

ORDINANCE NO. _____, SERIES 2025

**AN ORDINANCE RELATING TO THE ZONING OF PROPERTY
LOCATED AT 11401 RACE ROAD CONTAINING APPROXIMATELY 2.4
ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 24ZONE0115).
(AS AMENDED)**

SPONSORED BY: COUNCIL MEMBER ANDREW OWEN

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the “Council”) has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission (the “Planning Commission”) and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 24ZONE0115; and

WHEREAS, the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 24ZONE0115 and approves and accepts the recommendation of the Planning Commission as set out in said minutes and records, with the amendment of a binding element.

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

SECTION I: That the zoning of the property located at 11401 Race Road containing approximately 2.4 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 24ZONE0115, is hereby changed from R-4 Single Family Residential to C-M Commercial Manufacturing; provided, however, said property shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 24ZONE0115-, with the amendment of the following binding element:

14. The following uses shall be prohibited on site:

M-1: All uses except those contemplated by BEs 11 and 12.

- C-2:
- a. Auction sales, indoor
 - b. Automobile rental agencies
 - c. Automobile repair garages
 - d. Automobile sales agencies
 - e. Billiard parlors, charitable gaming facilities, games rooms and similar entertainment uses
 - f. Bingo halls and parlors not regulated as a charitable gaming facility
 - g. Dance halls
 - h. Flea market, indoor
 - i. Fraternities, sororities, clubs and lodges excluding those where the chief activity of which is a service customarily carried on as a business
 - j. Package liquor stores
 - k. Public transportation passenger terminals
 - l. Restaurants, where dancing or entertainment is m. allowed, outside as well as inside a building, including drive-in restaurants where all or part of the service or consumption is inside a vehicle
 - m. Tattoo, body art and piercing parlors
 - n. Tavern, bar, saloon
 - o. Used car sales areas

- C-1:
- a. Automobile rental agencies
 - b. Automobile service stations with service bays for repair of no more than two vehicles
 - c. Banks, credit unions, savings and loan, check cashing services and similar financial institutions that are primarily payday loan or check cashing operations, or that are only state-regulated are prohibited, but traditional banks and credit unions that are full-service and federally regulated are permitted.
 - ~~ed.~~ Bowling alley
 - ~~de.~~ Car washes
 - ~~ef.~~ Charitable gaming facilities
 - ~~fg.~~ Convenience groceries
 - ~~gh.~~ Dry-cleaning, dyeing, pressing, and laundry; distributing stations or retail businesses where no cleaning, dyeing, pressing or laundry is done for other distributing stations or cleaning establishments
 - i. Dwelling, Multiple family if the density exceeds 17.42 dwelling units per acre.
 - ~~hj.~~ Hotels and motels

- ik. Package liquor stores
- jl. Pawn shops

SECTION II: This Ordinance shall take effect upon its passage and approval or otherwise becoming law.

Sonya Harward
Metro Council Clerk

Brent Ackerson
President of the Council

Craig Greenberg
Mayor

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: _____

O-115-25 24ZONE0115 Approval (As Amended).docx (TF 6-3-25)