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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 purpose of the Neighborhood Form District (N or NFD) is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes.

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 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 (ft.)	Min. Front and Street Side Yard Setback (ft.)	Minimum Side Yards (Each) (ft.)	Minimum Rear Yard Setback (ft.)	Maximum Building Height (ft.)
RR	5 Acres	150	30	15	50	35
RE*	105,000 sq. ft.	150	90 (front); 60 (street side)	20 minimum, 50 total	50	35
R-E, R-1	40,000 sq. ft.	150	15****	15 minimum, 45 total	25	35
R-2	20,000 sq. ft.	100	15****	10 minimum, 30 total	25	35
R-3	12,000 sq. ft.	75	15****	7.5 minimum, 22.5 total	25	35
R-4	9,000 sq. ft.	60	15****	**	25	35
R-5	6,000 sq. ft.	50	15****	5	25	35
PRD	1500 sq. ft.	0	0	0	0	35
R-5A	6,000 sq. ft.	50	15****	5	25	35
R-5B	6,000 sq. ft.	30	15****	3	25	35
R-6, OR	6,000 sq. ft.	25	15****	3	25	35
U-N	2,500 sq. ft. 1500 sq. ft. if attached	18	15****	3	6	35
R-7, OR-1	6,000 sq. ft.	25	15****	3	15	45***
R-8A, OR-2, CR, CN	6,000 sq. ft.	25	15****	3	15	45***
OR-3, OTF, C-1, C-2	5,000 sq. ft.	None	None	None	15	45***
Note: The PDD shall use the dimensional standards of the zoning district uses as listed in Table 2.8.2.						
* as in effect in Anchorage, Douglass Hills and Shively; for standards in effect in other jurisdictions, refer to next line of table.						
**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.						
*** 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.						
****Garages with doors facing the street shall have a minimum setback of 25 feet.						

**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 Comprehensive 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				
<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