

RESOLUTION NO. _____, SERIES 2024

**A RESOLUTION REQUESTING THE PLANNING COMMISSION REVIEW
THE LAND DEVELOPMENT CODE REGULATIONS WITH REGARD TO
TRANSITIONAL HOUSING.**

SPONSORED BY: COUNCIL MEMBERS BATSHON, PURVIS, AND BAKER

WHEREAS, in Ordinance Number 102, Series 2021, the Legislative Council of Louisville/Jefferson County Metro Government (the “Council”) made significant revisions to the Boarding and Group Housing Regulations in the Land Development Code after extensive discussions with various regulatory agencies, interest groups, experts, advocates, and others impacted by these uses; and

WHEREAS, Transitional Housing was among the uses which was amended pursuant to that process; and

WHEREAS, the Council chose to regulate Transitional Housing in Single-Family and Multi-Family Zones differently, with Transitional Housing generally being permitted with special standards in all districts, but being limited to three (3) beds in R-R, R-E, R-1, R-2, R-3, R-4, R-5, and U-N (the “Single-Family Zones”) while a formula found in LDC 4.3.14.E is used to calculate the maximum number of beds permitted with special standards in Multi-Family and other zones; and

WHEREAS, to exceed the three (3) bed limit in Single-Family Zones, a proposed Transitional house might seek a Conditional Use Permit under LDC 4.2.55; and

WHEREAS, R-5A and R-5B were included in the Multi-Family Zones for purposes of Transitional Housing regulations; and

WHEREAS, while multi-family dwellings are permitted in both R-5A and R-5B, these are the lowest-density Multi-Family Zones, with R-5A development within the city generally being single-family attached and detached housing such as condos,

townhomes, garden homes, and patio homes, and R-5B being limited to two dwellings per lot, typically duplexes; and

WHEREAS, R-5A and R-5B are often transitional zones between Single-Family and more dense Multi-Family or Commercial zoning; and

WHEREAS, given these facts, the Council believes that the three (3) bed limit currently imposed on the Transitional Housing standards in Single-Family Zones may be more appropriate in R-5A and R-5B zones than the Multi-Family calculation; and

WHEREAS, the formula for the maximum number of beds permitted with special standards in non-Single-Family Zones was not addressed by the 2021 amendments; and

WHEREAS, the Council believes that it should be examined to determine whether it conforms with national Transitional Housing standards;

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

SECTION I: The Planning Commission shall undertake a review of the current Land Development Code and adopt amendments thereto to update the Transitional Housing regulations, looking specifically at the R-5A and R-5B districts as well as the formula for number of beds in LDC 4.3.14.E.

SECTION II: This Resolution shall take effect upon its passage and approval.

Sonya Harward
Metro Council Clerk

Markus Winkler
President of the Council

Craig Greenberg
Mayor

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

BY: _____

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