

ORDINANCE NO. _____, SERIES 2025

AN ORDINANCE AMENDING SECTION 4.3.14 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE (“LDC”) REGARDING DENSITY/OCCUPANCY REQUIREMENTS FOR TRANSITIONAL HOUSING PERMITTED BY RIGHT WITH SPECIAL STANDARDS IN R-5A AND R-5B ZONING DISTRICTS (CASE NO. 24-LDC-0012).

SPONSORED BY: COUNCIL MEMBER ANDREW OWEN

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (“Council”) adopted Resolution 126, Series 2024, on November 21, 2024 requesting that the Office of Planning (“Planning”) review the density/occupancy requirements for transitional housing permitted by right with special standards in R-5A and R-5B zoning districts and provide recommendations to improve the existing requirements in the Louisville Metro Land Development Code (“LDC”); and

WHEREAS, Planning staff worked to develop an amendment to the LDC; and

WHEREAS, the Planning Committee of the Louisville Metro Planning Commission (“Planning Commission”) reviewed Planning’s proposed amendments on April 21, 2025 and unanimously voted to send them to the full Planning Commission for a public hearing; and

WHEREAS, the Planning Commission held a public hearing on those amendments on May 15, 2025; and

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

WHEREAS, the Council approves and accepts the recommendation of the Planning Commission, as set forth in the minutes of the Planning Commission in Case

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

SECTION I: Chapter 4 of the LDC, Part 3, Section 14 – Transitional Housing, is hereby amended as follows:

4.3.14 Transitional Housing

Transitional Housing may be permitted within the R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7, R-8A, OR, OR-1, OR-2, OR-3, OTF, C-R, C-N, C-1, C-2, C-3, C-M, EZ-1, PRO, PEC, PTD and TNZD (all areas where residential use is permitted) districts. Transitional Housing not meeting the special standard set forth in this section may be eligible to be approved with a conditional use permit pursuant to Section 4.2.55 of this Land Development Code.

E. Maximum Density/Number of Residents.

1. R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, and R-5B: The maximum number of residents/beds shall be no more than three (3) in each dwelling unit or three (3) per lot if in a building(s) not constructed as a dwelling unit.
2. R-6, R-7, R-8A, OR, OR-1, OR-2, C-R, C-N, C-1, PRO, PEC, PTD and TNZD: The maximum density for Transitional Housing facilities constructed as dwelling units shall be the maximum density shall be the maximum density of the applicable zoning district (as provided in Chapter 2 of this Land Development Code). The maximum density for Transitional Housing facilities not constructed as dwelling units shall be the maximum density of the applicable zoning district dwelling units per acre (as provided in Chapter 2 of this Land Development Code) multiplied by the average family size obtained from the most recent decennial census data for Jefferson County, Kentucky (as published by the US Census). The resulting number would be the maximum number of residents/beds for a facility.

[Example: The ~~R-5A~~R-6 district has a maximum density of ~~12.04~~17.42 dwelling units per acre. The average family size in the ~~2010~~2023 census data was ~~2.98~~2.97. Therefore, the maximum number of residents/beds in the ~~R-5A~~R-6 district is ~~35.79~~51 beds

per acre in a facility with a building(s) not constructed as a dwelling unit(s) ($12.01 \times 2.98 = 35.79$ $17.42 \times 2.97 = 51.74$).]

3. OR-3, OTF, C-2, C-3, C-M, and EZ-1: The maximum density for Transitional Housing facilities constructed as dwelling units shall be the maximum density of the applicable zoning district (as provided in Chapter 2 of this Land Development Code). The maximum density for Transitional Housing facilities not constructed as dwelling units shall be the maximum density of the applicable zoning district dwelling units per acre (as provided in Chapter 2 of this Land Development Code) multiplied by the average family size obtained from the most recent census data for Jefferson County, Kentucky (as published by the US Census). The maximum density (number of residents/beds) shall be no more than 400 residents/beds per acre.

[Example: The OR-3, OTF, and C-2 districts allow between 145 and 435 dwelling units per acre (dependent on the number of bedrooms in the dwelling units); the C-3 district allows up to 435 dwellings per acre; and C-M and EZ-1 districts do not have a maximum density. Therefore, the maximum number of residents/beds is 400 per acre in a facility with a building(s) not constructed as a dwelling unit(s) as the current average family size results in allowances of greater than 400 ($145 \times 2.97 = 430.65$).]

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-140-25 Amend LDC 4.3.14 Re Density/Occupancy Standards for Transitional Housing Permitted by Right with Special Standards
in R-5A and R-5B Zoning Districts- 5-16-25 (lf)