

Zoning District Basics



Planning and Design
Services



Zoning

- Any area within Jefferson County delineated on the Zoning District Map to which a set of regulations governing permitted land use, density and intensity of development applies.

Zoning Districts in Louisville Metro

■ Residential

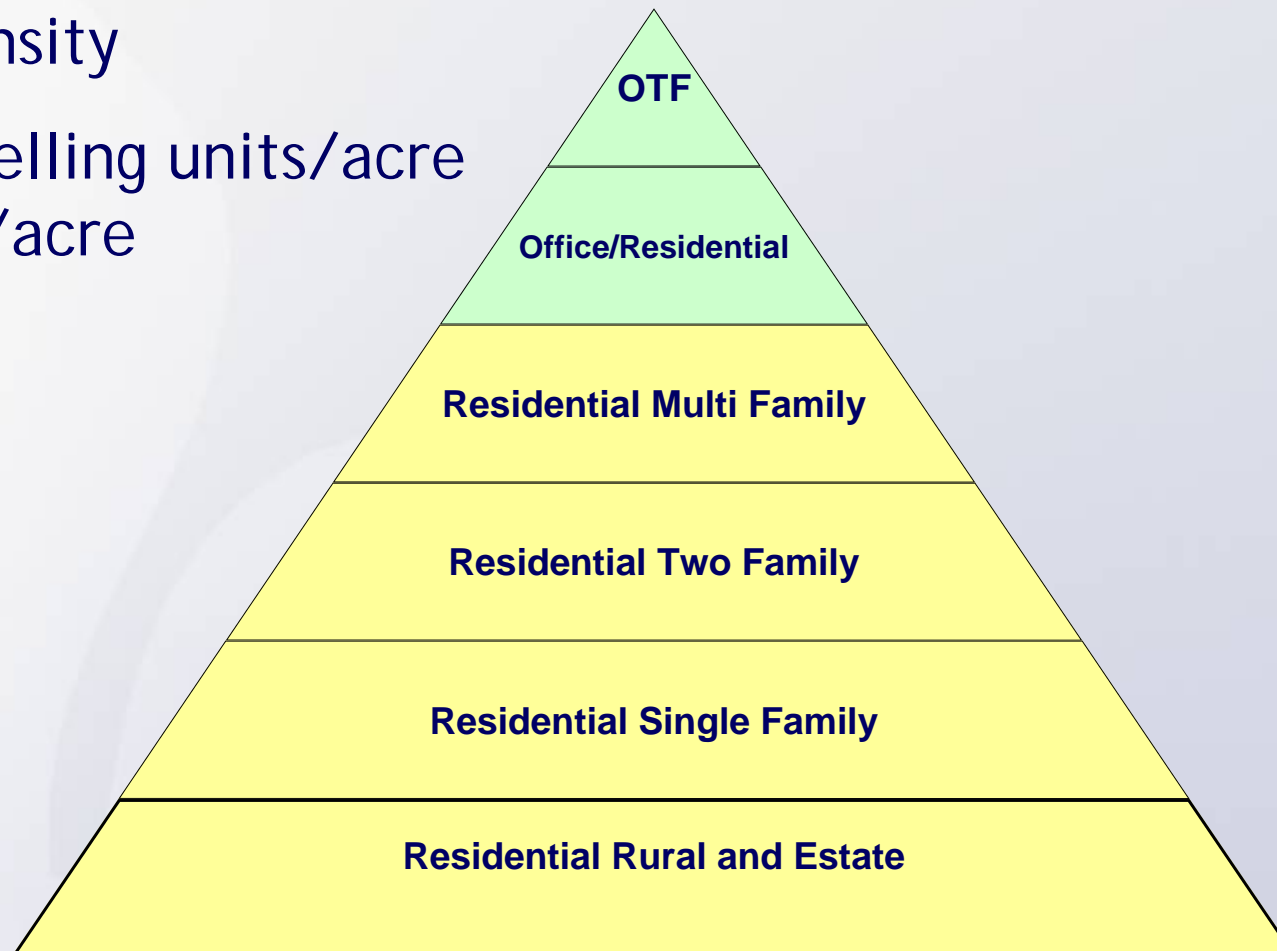
- Single Family Residential Districts: R-R, R-E, R-1, R-2, R-3, R-4, R-5
- Multi-family Residential Districts: R-5A, R-5B (Duplex), R-6, R-7, R-8A
- Office-Residential Districts: OR, OR-1, OR-2, OR-3, OTF

■ Non-Residential

- Commercial Districts: C-R, C-N, C-1, C-2, C-3
- Manufacturing Districts: C-M, M-1, M-2, M-3
- Multipurpose Districts: EZ-1, PEC, PRO, W-1, W-2, W-3

Continuum of Zoning (Residential)

- Density
- Dwelling units/acre
=du/acre



R-R, Rural Residential

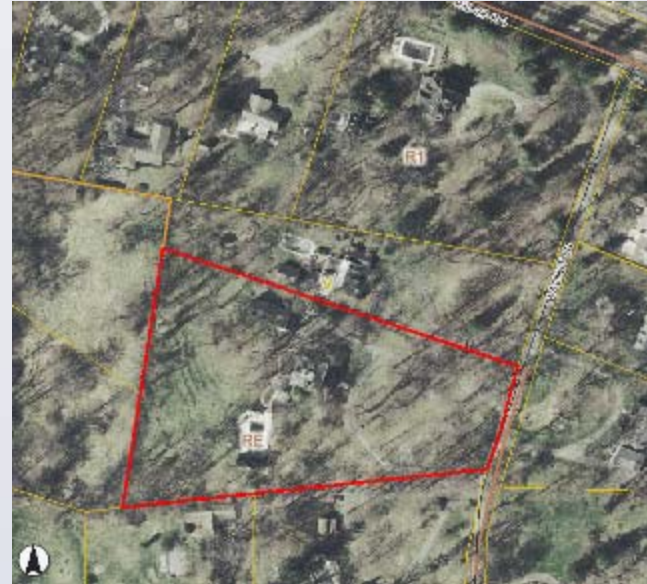
- Rural
- Agriculture
- Environmentally sensitive areas



R-E, Residential Estate

R-1, Single Family

- Large lots
- Single family dwellings
- Minimum lot at 40,000 sq. ft.
- Density = 1.08 du/acre
- Allows churches, institutions of learning, community residences



R-2 & R-3, Single Family Residential

- Lower density subdivision
- Density in 2-3.5/acre range
- Permits same uses as R-1
- Majority outside Gene Snyder boundary



R-4 & R-5, Single Family Residential

- Most common zoning in Louisville
- Standard subdivisions
- Lot size dependent on form
- R-5 allows semi-detached dwellings



R-5A, Residential Multi-Family

- Permitted:
 - Two family
 - Multi family
- Density
 - 12.01 du/acre
- Condominiums typical



R-5B, Two Family Residential

- Medium density range
- Allows
 - Single family
 - Two family
 - Semi-detached
 - Carriage houses
- 2 du/lot max



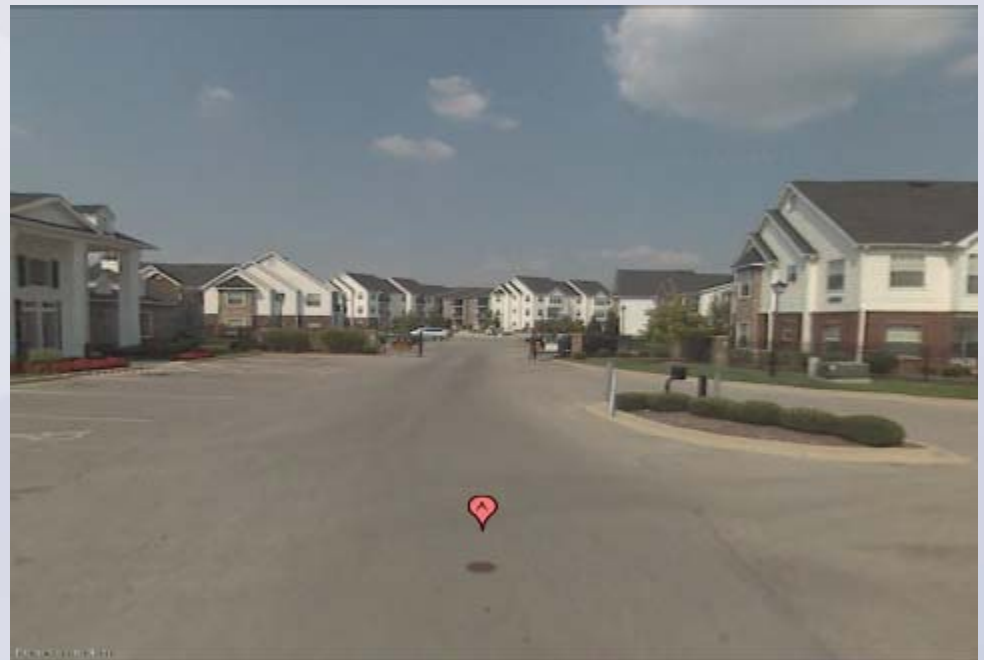
R-6, Residential Multi-Family

- Higher density range
- Allows
 - Same as R-1
 - Assisted living
 - Multi & 2 family
- 17.42 du/acre
- Common for apartments



R-7, Residential Multi-Family

- Permitted Uses:
 - Same as R-1
 - Assisted living residence
 - Bed and Breakfasts
 - Boarding and lodging houses
 - Dwellings, Multiple family
 - Dwellings, Two-family
- 34.8 du/acre
- Apartments common



R-8A, Residential Multi-Family

- Permits:
 - Same as R-7
 - Daycare centers
 - Family care home
- Higher density apartments
- 58.08 dwellings per acre



OR, Office/Residential

- Permits:
 - Lower intensity office
 - Residential care facilities
 - Single family
- 12 dwellings per acre



OR-1 & OR-2, Office/Residential

- Same as OR district
- Adds allowance of multi-family and two family dwellings
- Higher density uses and more intense office uses
- OR-2 has density maximum 58.08 du/acre



OR-3, Office/ Residential

- Same as OR
- Adds:
 - Apartment hotels
 - Medical labs
 - Business schools
- Residential:
 - 0 bedroom dwelling units only 435 dwellings per acre
 - 1 bedroom dwelling units only 217 dwellings per acre
 - 2 or more bedroom dwelling units only 145 dwellings per acre



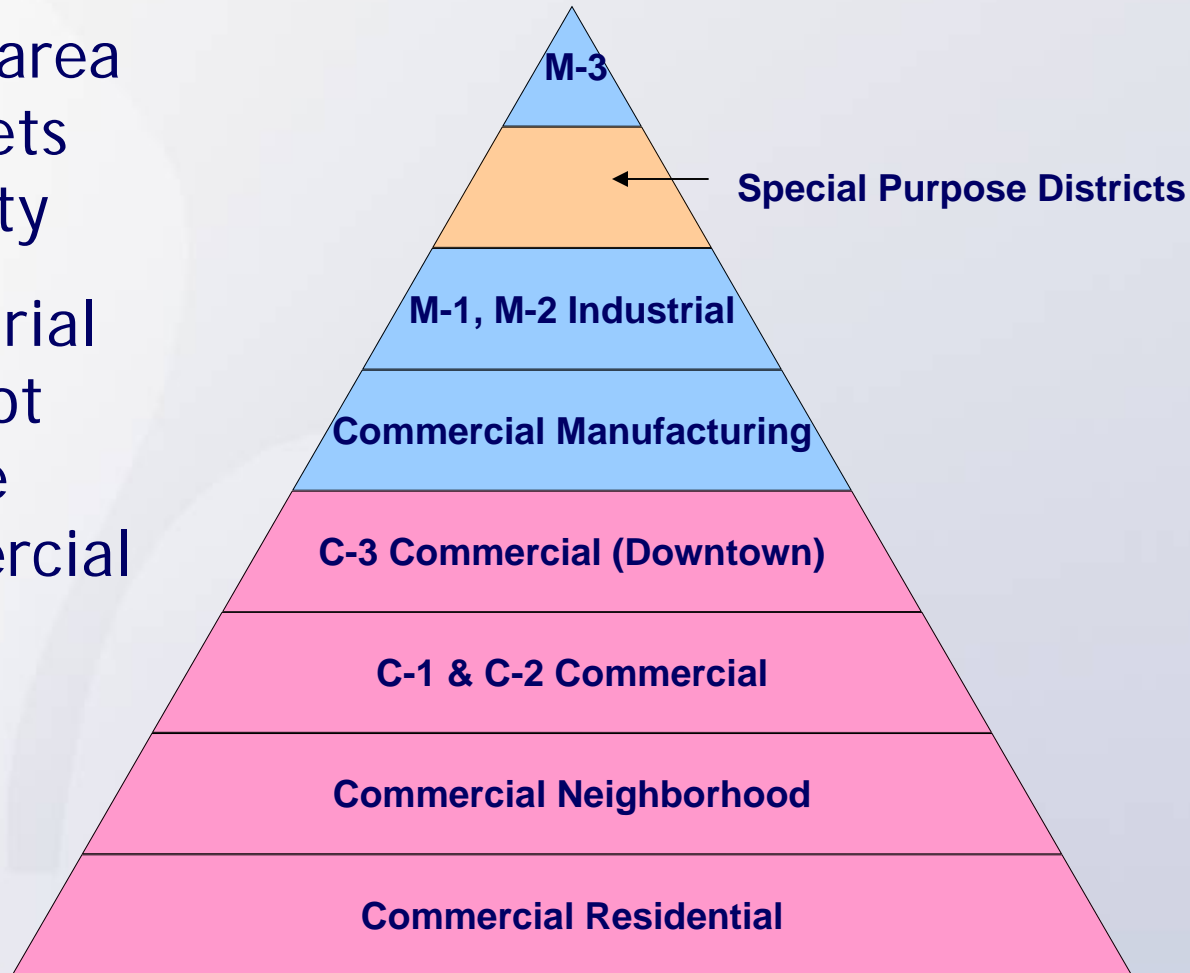
OTF, Office/ Tourist Facility

- Apartment, hotel and office building district
- Same density as OR-3



Continuum of Zoning (Non-Residential)

- Intensity
- Floor area ratio sets intensity
- Industrial does not include commercial use



Floor Area Ratio

- Number of interior square feet contained in a building divided by the number of square feet contained within the fixed boundaries of the building lot
- Higher FAR = Higher Intensity

C-R, Commercial Residential

- Specialized district
- Promote reuse of structures located in urban areas
- Mixed use
- Allows same as R-7



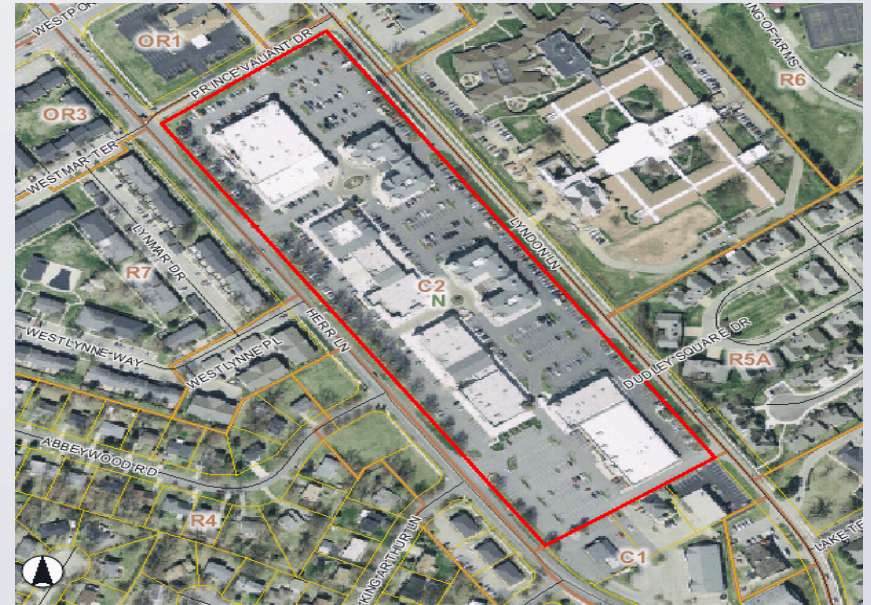
C-N, Commercial Neighborhood

- Convenient neighborhood commercial
- Lower intensity commercial
- Allows residential
- 17.42 dwellings per acre



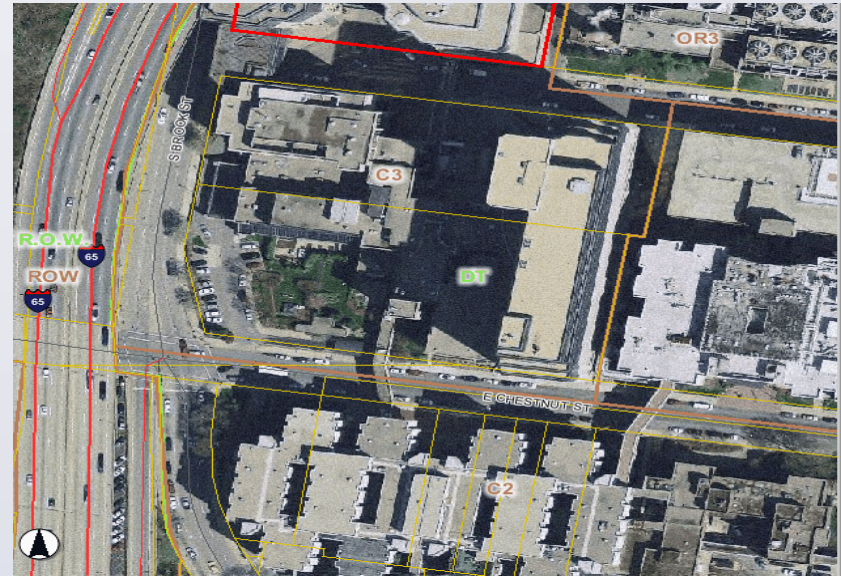
C-1 & C-2, Commercial

- Standard, common commercial
- Higher intensity in C-2
- Mixed uses allowed
- Residential density same as OR-3



C-3, Commercial (Downtown)

- Specialized
- Central Business District
- No maximum on floor area ratio
- Permits all OR-3 and C-2 uses
- No single family
- Telecom hotels & Sports arenas beyond



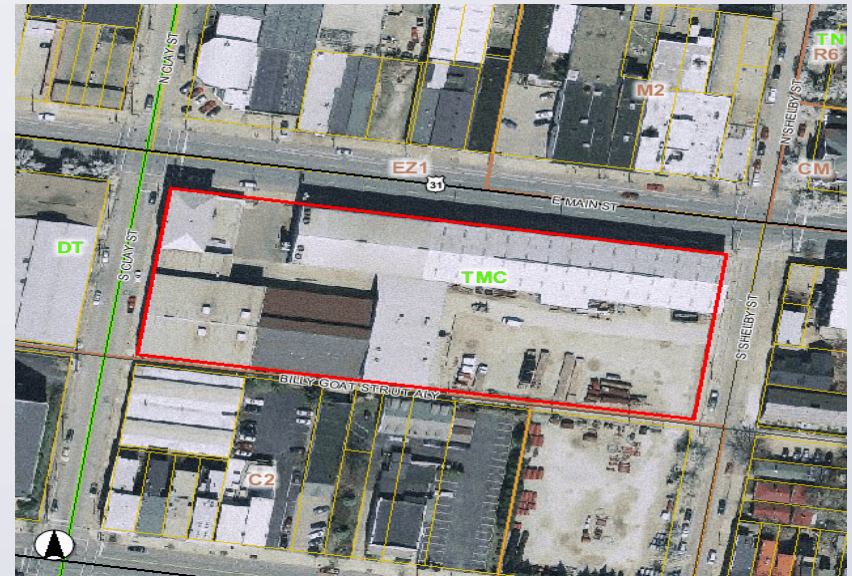
C-M, Commercial Manufacturing

- Allows C-2 and M-1 uses
- No single family
- No density or FAR max
- Mixed uses intended



EZ-1, Enterprise Zone

- Specialized zone
- Location of commercial and industrial uses
- Legislative approval needed
- Permits C-2 & M-3 uses
- Residential permitted
 - Must meet special standards



M-1, Industrial

- Lower intensity production & warehousing
- No residential
- Only caretaker living quarters
- Auxiliary commercial & retail



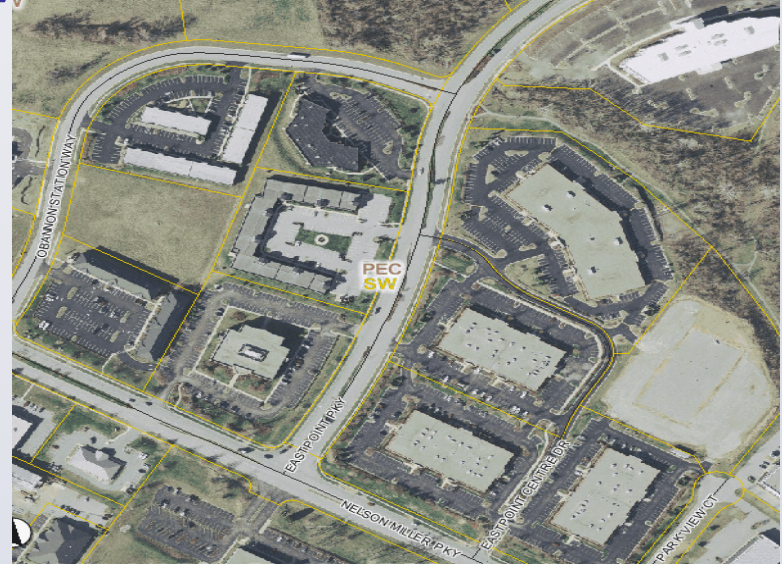
M-2 & M-3, Industrial

- Manufacture, processing, treatment, or storage of products with greater affect on surrounding area
- Higher intensity
- Allows subordinate retail sales



PEC, Planned Employment & PRO, Planned Research/Office

- Landscaped office and industrial parks
- Employment closer to homes
- M-1 in PRO
- M-2 & C-1 in PEC
- Lot coverage restrictions



Waterfront Districts

- Specialized riverfront districts
- W-1 & W-2 focus on hotels, multi-family, riverfront activities
- W-3 focus on industrial



Form Districts

- Second Tier (Form)
- Regulate design standards
- Divided by Form Type
 - Traditional
 - Suburban

Impacts of Form – Commercial

- Oxmoor Mall
 - C-2/RC
- Bardstown & Eastern
 - C-2/TMC



Impacts of Form-Workplace

- Riverport
 - EZ-1/SW
- Park Hill
 - EZ-1/TW



