul-de-sacs are permitted if less than 1,500 feet in length, measured from the nearest intersecting street (eyebrows and loop lanes do not qualify as streets for measurement purposes). Longer cul-de-sacs may be permitted if the Planning Commission finds that one of the following special circumstances applies:
    - i. Where natural features exist that are not practical to traverse (e.g., wetlands, steep slopes) or are not desirable to remove (e.g., wooded areas); or
    - ii. Where connection to the next street is blocked by existing permanent structures, an existing or proposed expressway or limited access highway, or protected open space area.
  - b. Alternative Street Designs

The following alternative street designs are preferred to cul-de-sacs and shall be permitted in all

residential developments according to the following standards:

- i. Eyebrow – a semicircular shaped road with a central island extended from the local road that provides a through connection to the local road.

Each eyebrow shall be surrounded by streets on all sides, shall be generally configured as a semi-circle, and shall be configured so that a circle with a radius of 30 feet can fit within the confines of the eyebrow. The central space within the eyebrow shall be a landscaped open space.

- 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.

- iii. Pedestrian Court – houses face a central open space with walkways; vehicular access to building sites is provided by alleys or service drives only. Pedestrian courts shall not exceed 200 feet in length, measured from the nearest intersecting street, alley or service drive open to vehicular traffic.

All residential structures on a pedestrian court shall face a landscaped common open space at least 20 feet wide, in addition to the front yard required in Table 5.3.1. The yard abutting the pedestrian court shall be considered the front yard. Street trees shall be planted in accordance with Section 10.2.8.

- iv. Alternate street designs not included above may be appropriate if a) consistent with the pattern of development in adjacent neighborhood, b) due to unique physical or environmental features, or c) due to innovative housing designs.

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**Chapter 5 Part 9 Transit and Connection Standards**

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**5.9.1 Transit Standards**

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The applicant shall provide transit related site design features and amenities for transit riders such as shelters, benches and lights in conformance with the standards referenced in Chapter 6 Part 4.

**5.9.2 Connections**

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**A. Generally Applicable Standards****1. Direct pedestrian or vehicular connections are required as follows:****a. Residential Developments**

- i. Existing stub streets shall be extended to serve the new development and connect with adjacent residential areas unless the Director of Works and the Planning Director jointly determine such extension is infeasible due to physical constraints or when the connection would increase the street classification of the extended street inappropriately or a connection would be the primary means of access for a high density development through a low density development, or if the connection is unnecessary because other stub connections are being provided through the development that further the Comprehensive Plan's goals of connectivity and access management. This requirement is not subject to the LDC waiver provision listed in Chapter 11, Part 8, however the legislative body may approved a development plan with an alternative plan for connectivity in conjunction with a change in zoning or review of Planning Commission action on a development plan pursuant to section 11.7.5 of the LDC.
- ii. Sites abutting vacant parcels shall create stub streets to serve future developments unless the Director of Works and the Planning Director jointly determine such extension is infeasible due to physical or environmental constraints.
- iii. All residential block faces shall be no more than 1,600 feet in length.
- iv. Pedestrian paths linking adjacent residential areas may be substituted for street connections, when approved by the Director of Works and the Planning Director.
- v. Pedestrian paths shall be provided to connect residential developments with adjacent non-residential uses, unless the Planning Director determines such connection is redundant or inappropriate because of the nature of the non-residential use.

**b. Non-Residential Developments**

- i. A Clearly defined, safe pedestrian access shall be provided from adjacent public rights-of-way (public sidewalk) through off-street parking area to non-residential building entrances. If a transit stop exists or is proposed adjacent to the site; the safe pedestrian access shall connect to the public sidewalk within 50 feet of the transit stop.
- ii. Abutting non-residential uses shall provide for vehicular and pedestrian circulation between their sites, through parking lot or alley connections, hard surface walkways, and similar measures.
- iii. Non-residential uses adjacent to vacant residentially zoned sites shall provide an access easement for pedestrian access, unless the Planning Director determines such extension is infeasible due to physical or environmental constraints. This requirement is not subject to the LDC waiver provision listed in Chapter 11, Part 8..

- iv. Curb cuts –The number and width of curb cuts shall be limited in conformance with the access management principles contained in Chapter 6 Part 1. Sites with multiple buildings shall have unified/joint access.
- v. Pedestrian walkways traversing a parking lot with more than 100 spaces shall meet the following standards:

NOTE: Alternative paving materials should be smooth surfaces to avoid problems for pedestrians.

- Walkways adjacent to parking spaces shall be at least 4 feet wide and shall be separated from vehicles by a change in grade (4 inch minimum), curbing, bollards, wheel stops or landscaping. Walkways connecting handicapped parking spaces with building entrances shall be at least 5 feet wide.
- Walkways crossing parking lot drive aisles shall be delineated by striping, contrasting pavement materials, elevated pavement, or a combination of these measures. Walkways shall not be delineated to pass behind a row of parking spaces.

- vi. Truck Access – Site access shall be designed so that truck and service vehicle traffic generated by a development shall gain access to the site from the primary corridor rather than through adjacent residential areas.

B. Additional standards for Suburban Form Districts

1. Street hierarchy and circulation plan – The applicant shall consult with the Director of Works and TARC to establish an internal street hierarchy and circulation plan that addresses truck access to loading facilities, demonstrates adequate design for truck maneuvering, and includes circulation for pedestrians, bicycles, and where appropriate, mass transit.
2. Alternative vehicular access points from secondary roads are encouraged to relieve traffic on the adjacent main thoroughfare and to separate local from through traffic.
3. Where appropriate, "backage" roads shall be provided along the rear lot lines of outlots and parcels of comparable depth along the primary corridor to provide an alternative means of vehicular access to adjacent developments.

C. Additional standards for Traditional Form Districts (excluding Downtown Form District)

1. Sites with drive-throughs as permitted within Chapter 5 Part 5 may have a second curb cut to prevent traffic circulation and parking in front of the building.
2. Street Hierarchy and Circulation Plan. The applicant shall consult with the Director of Works and TARC to establish an internal street hierarchy and circulation plan that addresses truck access to loading facilities, demonstrates adequate design for truck maneuvering, and includes circulation for pedestrians, bicycles and where appropriate, mass transit.
3. Rail Access. Rail access and spur lines shall be related to topography and the existing street pattern. They shall be fenced and buffered from adjacent residential property.
4. There shall be no traffic circulation or parking in front of principal buildings. Sites with multiple buildings shall have unified/joint access.

D. Additional Standards for Downtown Form District

1. Truck Access – Truck access and/or service delivery shall be limited to:
  - On-street delivery/pick-up

- Alley access
  - Delivery contained within the structure(s)
2. Curb Cuts – The number and width of curb cuts shall be limited in accordance with the access management standards contained in Chapter 6 Part 1 (Access Management). Sites with multiple buildings shall have unified/joint access. Curb cuts shall only be permitted for parking garages, off-street parking lots accommodating 10 or more vehicles, and loading areas where alley access is not available.

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### Chapter 5 Part 10 Traffic Impacts

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#### 5.10.1 Traffic Impacts

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- A. The applicant shall undertake an assessment of the potential air quality and traffic impact of development projects if the projects entail new construction or land use changes which meet the thresholds established in the current version of the “Guidelines for Traffic Impact Studies and Air Quality Analysis in Jefferson County, Kentucky” or successor document as approved by the Planning Commission (see Appendix 6E). The study shall be prepared in conformance with the standards contained in Chapter 6 Part 5. The assessment shall identify potential adverse impacts and recommend mitigation measures to avoid or eliminate such impacts. The applicant and subsequent developer(s) shall implement said measures, as required by the approved final study.

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**Chapter 5 Part 11 Form District Open Space Standards**

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**5.11.1 Downtown Form District Open Space Standards**

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- A. Open space standards have been developed to promote a pattern of open space consistent with the district and provide accessibility to public open spaces.
1. When development includes a residential component consisting of 50% or more of the total square footage of the project, open space shall be provided to include one or a combination of the following outdoor amenities:
    - a. Pedestrian plaza or patio area (min. square foot equal to 1% of building foot print) with seating
    - b. Landscaped green area (min. square foot equal to 1% of building foot print) with seating
    - c. Approved public art or water feature
  2. When an outdoor amenity is provided in the streetscape zone, sufficient width shall be given to accommodate the entire outdoor amenity.
  3. Outdoor seating, when provided, shall be at a rate of not less than 1 seat per 200 square feet of outdoor amenity area.
  4. Balconies, where provided for every dwelling unit, or roof terraces provided as common space may be counted for up to 50% of the required open space.
- B. Open space lots shall be located at least 50 feet from the corner of two intersecting streets, unless the required Street Wall can be maintained as part of the open space design.

NOTE: Chapter 10 Part 5 specifies permanent preservation measures for public private and common open space.
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- C. When new development is constructed adjacent to or directly across the street from an existing public open space, one primary building façade shall be oriented toward the existing open space.

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**5.11.2 Village Form District – Village Outlying Areas Open Space Standards**

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- A. New major single family residential subdivisions of 25 acres or more and multi-family developments of 50 units or more, located in the Village Outlying Area, shall provide at least 15% of the gross site area in common open space which meets the requirements of Chapter 10 Part 5. Open space provided to meet this requirement may be used for credit under the Alternative Development Incentives or the development potential of the open space may be transferred to the remainder of the site in accordance with section G. below entitled “Transfer of Development Potential.”
- B. Transfer of Development Potential
1. Developments required to provide open space may transfer the development potential (building sites or floor area) of the permanently preserved area to the remainder of the site subject to the following limitations:
    - a. Areas to be permanently preserved are protected in accordance with 10.5.4.A of this Land Development Code; and,
    - b. The area of the site to which development potential is being transferred is at least as large as the area from which development potential is being transferred (for example; if an applicant wishes to transfer development potential from 3 acres, the portion of the site to which the transfer occurs must be at least 3 acres); and,

- c. All lots in the proposed development meet the minimum alternative development incentive lot size as established in 5.3.2.C.14 (in village center) and 5.4.4 (8) (in outlying areas); and,
- d. All lots in the proposed development meet the height, yard and setback requirements as established in Table 5.3.1.
- 2. The maximum development potential allowable for transfer shall be determined by one of the following methods:
  - a. One half of the theoretical development potential based on the number of acres preserved and the existing zoning of the area to be preserved (for example; if 3 acres of an R-4 site is proposed for protection, then 7 building sites could be transferred to other portions of the same property -  $3ac \times 4.84 \text{ units/acre} / 2 = 7.26 \text{ units}$ ); or,
  - b. The realistic development potential determined by an engineered development plan meeting all other requirements of this Land Development Code.

#### 5.11.3 Campus Form District Open Space Standards

- A. Development sites that are not subject to the special design requirements established in Chapter 5 Part 12 of this section shall conform to the following standards:
  - 1. Quantity – A minimum of 10% of the gross area of the site shall be preserved as common open space. The applicant may determine which type of open space, as defined in Section 10.5.2 will be provided. Open space shall meet the requirements of Section 10.5.4 applicable to the type of for common open space selected, and the designated area shall be retained as open space for the duration of the campus use. Outdoor amenities, such as pedestrian plazas, outdoor dining areas, water features, landscaped areas with seating, and sport/exercise facilities shall be provided within the open space.
  - 2. Each development plan within a CFD shall meet the open space standard on site, or demonstrate that the required open space is provided off-site. The applicant shall provide documentation that off-site open space has been restricted from subsequent development and is not credited to more than one development site. Documentation shall be submitted to the Planning Commission for review and upon acceptance shall be recorded.

#### 5.11.4 Multi-Family Residential Open Space Standards

- A. Open Space Standards – Developments of 10 or more dwelling units shall provide open space based on size of the development site. Common open space shall meet requirements of Chapter 10, Part 5. Private open space (such as balconies and patios) may satisfy 50% of the total open space requirement.

Density (d.u./ac.)	Open Space Required (% of net lot area)
<5 d.u./ac	0
5 to 17 d.u./ac.	15
17 to 35 d.u./ac.	10
>35 d.u./ac.	5

- 1. Recreational Open Space Requirement - 50% of the required open space shall be set aside as recreational open space. Recreational open space shall include one or more of the following:
  - a. Indoor club house area
  - b. Swimming pool and associated patio area
  - c. Tennis courts

- d. Ball fields
- e. Playgrounds
- f. Picnic areas (includes: picnic tables, gazebos, etc.)
- g. Walking, hiking and biking trails
- h. Outdoor amenity (fountain, woodland protection area designed for passive recreation, ponds/lakes with integrated walks and seating, pedestrian plazas etc.)

Open Space(i.e. recreational open space etc.) shall meet the requirements of Chapter 10 Part 5 which states that all types open space shall have a minimum dimension of 30 feet and contain at least 6 000 square feet of contiguous area. See Section 10.5.4 paragraph A.4 for details.

The Planning Director or designee shall review and approve the use of any area provided to meet this requirement. Exception: Sites within 1,000 feet of a public park are not required to provide the recreational open space.

2. Private Open Space – In order to qualify as open space, balconies shall have a minimum dimension of 5 feet and shall have a minimum area of 50 square feet Patios must measure at least 100 square feet in area and have a minimum depth of 10 feet.
3. Open Space Exception - Development sites that are located in traditional form districts and are within 1,000 feet of a public park shall not be required to provide common open space. The open space requirement for development sites in suburban form districts and within 1,000 feet of a public park shall be reduced by 50%. Distance shall be measured using the shortest walking distance (using sidewalks and designated crosswalks) from the nearest points of the multi-family development site and the park.

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**Chapter 5 Part 12 Special Design Requirement**

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**5.12.1 Special Design Requirement**

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## A. Suburban Form Districts

1. Commercial Developments with buildings that have a total footprint of more than 100,000 square feet or lots that are five acres or larger shall meet the following standards:
  - a. The development plan shall establish the character and appearance of the development including any outlots, accessory structures and related development.
  - b. The development plan shall demonstrate how the proposed development implements applicable guidelines of Cornerstone 2020.
  - c. The development plan shall address building design and materials and design of focal points.
  - d. Signage – A unified signage plan shall be created that sets consistent standards for the design, appearance and location of signs within the development.

## B. Traditional Form Districts

1. Commercial Developments with buildings that have a total footprint of more than 80,000 square feet within the TCFD or 35,000 square feet within TMCDF, TNFD and Village Center shall meet the following standards:
  - a. The development plan shall establish the character and appearance of the development including outlots, accessory structures, and related development.
  - b. The development plan shall demonstrate how the proposed development implements applicable guidelines of Cornerstone 2020.
  - c. The development plan shall address building design and materials, design of focal points and streetscape design.
  - d. Signage – A unified signage plan shall be created that sets consistent standards for the design, appearance and location of signs within the development.
  - e. Developments within the Town Center Form District shall be designed to:
    - i. extend the existing street and alley grid or create a new street and alley grid that is connected to existing streets and/or alleys where feasible;
    - ii. be organized along one or more principal streets so that buildings form a street wall and shared parking is in the rear of the buildings or combined with on-street parking;
    - iii. ensure that outlot development is consistent with the traditional pattern of development. This may require buildings to have two entrances – one on the front façade of the building facing the primary street and one in the rear where most parking is located; and
    - iv. construct new structures so that at least 40 percent of the total square footage of the development is comprised of buildings with two or more stories.

### 5.12.2 Outdoor Amenities/Focal Point(s)

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- A. Developments in all form districts shall meet the following standard.
1. Retail, Office, Industrial, and Mixed-Use developments that involve construction of a building or buildings with a total footprint greater than 60,000 square feet shall set aside an area equivalent to a minimum of 10% of the total building footprint for outdoor amenities. Outdoor amenities may be used as a way of fulfilling the focal point requirement for activity centers listed within the Cornerstone 2020 comprehensive plan. The applicant shall provide outdoor amenities that include any one or a combination of the following (Note: Final design of outdoor amenities shall require approval from the Planning Commission or designee):
    - a. Sidewalks, plaza or patio area, at least 15 feet wide and providing seating
    - b. Outdoor dining
    - c. Water feature
    - d. Landscaped green area with seating
    - e. Outdoor playground area
    - f. Multi-purpose trails/paths
  2. Any such areas shall be accessible by walkways linking with the various uses within the development and/or with adjacent development. Amenities may be centralized or dispersed, but shall be located no more than 600 feet (measurement based on the pedestrian walkways) from the buildings required to provide the amenities. Outdoor open space may contain food service areas. The outdoor space shall include seating at a rate on not less than 1 seat per 200 square feet of outdoor amenity. To enhance usability, at least 25% of the open space shall be shaded or used for landscaping.
  3. As an applicant option to the requirements set forth above, a fee in lieu of the Outdoor Amenity/Focal Point requirements may be provided with approval of the Planning Commission or designee. The fee in lieu shall be calculated based on the square footage required for the outdoor amenity area multiplied by the per square foot value of the parcel of land, as determined by its actual documented value at the time of development. This fee-in-lieu shall be calculated as part of the development review and payable at the time of building construction permitting. The fee shall be directed to the Louisville Public Space Art Fund. In June of every year, the Mayor's Commission on Public Art shall come before the Parks and Libraries Committee or other committee designed by the Metro Council President to provide information regarding the expenditure of funds from the Louisville Public Space Art Fund. Such presentation shall include information regarding the amount of money collected from the fee-in-lieu, and what percentage of such money was spent on the maintenance of existing art and the installation of new art.



#### Appendix 5A Green Development Design Criteria

Site Criteria:

1. Construct or renovate a building on a site that meets the following criteria:

-Is located on a previously developed site

or

-Is within 1/2 mile of at least 10 basic services

and

-Has pedestrian access between the building and the services

For mixed-use projects, no more than 1 service within the development site may be counted as 1 of the 10 basic services, provided it is open to the public. No more than 2 of the 10 services required may be anticipated (i.e., at least 8 must be existing and operational). In addition, the anticipated services must demonstrate that they will be operational in the locations indicated within 1 year of occupation of the applicant project. Examples of basic services include the following:

Bank	Beauty Salon
Cleaners	Community Center
Convenience Grocery	Day Care Center
Fire Station	Hardware
Laundry	Library
Medical or Dental Office	Park
Pharmacy	Place of Worship
Post Office	Restaurant
School	Senior Care Facility
Supermarket	Theater

2. Development located on a public transit corridor with at least 60 weekday trips or 40 weekend trips. (TARC routes that meet this criteria: 4, 6, 17, 18, 19 and 23).
3. Provide three times the minimum requirement of the LDC for long and short term bike parking.
4. Maintain 20% of site area as vegetated open space. A green roof shall count as vegetated open space.
5. Use paving materials with a Solar Reflective Index (SRI) of at least 29 for at least 50% of impervious non-roof surface within the development site.
6. Use an open grid paving system for at least 50% of paved surfaces in the development site.
7. Place 50% of the parking area under cover (defined as underground, under deck, under roof, or under a building).
8. Locate on a site that avoids disturbing portions of the site that have existing slopes greater than 15%.

### Green Development Design Criteria

9. Provide trees or other structures that shade over at least 40% of the length of sidewalks on streets within or contiguous to the project. Trees must provide shade within ten years of landscape installation.
10. The project is located on existing blocks or design and orient the project such that 75% or more of the blocks or internal street network have one axis within plus or minus 15 degrees of geographical east-west, and the east-west lengths of those blocks are at least as long as the north-south lengths of the blocks.
11. Develop on a site documented as contaminated (by means of an ASTM E1903-97 Phase II Environmental Site Assessment or a voluntary cleanup program).

#### Building Criteria:

1. Construct or renovate a building on a site that meets the following criteria:
  - Is located on a previously developed site
  - or
  - Is within 1/2 mile of at least 10 basic services
  - and
  - Has pedestrian access between the building and the services

For mixed-use projects, no more than 1 service within the development site may be counted as 1 of the 10 basic services, provided it is open to the public. No more than 2 of the 10 services required may be anticipated (i.e., at least 8 must be existing and operational). In addition, the anticipated services must demonstrate that they will be operational in the locations indicated within 1 year of occupation of the applicant project. Examples of basic services include the following:

Bank	Beauty Salon
Cleaners	Community center
Convenience Grocery	Day Care Center
Fire Station	Hardware
Laundry	Library
Medical or Dental Office	Park
Pharmacy	Place of Worship
Post Office	Restaurant
School	Senior Care Facility
Supermarket	Theater

2. Use roofing materials having a Solar Reflectance Index (SRI) equal to or greater than the values in the 11 below for a minimum of 75% of the roof surface.
3. Install a vegetative roof for at least 50% of the roof area.
4. Install high albedo and vegetated roof surfaces that, in combination, meet the following criteria:  $(\text{Area of SRI Roof} / 0.75) + (\text{Area of vegetated roof} / 0.5) \geq \text{Total Roof Area}$
5. Reuse the existing habitable building stock, achieving the greater of the following two benchmarks (based on surface area):

**Green Development Design Criteria**

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- a. 50% of one existing building structure (including structural floor and roof decking) and envelope (including exterior skin and framing but excluding window assemblies and nonstructural roofing material).
- b. 20% of the total existing building stock (including structure and envelope, as defined above).

(Note: Hazardous materials that are remediated as a part of the project scope must be excluded from the calculations.)

6. Provide up to 60% with a minimum of 30% glazing on three sides of building facades to provide natural light to the interior of the building.
7. Design and orient 75% or more of the project's total building square footage (excluding existing buildings) such that one axis of each qualifying building is at least 1.5 times longer than the other, and the longer axis is within 15 degrees of geographical east- west.

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