

Advancing Equity

*Removing Barriers to Equitable Development
in Louisville Metro*



Develop Louisville

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INTRODUCTION

It is crucial in planning for an equitable future that we attain a greater understanding of our past and grow from both our intentional and unintentional missteps in policy decisions. Louisville's planning efforts began, like many other cities, during the progressive era of modern planning, and prior to the U.S Supreme Court case, *Village of Euclid v. Ambler Realty Co.*, 1926, which recognized zoning as a constitutional exercise of the police power. In 1908, the first City Planning Committee was formed, followed by the City Improvement Committee and the Committee on Housing and City Planning. This Housing Committee created the first survey of existing housing conditions that led to the first local housing ordinance. During this period, Louisville also created a racial zoning scheme, *Ordinance No. 104, Series 1914*, which prevented African Americans from living on blocks occupied by a white majority. The U.S Supreme Court was forced to intervene in the case of *Buchanan V. Warley*, 245 U.S 60 (1917). In *Buchanan* the Supreme Court ruled that the City's racial zoning scheme was unconstitutional. After the creation of the Planning Commission in 1927, known originally as the City Planning and Zoning Association, Louisville's first Comprehensive Plan and zoning ordinance, *Ordinance No. 194, Series 1931*, was adopted. The unincorporated territories of Jefferson County eventually adopted zoning regulations in 1943.

Although racial zoning schemes had been found to be unconstitutional, mechanisms to segregate and exclude minorities, specifically African Americans persisted. Racial covenants and deed restrictions preventing the sale of property to non-whites was common practice until the U.S Supreme Court was again forced to intervene. In 1948, the Supreme Court ruled in the case of *Shelley v. Kramer*, 334 U.S 1 (1948) that this method of exclusion was unconstitutional. Local researcher Joshua Poe with funding from the Office of Redevelopment Strategies invigorated conversations on the long lasting impacts of *redlining* or the systematic discrimination through the denial of loans or insurance to individuals located in certain geographic areas, and our communities desire to remove unnecessary hurdles that prevent citizens from reaching their full potential (APA; LOJIC). Even though the Home Owner's Loan Corporation disbanded in 1951 and the practice of *redlining* was officially rebuked in the Fair Housing Act of 1968, the consequences of these policies and others since the adoption of the first comprehensive plan in 1931 continue to adversely impact equity and the attainment of wealth.

It would be unwise not to recognize the substantial impact of "white flight" and "Jim Crow laws", the emergence of the baby-boomer generation, or the conceptual "American Dream" as each of these shaped the society we live in today. Additionally, it would be remiss to overlook the impact of interstate highway construction and the City/County school merger in 1975 as they each contributed to current disparities among whites and blacks. While these topics will not be the focus of this report, an understanding of each will help identify some of the motivating factors behind the trends in development policies over time.

Research continues to tell us that our community suffers from geographic disparities between blacks and whites; wealthy and impoverished; employed and unemployed. The most recognized measure of segregation, the Index of Dissimilarity, provides us with hope for progress but leaves much room for improvement. This measure calculates the percentage of either blacks or whites that must relocate from one area to another within a region to achieve a distribution equivalent to the region as a whole. Using census tracts compared with the County, this measure in 1970 indicated that either 82% of all whites or

blacks would need to move to achieve a distribution representative of the whole, See Technical Appendix, Part I: Maps and Data, Table 1. As the black population increased and the white population decreased from 1970-2010, the dissimilarity measure decreased to a level of 54%; indicating that our population remains greatly divided, see Technical Appendix, Part I: Maps and Data, Figure 1. Not only are our communities divided but they are isolated. Measures of isolation, similarly to measures of segregation, have improved since 1970, but should still be concerning. In 2010, a black individual in a given area had a 43% chance of encountering a white individual in that area; while his white counterpart in another area had only a 13% chance of encountering a black individual, see Technical Appendix, Part I: Maps and Data, Table 1.

This report identifies those development policies and practices that exacerbate inequity and place barriers on the attainment of wealth. It will explore topics of exclusionary zoning, parking, economy, accessibility, and contracts. The newly adopted Comprehensive Plan, a review of planning best practices and what our peer cities are doing, along with empirical evidence will guide recommendations to advance equitable development through land use policy changes.

BARRIERS

Regulating the separation of incompatible uses and the density of the population are fundamental responsibilities of the planning unit. While the power to regulate is founded in the public health, safety, and welfare, these same regulations can often be used as tools for exclusion and insulation from undesirable populations and uses. Though it may not be explicit on the face of the regulation, disparate impacts and intentional misuse of zoning districting was opined in the 1926 landmark case. Michael Allan Wolf in his review of the case stated the following: “to study the opinion absent some appreciation of the four “seeds” that were planted in *Euclid v. Ambler* – exclusion, anti-competitiveness, parochialism, and aestheticism – is to blind oneself to the negative side of zoning that has always threatened its overall benefit to society” (Wolf). This principle roots itself in many aspects of development, such as provisioning for equitable housing, parking standards, or access to transportation and employment.

Housing

In 1943, the unsubdivided land of the County was assigned a zoning district classification of ‘A’ allowing for a minimum lot size of 15,000 ft². The subdivided land of the County and selected properties within the city were assigned a lot size for “one-family” of 5,000 ft². By 1963, the current zoning patterns begin to take shape. During this time the minimum lot size for single-family development had been capped at a minimum of 6,000 ft² with the majority of the land being zoned R-4, single-family residential and having a minimum lot size of 9,000 ft². From 1963 to the present, the minimum lot size of the majority of land within the County remains 9,000 ft² and zoned R-4. This district occupies 48% of the County’s land. As momentum continues to build for a more diverse and equitable society as evidenced by the goals and objectives of the Comprehensive Plan, much of the land remains insulated under this district and subject to change only after an exhaustive rezoning process pitting developers, the Comprehensive Plan, and public interests groups against each other.

Current demographic and economic indicators, along with those projections forming the foundation for *Plan 2040* indicate that job and population growth is expanding into areas encompassed by R-4, single-

family zoning districts; meaning that employment centers will be surrounded by insulated single-family districts, see Technical Appendix Part I: Maps and Data, Figure 2 (Kelly *et al.*). Given that there is a statistically significant negative correlation between the location of black populations and R-4 zoning districts, a statistically significant positive relationship between white populations and this district, as well as a statistically significant relationship between job growth from 2002-2013 and this district, it is reasonable to conclude that the R-4, single-family zoning district is a barrier to equity and wealth attainment, see Technical Appendix, Part I: Maps and Data, Table 2 & Figures 3-4. A larger body of research presented in Patrick Sharkey's influential publication, *Stuck in Place*, provides further evidence of the systematic multi-generational influence of isolation that reinforces this district as a barrier to social and economic mobility. He advanced "that the inequalities that existed among families a generation ago, in the 1970's, have been passed on to today's families, with little change; meaning that the type of residential environment in which African American now live has been inherited from the previous generation" (Sharkey), see Technical Appendix, Part I: Maps and Data, Figures 5-6. The minimum lot size and lack of flexibility within the single-family zoning districts to adapt to the trends and needs of Louisville has left many citizens behind.

Through 'Deeds of Restriction' and 'Covenants, Conditions, & Restrictions' enforced by homeowners associations, single-family districts are further fortified from inclusion. The restrictions work to exclude individuals through economic and social barriers, and many of the "values" they put forth are contrary to the goals and objectives of the adopted Comprehensive Plan and are often more restrictive than adopted land use ordinances. Agreements to these contracts are often necessary in order to purchase property within these subdivisions. Restrictions range from prohibitions on clotheslines, window air conditioning units, playground equipment, basketball goals, and parking of commercial vehicles on lots to the homeowners association having the broad discretion to determine and prohibit unsightly or objectionable vehicles, see Technical Appendix, Part II: Deed Restrictions. The most apparent barrier to equity these restrictions, however, is the establishment of minimum home size. Regulatory authority often recognizes that a building that is too large may impact the public health, safety, or welfare, but a building too small creates no adverse impact. By placing requirements on the minimum home size, the restriction is essentially setting a baseline cost to buy-in to the neighborhood which disproportionately impacts minorities and low- to modest-income individuals and families.

A common misconception of these restrictions is that "if you don't like them, then you have the right to purchase somewhere else." This is simply not possible for all citizens if the majority of the land experiencing population growth is zoned for single-family residential and is currently, and will in the foreseeable future, be restricted by this mechanism. Equitable access to housing is further muddled by mortgage denial rates. At every income level, mortgage denial rates are higher for black individuals; see Technical Appendix, Part I: Data, Figure 7. This racial disparity runs counter to several policies of *Plan 2040*, including, the enhancement of housing choice and the promotion and development of programs that support equitable growth and increase property values in historically underserved communities (HMDA).

As the baby-boomer generation retires and younger generations look for more flexible housing options, our zoning districts, specifically single-family districts limit the location of housing options and living arrangements. Many cities have begun the transition away from Euclidean single-family districts to allow for accessory dwelling units or ADUs, "mother-in-law suites" and "granny-flats," and duplexes in these

districts by-right, see Technical Appendix, Part III: Peer City Review. Current regulations allow for accessory units as a conditional use only after an exhaustive public hearing process subject to NIMBYism. Accessory units are not only restricted by single-family districting, but also by maximum density, floor area ratio, non-conformity and deed restrictions. Much of our older housing stock is located on smaller lots in urban neighborhoods supported by transit and a variety of commercial uses. Owners often desire to add a second level dwelling, convert the first level of the garage to living space, or build a new unit, but floor area ratios may prevent additional living space on the lot, density restricts additional units, or the public hearing process is too daunting. Barriers to provisioning accessory units reduce the availability of more affordable housing options, the ability to age in place, and an avenue for generating additional income.

Parking

“Commercial buildings shall provide adequate off-street loading and parking facilities, within the building or on the premises, in such a manner as not to obstruct the free movement of pedestrian and vehicular traffic upon the public street,” reads the parking regulation in effect in 1943. Within a decade retail uses were required to provide 1 space per 200 ft², banks were required to provide a minimum of 10 spaces regardless of size, and restaurants, bars, and recreational uses were required 1 space per 100 ft². These standards experienced some change over time but parking was for all intents and purposes left to grow uncontrolled and only limited by setbacks until the adoption of *Cornerstone 2020* and the 2003 version of the Land Development Code. Downtown was decimated by surface parking lots during urban renewal and suburban surface lots have been left to the whims of the developer to determine the ultimate need for parking, see Technical Appendix, Part IV: Parking, Figure 8. Additionally, business owners looking to reuse and rehabilitate structures in traditional and historic areas continue to find themselves adversely impacted by the need to continue provisioning parking (Powe and O’Neal). Parking also impacts the community-at-large as trees are removed and replaced by impervious surfaces, structures are demolished for parking, and both commercial and residential uses are forced to pass the cost of parking off to the consumer.

Many cities have taken note and begun reducing or eliminating their parking standards. For instance, Buffalo, NY eliminated parking for small developments less than 5,000 ft², while Hartford, CT and San Francisco, CA eliminated all parking standards and established maximums. Our neighbor to the east in Lexington, KY has eliminated parking minimums for a shopping corridor where multi-family is present. Portland, OR; Spokane, WA; and New York City have all taken similar steps to eliminate parking where affordable, senior, or multi-family housing is provided. The American Planning Association identifies three primary factors driving this new reform: 1.) Cities already have enough parking; 2.) transportation preferences are shifting; and 3.) we’re going to need much less space to store cars (Spivak). The American Planning Association also notes the impact of parking on rent; citing a 17% increase in rent attributable to provisioning a parking space for tenants. Parking and access to that parking can often be roughly half the size of the dwelling unit being rented. For those opting for public transportation, bikes, or ride-share services such as Uber or Lyft, the cost of parking must still be paid (Goodman), see Technical Appendix, Part IV: Parking, Figure 9.

Local Economy

As our economy transitions from the manufacturing and construction sector to a more service oriented local economy focused on hospitality, tourism, and health care, our land use policies fail to recognize the role of craft manufacturers and artisans; many of whom provide their goods directly to consumers (Kelly *et al.*). By 2015, the craft beer and spirit trend was in full swing and our regulations were lagging behind. It took until this time to define and incorporate micro-breweries into the Land Development Code, and allow it with limitations on scale within commercial districts. It had been previously limited to industrial areas where the scale of production did not match the start-up production or fulfill the need for direct interaction with the consumer. Our current list of permitted uses within the high intensity C-2, commercial district allows for some manufacturing but places the presence of the retail component above the manufacturing of the good. Recent cases before Planning and Design also demonstrate that this sector of the economy is not represented. This leads to poor land use decisions when otherwise appropriately scaled uses are forced into heavy industrial zones.

The definition of craft or artisan manufacturing varies across the country and often has a live/work component. For instance, Nashville, TN defines “artisan manufacturing” as the shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. It is permitted in mixed-use and commercial districts. Philadelphia, PA addresses “artist studios and artisan industrial” as spaces used by artists for the creation of art or the practice of their artistic endeavors, as well as uses that produce consumer goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment in a completely enclosed building with no outdoor operations, storage or regular commercial truck parking/loading. These uses are permitted in commercial and mixed use areas. Other examples of craft manufacturing or artisan uses include, community kitchens, “maker” spaces, and hospitality incubators. The success of these small industries hinders on a location within close proximity to the populations they serve at a scale that is affordable and consistent with the craft.

RECOMMENDATIONS

The prior sections of this report have provided the framework for understating our past and building towards a more equitable future. *Plan 2040* further solidifies the need to grow equitably and reduce barriers to the attainment of wealth. To accompany this framework and the guidance of *Plan 2040*, a detailed set of recommendations based on applicable land use and development policies of the Comprehensive Plan and implementation for these recommendations has been provided in the Technical Appendix; see Technical Appendix, Part V: Recommendations. For brevity, the following is a summary of those recommendations:

1. Reduce the minimum lot size in Traditional form districts to be more consistent with historic lotting patterns and to promote infill development and adaptive re-use.
2. Reduce the minimum lot size in Suburban form districts to encourage a diversity of housing options and densities.

3. Modify the maximum density (du/ac) in the R-4, R-5, R-5A and R-6 zoning districts in conjunction with reductions in lot sizes.
4. Establish minimum open space for subdivisions in suburban form districts and enhance environmental protections to off-set theoretical increases in density associated with reductions in lot sizes and to provide equal environmental protection.
5. Permit attached dwelling units in all residential zoning districts subject to the minimum lot size established by the form district to allow neighborhoods to grow while preserving their unique character.
6. Allow accessory dwelling units as a permitted use with special standards in all single- and two-family zoning districts to enhance the flexibility of regulations and encourage diverse housing options.
7. Remove floor area ratio (FAR) from all residential zoning districts and explore the relationship between building height and bulk for non-residential districts.
8. Rename the R-5 district consistently with permitted uses and remove the R-5B district.
9. Resolve through the Louisville Metro Council the discriminatory elements located in deeds of restriction to reduce barriers to a diverse housing stock that may be located near economic activity.
10. Conduct a land use survey within Traditional form districts to foster health and prosperity and promote quality of place. This assessment should:
 - a. Evaluate the appropriateness of R-6 and R-7 to UN zoning map amendments
 - b. Locate corner commercial potential on vacant lots or abandoned property
 - c. Locate existing conforming corner commercial structures
 - d. Locate and appropriately rezone existing non-conforming commercial structures
11. Amend the Land Development Code to define and permit craft/artisan manufacturing to support creative industries and cultivate small business and entrepreneurship.
12. Revise parking standards to promote walkable neighborhoods and encourage multi-modal use.

CONCLUSIONS

Land use and development policy decisions moving forward must reflect the community that we are striving to become. Louisville Metro has invested in the creation of several plans and studies that outline this desired future – Vision Louisville, Move Louisville, Plan 2040, etc. Now is the time to implement significant policy changes that will help shape the Louisville of today into the Louisville Metro envisioned in the aforementioned documents. In the past, land use policies have served to exclude and

isolate vulnerable populations while benefiting only certain individuals. They have also put up barriers to prosperity within the local economy. The recommendations in this report will lessen or remove the barriers of the past for all Louisville's residents to have equitable access to housing options in healthy, vibrant, and safe communities.

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I. MAPS AND DATA

	Total White (nh)	Total Black (nh)	Change - White (%)	Change - Black (%)	Total Population	White (%)	Black (%)	Index of Dissimilarity	Isolation Index (black to white)	Isolation Index (white to black)
1970	597909	95558	NA	NA	695055	86%	14%	82%	30%	4%
1980	566741	109076	-5%	14%	685004	83%	16%	75%	32%	5%
1990	541602	112951	-4%	4%	664937	81%	17%	71%	37%	6%
2000	530056	134150	-2%	19%	693604	76%	19%	64%	40%	8%
2010	522561	161552	-1%	20%	741096	71%	22%	54%	43%	13%

Table 1. Two measures of segregation and isolation have been provided. The index of dissimilarity is the most common measure of segregation and provides the percentage of black or white population that must relocate from one area to another to achieve a uniform distribution of the population. For instance, 54% of the black population in 2010 would need to relocate to achieve a distribution of 22% black and 71% white in each census tract. The Isolation Index or Index of Exposure is also provided and attempts to assess the sociological effects of segregation by measuring the probability of encountering someone of another race within a given area (Forest). For instance, a white individual would generally have a 13% probability of encountering a black individual in a given area based on the overall distribution of the population amongst census tracts. The value is greatest when populations are evenly dispersed.

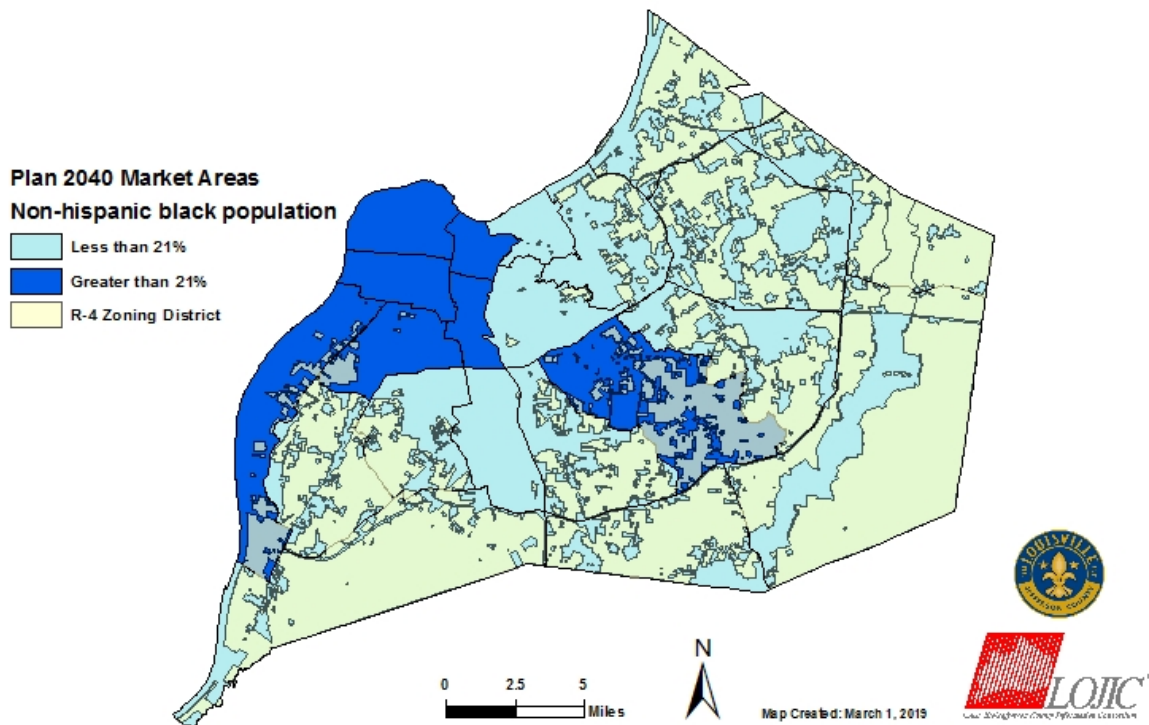


Figure 1. The map provides a look at the spatial distribution of the black and white population relative to the location of R-4, Single-family zoning district. Only two proportions are shown here in an attempt to demonstrate how the *Plan 2040* study areas relate to the overall distribution of the black and white population proportions of the County. The map also serves as a supplement to Table 1 above.

Variable Tested with R-4 Land Area	<i>r</i> -Value	<i>t</i> -Value	<i>p</i> = .sig	Statistically Significant (Y/N)
Black (non-hispanic)	-0.51	-1.81	0.0863	Y (90%)
White (non-hispanic)	0.55	3.57	0.0020	Y
Hispanic	0.092	0.42	0.6786	N
Foreign Born	-0.12	-0.49	0.6268	N
Median Household Income (2010)	0.64	4.65	0.0002	Y
Project Population Growth ('10-'40)	0.75	6.54	0.0000	Y
Employment Change ('02-'13)	0.99	43.15	0.0000	Y
Employment Growth ('10-'40)	-0.15	-0.61	0.5493	N

n = 21 *df* = 19

Table 2. Pearson correlation coefficient and statistical significance of relationships between selected variables and the R-4, single-family residential zoning district is provided. A correlation analysis provides a more objective means to measure the association between variables (McGrew & Monroe). The *r*-Value indicates whether the relationship is positive or negative and the strength of the relationship. The *p*-Value, shown as *p* = .sig, provides the statistical significance of the relationship or confidence at which one can infer that a relationship is present. Statistical significance is commonly assumed at a *p*-Value of less than 0.05 or a confidence level of 95% or greater.

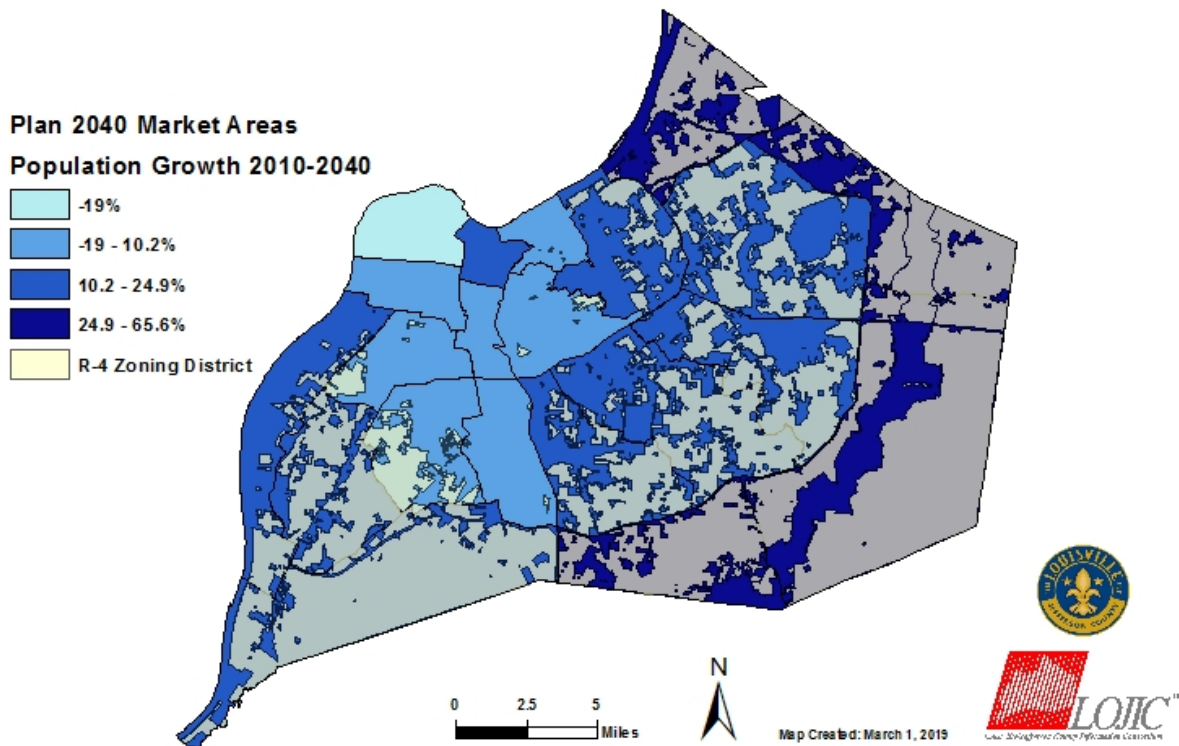


Figure 2. The map shows the projected population growth of *Plan 2040* relative to the R-4, single-family zoning district. The map also serves as a supplement to Table 2 above.

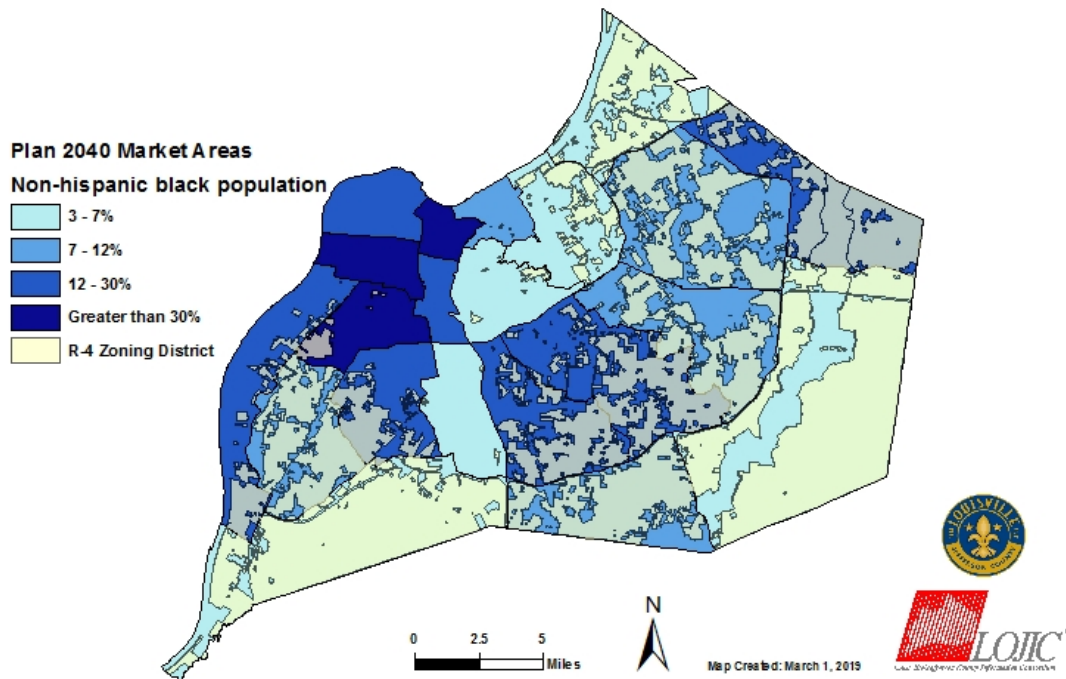


Figure 3. The map shows the spatial distribution of the non-Hispanic black population relative to the R-4, single-family zoning district. The map also serves as a supplement to Table 2 above.

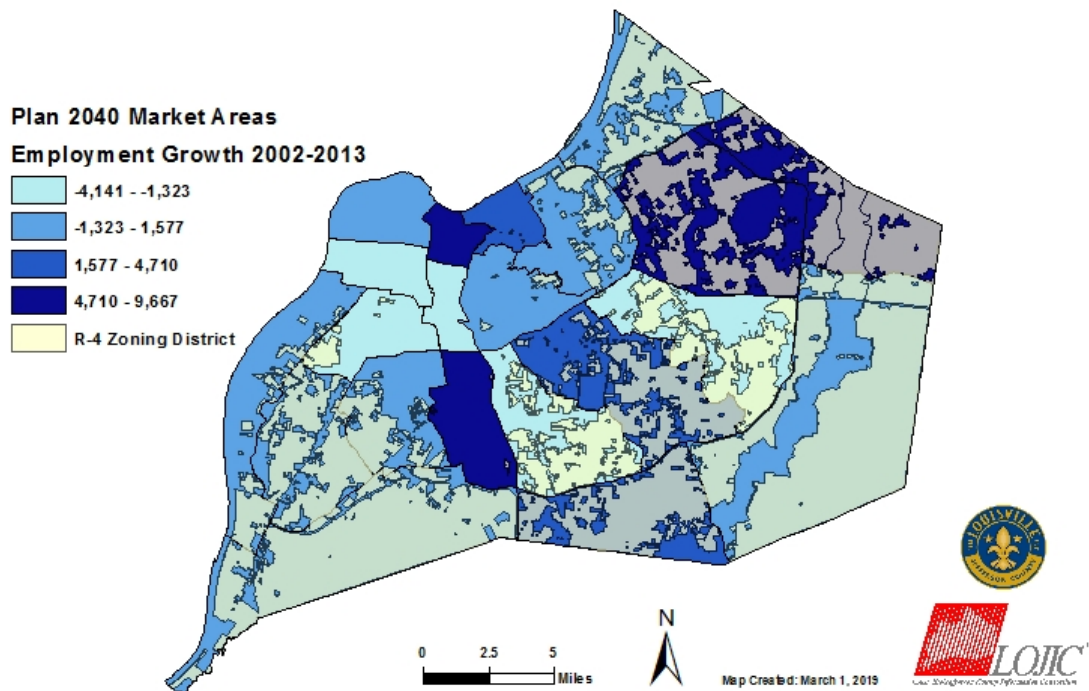


Figure 4. The map shows the employment growth from 2002-2013 relative to the R-4, single-family zoning district. The map also serves as a supplement to Table 2 above.

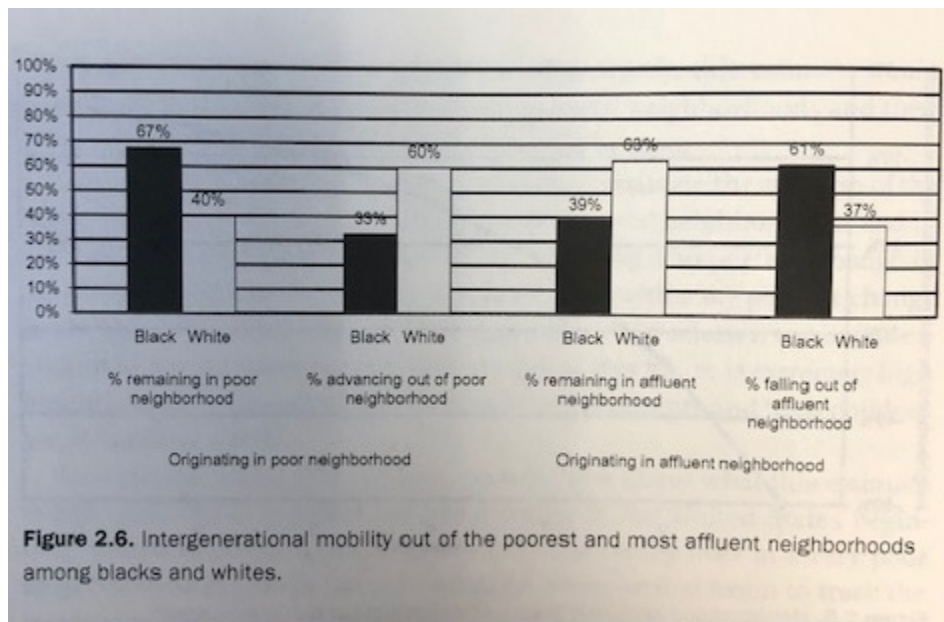


Figure 5. From *Stuck in Place* by Patrick Sharkey, 2013.

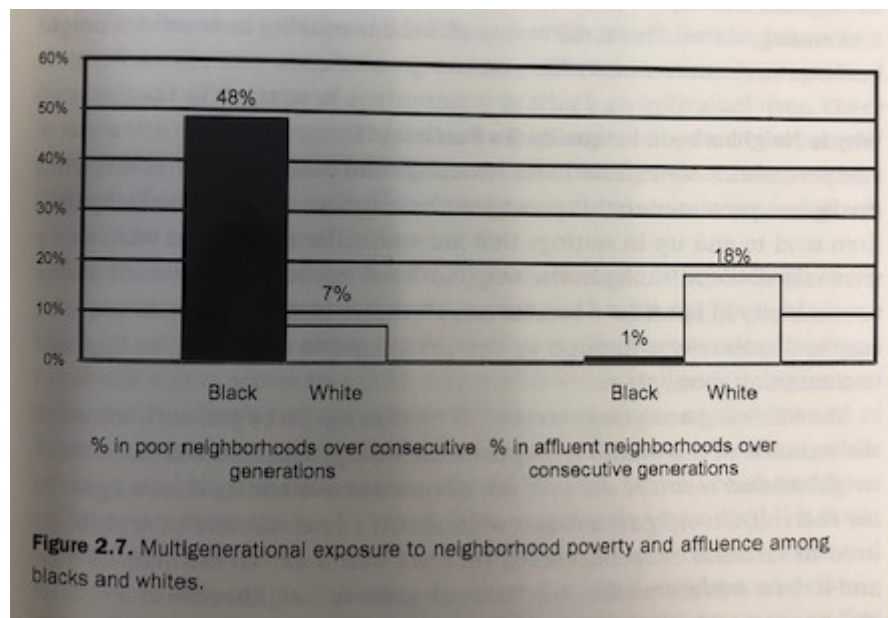


Figure 6. From *Stuck in Place* by Patrick Sharkey, 2013.

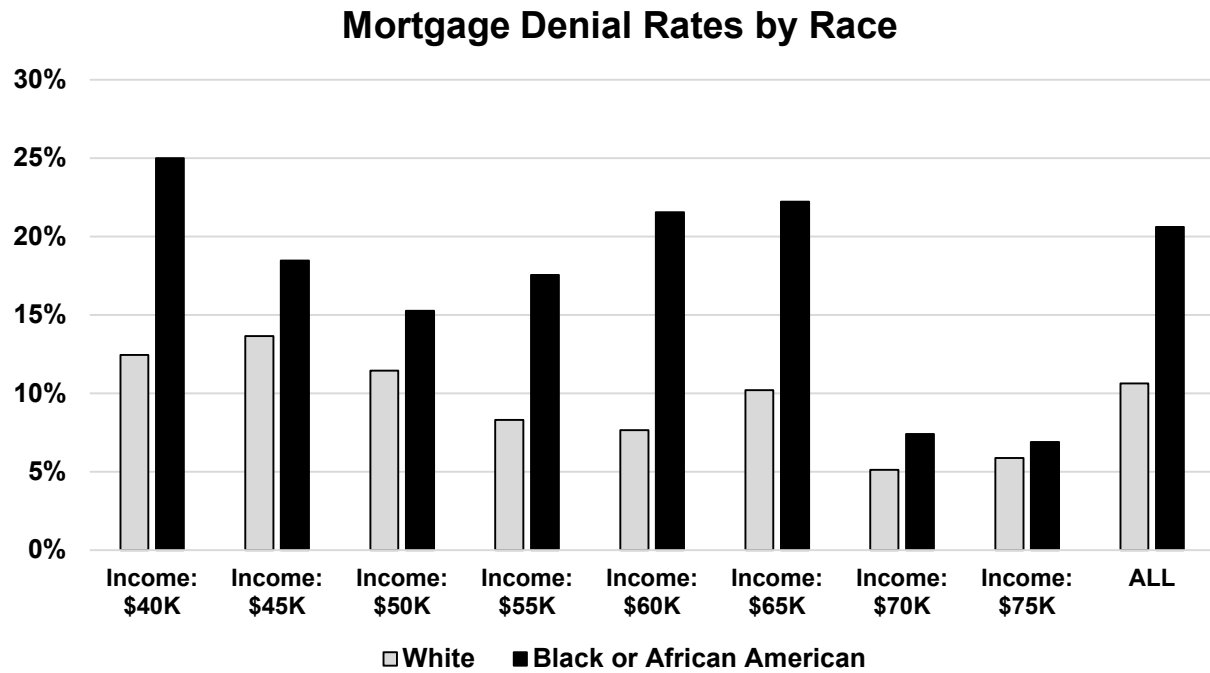


Figure 7. Home Mortgage Disclosure Act reporting by financial institutions for owner-occupied, one-to-four family dwellings (other than manufactured housing) from 2014-2017 in Jefferson County.

II. DEED RESTRICTIONS

Summary of Restrictions

The language in the restrictions for current single-family subdivision development is fairly standard with modifications tailored for the specifically desired community. Each deed of restriction or covenants, conditions, and restrictions, reviewed by planning staff began with a statement that the development is for only “single-family residence designed for occupancy by one family.” All that follows is intended to preserve the desired occupancy type. The following is a summary of the reviewed documents and those items that appear to be more restrictive than those regulations that govern land use as a recognized function of the police power:

- Each goes beyond the zoning requirements set forth in the LDC with respect to maximum floor area (FAR) and sets minimum finished square footage ranging from 1,300 to 2,200 sq. ft.
- Each reviewed document restricts commercial vehicles and provides a statement to the effect that “No commercial vehicle shall be parked or kept on any Lot, unless housed in a garage, or any street.”
- Each home is to have a minimum two-car garage.
- Further restrictions are placed on vehicles that the “Homeowners Board” find unsightly or objectionable.
- On Public streets, parking was restricted or prohibited, specifically overnight parking.
- “Traditionally non-domesticated animals” are prohibited. Chickens which are commonly kept in many neighborhoods for their production of eggs and meat are prohibited.
- Most restrict clotheslines; however, some set additional restrictions. One document prohibited the site of laundry, rugs, or clothing being hung indoors near windows.
- Window air conditioning units may be prohibited.
- Basketball goals, above ground pools, and playground equipment are also prohibited.
- Solar panels require approval of the “Homeowners Board” and may be rejected at the discretion of the “Homeowners Board”
- Restrictions on renting the home, unless the lease is 1-yr or greater was contained in one reviewed document.
- Yard sales may be prohibited.

Fair Housing Notes

- Louisville Metro Code of Ordinances, Ch. 92: Discriminatory Practices; Fair Housing

- Discrimination - Any direct or indirect act or practice of exclusion, restriction, segregation, limitation, refusal, denial, or any other act or practice of differentiation or preference in the treatment of a person or persons, or the aiding, abetting, inciting, coercing, or compelling thereof made unlawful under this chapter.
- 92.03(H) – Unlawful Practice - (H) Induce directly or indirectly, or attempt to induce directly or indirectly, the sale, purchase, exchange, rental, or lease or the listing for any of the above, of any housing accommodation by representing that the presence or anticipated presence of persons of any particular race, color, religion, national origin, familial status, disability, sex, gender identity, or sexual orientation in the area to be affected by such sale, purchase, exchange, rental, or lease will or may result in:
 1. Lowering of property values in the area;
 2. An increase in criminal or antisocial behavior in the area; or
 3. A decline in the quality of the schools in the area; or
- *Planning Magazine, February 2015. “Fairness in Siting of Nontraditional Housing.”*
 - Three theories of liability exist to establish a Fair Housing Act (FHA) violation:
 1. Disparate Treatment (intentional/Facial)
 2. Disparate Impact (effect/non-facial)
 3. Failure of a municipality to make a reasonable accommodation
- Multiple sources state that a deed restriction is unenforceable if it goes against public policy. *Plan 2040* is a set of Goals, Objectives, and Policies.
- “Changed condition/circumstance” doctrine – Equitable Reasonableness Test
 - If the enforcement of a restriction will create harm without benefit, it is unreasonable and thus unenforceable.

Example Excerpts from DORs/CCRs

Example 1:

“No structure shall be erected, placed or altered or permitted to remain on any Lot except one detached (or, if stated on the Plat or in the Supplemental Declaration, attached) single-family residence designed for occupancy by one family (except that any reasonable number of domestic servants living on the premises in accordance with applicable law shall be permitted).…”

“For purposes of this Declaration, there shall be specifically excluded from the meaning of the phrase “private single-family residential purposes” and shall not be permitted on any Lot within the Subdivision, regardless of whether any of the same otherwise would be permitted by any applicable zoning regulations

or other governmental laws, rules or regulations, any uses which constitute or relate to (1) boarding houses, (2) lodging houses, (3) fraternities or sororities, (4) clubs, (5) hotels, (6) residences or homes for social rehabilitation, (7) programs with respect to which admission to residency in or occupancy of the premises is limited to or intended in whole or in part for person in the custody of the criminal justice system or the juvenile justice system and/or persons engaged in the care, custody, nurturance or supervision of such persons, (8) any “exceptional residential use” (as defined in the zoning district regulations for Louisville and Jefferson County), and (9) any “group home” or other similar use as determined by Declarant and/or the Community Association, and, unless permitted in a Supplemental Declaration, any nursing homes or residences or homes for the aged or infirmed.”

“No commercial vehicle shall be parked or kept on any Lot, unless housed in a garage, or any street in the Subdivision in excess of four hours in any 24-hour period or except when used as part of a temporary construction or repair activity on the Lot. “Commercial vehicle” is defined as a vehicle meeting any one of the following characteristics: having dual rear wheels, having a design load carrying capacity of more than one ton, being designed to carry more than nine passengers (including the driver), being designed to carry business equipment on or in exterior racks or bins but not including tool boxes, or advertising a business or containing on its exterior any business information in excess of the business name on the driver’s side door of the vehicle.”

“No vehicle determined to be objectionable or unsightly by Declarant or its successors or assigns, including the Community Association, and no vehicle which is inoperable, shall be parked at any time on any street or any portion of a Lot except in a garage.”

“Animals. No animals, including, without limitation, reptiles, livestock or poultry of any kind, shall be raised, bred or kept on any Lot, except that a reasonable number of dogs, cats or other traditional household pets (meaning the domestic pets traditionally recognized as household pets in the Louisville, Kentucky vicinity) may be kept in the residence on a Lot...”

“Clothes Lines. No outside clothes lines shall be erected or placed on any Lot.”

“Basketball Courts. No basketball goal shall be erected on, or attached to any structure located on, any Lot unless the location of such goal (i) is not visible from any road or (ii) has been approved in writing by Declarant. Basketball court lighting shall be subject to the same standards as tennis court lighting in subsection (c) above.”

“Aboveground Swimming Pools; Pool Lighting. No aboveground swimming pools shall be erected or placed on any Lot, although hot tubs and spas, the size, design, placement and landscaping of which have been approved in writing by Declarant in its sole discretion, shall be permitted. No light standards (poles) shall exceed three (3) feet in height.”

“Play Equipment. Exterior or outside play equipment including, without limitation, swing sets, jungle gyms and similar equipment shall be prohibited from being located on any Lot, unless otherwise approved by Declarant. All Lot owners and residents of the Subdivision shall obtain the approval of Declarant prior to the construction or placement of any such equipment on any Lot. Any approved outdoor play or recreational equipment (whether on a Lot or within common areas) shall be earth tones in

color and substantially screened from off-site views by utilizing landscaping, fencing or some combination of techniques to filter off-site views of such equipment. Under no circumstances will Developer permit any bright red, yellow or blue color configurations on any play sets or play equipment installed”

Section 3.3 Minimum Finished Floor Areas.

(a) **Minimum Requirements; Exclusions.** Homes to be constructed in the Subdivision shall satisfy the minimum finished floor areas set forth in this Section 3.3, unless other minimum finished floor areas are otherwise specified with respect to any Lot in any Supplemental Declaration or on the respective Section Plat filed in the aforesaid Clerk’s Office. In all cases, garages, finished basement areas, and open porches are not included in computing minimum floor areas pursuant to this Section 3.3.

(b) **Lots 1 to 33 in Section 1:** For Lots 1 through 33, the following requirements apply:

One-Story. The ground floor area of a one-story residence shall be a minimum of 1,300 finished and habitable square feet.

One-and-One-Half-Story. The floor area of a one-and-one-half-story residence shall be a minimum of 1,500 finished and habitable square feet, with a minimum of 900 finished and habitable square feet on the first floor.

Two-Story. The floor area of a two-story residence shall be a minimum of 1,700 finished and habitable square feet, with a minimum of 700 finished and habitable square feet on the first floor.

(c) **Lots 34 to 40 in Section 1:** For Lots 34 through 40, the following requirements apply:

One-Story. The ground floor area of a one-story residence shall be a minimum of 1,500 finished and habitable square feet.

One-and-One-Half-Story. The floor area of a one-and-one-half-story residence shall be a minimum of 1,800 finished and habitable square feet, with a minimum of 1,000 finished and habitable square feet on the first floor.

Two-Story. The floor area of a two-story residence shall be a minimum of 1,900 finished and habitable square feet, and the first floor of a two-story residence shall have a minimum of 700 finished and habitable square feet.

(d) **Subsequent Sections:** Unless other minimum finished floor areas are otherwise specified with respect to any Lot in any Supplemental Declaration or on the respective Section Plat filed in the aforesaid Clerk’s Office, the following requirements apply to all other Lots:

One-Story. The ground floor area of a one-story residence shall be a minimum of 1,500 finished and habitable square feet.

One-and-One-Half-Story. The floor area of a one-and-one-half-story residence shall be a minimum of 1,800 finished and habitable square feet, with a minimum of 900 finished and habitable square feet on the first floor.

Two-Story. The floor area of a two-story residence shall be a minimum of 1,900 finished and habitable square feet, with a minimum of 700 finished and habitable square feet on the first floor.

Section 3.4 Setbacks and Build to Lines. No structure shall be located on any Lot nearer to the front lot line, the side street line or other side lot lines, or to rear lot lines, than the minimum building setback lines required by the applicable zoning regulation and (in addition to such regulations) shown or otherwise specified on the Plat of any Section, or in any Supplemental Declaration recorded with respect to any Section, except that reasonable (as determined by Declarant) bay windows, chimneys, roof overhangs and steps may project into said areas, and open porches may project into said areas not more than six feet, if permitted by applicable law and as shall be acceptable to Declarant. Declarant may, from time to time, vary the established building setback lines, and/or grant variances therefrom, in its sole discretion, where not in conflict with applicable zoning regulations or other applicable law.

Section 3.5 Garages; Carports. All Lots shall have at least a two-car garage unless designated otherwise on the Plat or in a Supplemental Declaration for the Section. The openings or doors for vehicular entrances to any garage located on a Lot shall include doors. No detached garages are allowed. Garages, as structures, are subject to prior plan approval under Section 3.1. No carport or front entry garages shall be constructed on any Lot unless authorized in a Supplemental Declaration for the Section.

Example 2:

10.6 Animals. No person may keep, breed, board or raise any animal, livestock, reptile, or poultry of any kind for breeding or other commercial purpose on any Lot, or in or upon any part of the Common Property, unless expressly permitted by the Rules.

10.7 Nuisances. No noxious or offensive trade or activity shall be permitted on the Property or within any dwelling located on the Property. No soil shall be removed for any commercial purpose.

10.8 Business. No industry, business, trade, occupation or profession of any kind may be conducted, operated or established on the Property, without the prior written approval of the Board.

10.9 Storage Buildings. No storage buildings, barns or sheds of any kind are permitted on any Lot, and no open storage shall be permitted.

10.21 Swimming Pools. No above-ground swimming pool shall be permitted upon any Lot, except that this Section 10.21 shall not be intended to prohibit the installation of a hot tub or sauna. In-ground swimming pools, hot tub or sauna shall be permitted on a Lot only if specifically approved in advance by the Design Review Board.

10.22 Miscellaneous. The following structures and improvements shall not be permitted on any Lot in the subdivision: (i) outdoor clotheslines, and (ii) window air conditioning units. Solar panels of any description shall be permitted only with the prior approval of the Design Review Board, and may be prohibited entirely in the discretion of the Board.

Example 3:

6. Minimum Floor Areas (excluding porches, garages, breezeways, attics, basements, etc.):

(a) The ground floor area of a one-story house shall be a minimum of 1650 square feet, exclusive of the garage.

(b) The total floor area of a one and one-half story house shall be a minimum of 1750 square feet, with the ground floor area a minimum of 1000 square feet exclusive of garage.

(c) The ground floor area of a two story house shall be a minimum of 1100 square feet, exclusive of the garage, provided further, the minimum total for such house shall be 2200 square feet.

Developer reserves the right to approve or disapprove any type residence and the minimum square footage for same which is not covered under the above floor plans. Whenever any questions arise as to the classification of any proposed structure or its compliance with the provisions of these restrictions, the decision of Developer shall be final.

8. Garages; Carports.

All residences must have an attached or built-in garage which shall accommodate at least two (2) automobiles. All garages must open to the side or rear of the residences, except that Developer may permit a garage to open to the front of the residence, if, in Developer's sole judgment, such opening is justified by the physical considerations or location of the lot.

Example 4:

(c) No vehicle, motorized or otherwise, including but not limited to, those set forth in subsection (b) above, shall be parked at any time: (i) in front of a mailbox; or (ii) between the hours of 4:00 a.m. and 6:00 a.m. on any street or right-of-way of the Subdivision. Further, all vehicles shall only be parked: (i) on a street, subject to the limitations set forth in this Section 2.03; (ii) on a legal driveway, subject to the the limitations set forth in this Section 2.03; or (iii) in a garage. Notwithstanding the foregoing, vehicles of residents, friends, family members of residents, or of caregivers of residents may be parked in the driveways overnight for no more than 90 days within a 365 day period, unless that time is extended in writing, in advance, by Declarant or its assignee at its sole discretion. The Declarant, or its assigns, may, in its sole discretion, amend this Section 2.03 through the adoption of Rules and Regulations as to parking to address issues as they arise.

(b) Unless approved in writing, in advance of installation, by the Declarant, no lot owner shall cause or permit awnings or other similar exterior window coverings to be installed on a building or anything to be hung, displayed or exposed on the exterior of the building on the lot, whether through or upon the windows, doors, or masonry of such building. The prohibition herein includes, without limitation, laundry, clothing, rugs, awnings, canopies, shutters, radio or television antennas, or any other items. Under no circumstances shall any exhaust fan, air conditioning apparatus, television or radio antennas, or other items be installed by the lot owner on the exterior of the buildings. No clothesline, clothes rack, or any other device may be used to hang any items on any window, nor may such devices be used anywhere in the Subdivision except in such areas as may be specifically designated for such use by the Declarant.

Section 2.10 Yard Sales. No auction, estate, yard or garage sales of any kind shall be conducted on any lot unless approved in writing, in advance of said event, by the Declarant in its sole discretion.

Section 2.12 Rental Restrictions. No lot or residence may be leased for a term of less than 1 year. At least 3 business days prior to the commencement date of the lease of any lot or residence, the owners of the lot shall notify the Board of Directors of the Association in writing of the execution of such lease, which notice shall specify in full the names of the lessees' dependents and other family members who will reside at the residence, shall include a copy of the executed lease and shall confirm that such lease incorporates by reference the provisions of this Declaration. Any lease shall prohibit more than 2 persons per bedroom living at the residence. Such lot owners shall be and remain liable for any and all unpaid fees, charges and expenses owed to the Association, by such lessees and/or their dependants, whether in connection with the use of the recreational facilities within the Subdivision or otherwise.

Section 2.13 Holiday Decorations. All holiday decorations shall not be installed before the generally recognized beginning of the season and shall be removed after the generally recognized conclusion of the holiday for which the decorations are placed. Inflatable decorations are prohibited in the Subdivision.

Section 3.05 Minimum Floor Areas.

- (a) The total floor area of any one (1) story home shall be a minimum of sixteen hundred (1,600) square feet.
- (b) The total floor area of any one and one-half (1 1/2) story home shall be a minimum of nineteen hundred (1,900) square feet.

III. PEER CITY REVIEW

Atlanta

Municipality Type: City

Demographics¹: 420, 003; 53.3% black, 40.1 % white

Zoning Structure: Zoning Districts

Land Use Relationship to Demographics:

- Zoning Map: <https://www.atlantaga.gov/government/departments/city-planning/office-of-zoning-development/maps>
- Demographic Maps: <https://scholarblogs.emory.edu/streetcaratlanta/maps/the-2d-experience-video/>

Land Use Changes:

- The City allowed accessory dwelling units as a use by right in the R-5 (Two Family) District.
- In order to encourage density and to allow the use in other districts ADUs were expanded to R-4 (Single Family Residential) and R-4A (Single Family Residential)
- The City addressed multi-unit housing in its older neighborhoods, which exists but has been nonconforming by amending their zoning code. The amendment allows the use by right which permits existing units to be renovated and more units to be created.
- There are no longer any parking minimums and an introduction of new parking caps with ½ mile of MARTA rail, streetcar stops, and any transit lines
- Source: <https://www.cnu.org/publicsquare/2019/02/11/atlanta-zoning-update-addresses-parking-adus-missing-middle>

Denver

Municipality Type: Consolidated City-County

Demographics: 600, 158; 9.9% black, 80.9% white

Zoning Structure: Zoning Districts

Land Use Relationship to Demographics:

- Zoning Map: <https://denvergov.org/maps/map/zoning>
- Demographic Maps: <https://www.denvergov.org/content/denvergov/en/human-rights-and-community-partnerships/demographic-maps0.html>

Land Use Changes:

- Loose Public-Private Partnership with Oakwood Homes
 - Homes build for teachers and first responders
 - Developer builds 1200 to 1400 sf single-family homes on 2000 sf lots
 - Must be owner-occupied for 3 years

Source: <https://www.denverpost.com/2018/12/04/denver-american-dream-oakwood-homes/> and

¹ Demographic from the 2010 Census Data

<https://www.thedenverchannel.com/news/local-news/colorado-developer-builds-single-family-homes-for-under-250-000>

Lexington

Municipality Type: Consolidated City-County

Demographics: 295,803; 14.5 % black, 75.6% white

Zoning Structure: Zoning Districts

Land Use Relationship to Demographics:

- Zoning Map: <http://lfucg.maps.arcgis.com/apps/Viewer/index.html?appid=2ea875cb101f46e4a1b8e80eb7fc7622>

Land Use Changes: The city has adopted incentives to encourage the development of affordable housing.

- Affordable housing units will not count against density requirements if the number of affordable units does not exceed eight (8) units per gross acre.
- The maximum FAR of 1.0 may be increase by 0.5 for a total FAR of 1.5 if the excess is used for affordable housing.
- Affordable housing may be eligible for a reduced exaction if the developer can demonstrate that the housing to be constructed will be used to provide housing for low income persons for at least fifteen (15) years. Factors to determine reduction amount included:
 - the size and scope of the project,
 - whether other funds are available to pay for the required developer exaction, and
 - whether the proposal will fulfill established goals or policies in the Comp Plan
- Source: <https://czb.org/wp-content/uploads/2017/08/report-lexington.pdf>
 - Lexington-Fayette Municipal Code

Minneapolis

Municipality Type: City

Demographics: 382, 578; 18.9% black, 63.9% white

Land Use Relationship to Demographics:

Zoning Structure: Zoning Districts

Land Use Relationship to Demographics:

- Zoning Map: http://www.ci.minneapolis.mn.us/zoningmaps/zoning_maps_index
- Demographic Maps: <https://www.mncompass.org/profiles/neighborhoods/minneapolis-saint-paul#!percent-of-color>

Land Use Changes: The City's new comprehensive plan, *Minneapolis 2040*, outlines policies to reverse sprawl and housing segregation. The new plan . . .

- permits triplexes in residential zoning districts,
- abolishes parking minimums for all new construction, and
- allows high-density buildings along transit corridors.
- Source: <https://minneapolis2040.com/policies/>

Portland

Municipality Type: City

Demographics: 583, 776; 5.7% black, 77.4 % white

Land Use Relationship to Demographics:

Zoning Structure: Zoning District

Land Use Relationship to Demographics:

- Zoning Map: <https://www.portlandmaps.com/bps/zoning/#/map/>
- Demographic Maps: <http://www.portlandonline.com/portlandplan/index.cfm?c=52257&a=288623>

Land Use Changes: The goal of the *Residential Infill Project* is to slowly increase density in communities that are close to major centers or near public transit. The Project . . .

- incentivizes building more housing units instead of bigger ones,
- caps the size of these new units to 2,500 sf for a single-family home (current: 6,750 sf), and
- legalizes diverse multi-family housing types in single-family zones (i.e. duplexes, triplexes, fourplexes, and ADUs)
- Source: <https://www.portlandoregon.gov/bps/article/711667>

Seattle

Municipality Type: City

Demographics: 68, 660; 7.1% black; 68.6% white

Land Use Relationship to Demographics:

Zoning Structure: Zoning Districts

Land Use Relationship to Demographics:

- Zoning Map: <http://seattlecitygis.maps.arcgis.com/apps/webappviewer/index.html?id=f822b2c6498c4163b0cf908e2241e9c>
- Demographic Maps: <https://www.kingcounty.gov/~media/elected/executive/equity-social-justice/documents/maps/POC.ashx?la=en>

Land Use Changes: *Neighborhoods for All Report* outlines recommended changes to the zoning code to expand housing options.

- Encourage Urban Villages – communities where conditions can best support increased density – and the expansion of existing ones to 15 minute walksheds from transit nodes. Urban Villages are planned around essential services.
- Rename ‘Single-Family’ zoning to ‘Neighborhood Residential’ in order to create a zoning district that allows for flexible housing scale and form.
- Allow the conversion of existing houses into multiple units in more zoning districts. Incentivize the retention of existing houses by making development standards more flexible when additional units are added.
- Allow additional units on corner lots, lots along alleys and arterials, and lots on zone edges.
- Reduce or remove minimum lot size requirements; limit the size of new single-unit structures, especially on larger than average lots; and create incentives for building more than one unit on larger than average lots.
- Remove the occupancy limit for unrelated persons in single-family zones and ensure that changes to the single-family zoning district encourage a range of housing sizes.
- Source:
<http://www.seattle.gov/Documents/Departments/SeattlePlanningCommission/SPCNeighborhoodsForAll-ExecSummary.pdf>

Vancouver

Municipality Type: City

Demographics²: 603,502;

Land Use Relationship to Demographics:

Zoning Structure: Zoning Districts

Land Use Relationship to Demographics:

- Zoning Map:
http://vanmapp.vancouver.ca/pubvanmap_net/default.aspx?&showLayers=zoning_district_labels,zoning_districts
- Demographic Information: <https://vancouver.ca/news-calendar/population.aspx>

Land Use Changes: *Making Room Housing Program* amends the city’s zoning code to expand housing choice.

- The city passed a zoning policy which allows duplexes in the majority of its single family zoning districts (RS).
- There are proposed side yard reductions in RT-7 and RT-8 (Kitsilano Historic Neighborhood) zoning districts to allow many pre 1940s houses on smaller lots to be eligible for infill development.

² <https://globalnews.ca/news/4468086/99-per-cent-of-vancouver-single-family-neighbourhoods-now-zoned-for-duplexes/>

- Adopted changes to the RT (Two Family) zoning district which allowed flexibility housing styles and infill development in historic neighborhoods.
- Expansion of lock-off unit regulations: These units are intended to be small, self-contained units with a shared internal door which can be locked enabling both the principal dwelling unit and suite to be independent. Lock-offs units were intended to provide flexibility and enable households to expand or contract their space needs over-time.
- Source: <https://council.vancouver.ca/20180620/documents/rr1b.pdf>

IV. PARKING



Above: A view looking south from the Glassworks building before urban renewal circa 1926 and the same view after clearance in 1976.



Above: A view looking south from the Glassworks building before urban renewal circa 1926 and the same view after clearance in 1976.

Figure 8. Transformation of downtown at 9th Street looking south, pre- and post-urban renewal.

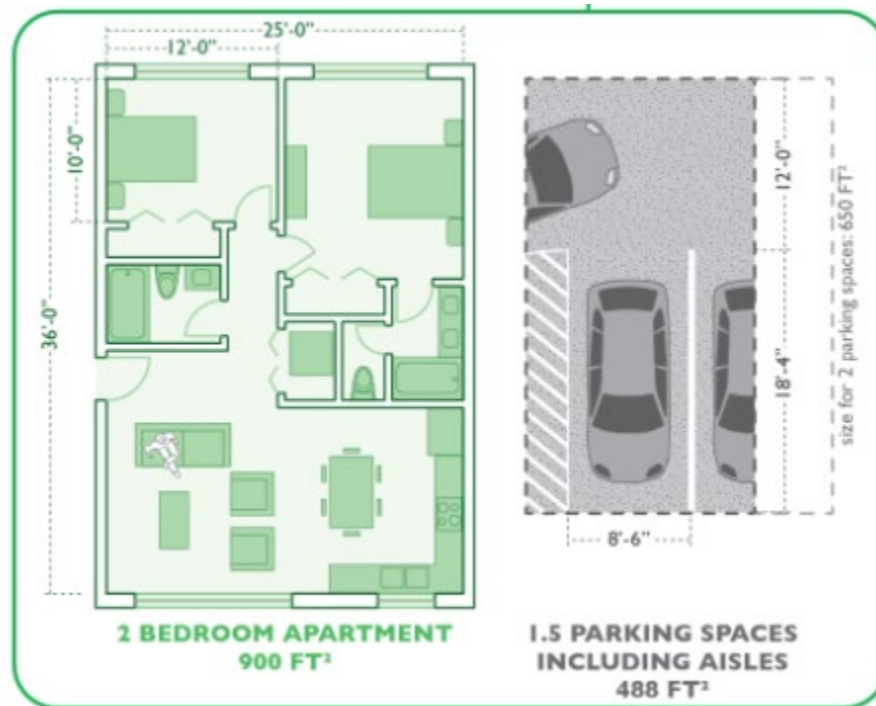


Figure 9. Comparison of dwelling unit relative to spaces required for parking

V. RECOMMENDATIONS

#	Barrier	Recommendation	Plan 2040: Land Use & Development Policy	Implementation Standard
1	Minimum lot size and density	Reduce the minimum lot size in <u>Traditional</u> form districts	Community Form Goal 1, Policy 4 & 5; Housing Goal 1, Policy 1 & 3; Housing Goal 2, Policy 1; Housing Goal 3, Policy 1 & 3	<p>Amend the Land Development Code (LDC) as follows:</p> <ol style="list-style-type: none"> 1. A minimum lot size of 5,000 ft² is recommended for the R-4 zoning district with attached units having smaller sizes for interior units. 2. 3,000 ft² is recommended in the R-5 district with attached units having smaller sizes for interior units and two-family lots having a minimum lot size of 5,000 ft². 3. 2,500 ft² is recommended for the R-5A, R-6, R-7 and R-8A districts. The maximum density (du/ac) permitted shall control the minimum lot size for multi-family development. <p>Note: Setbacks should be evaluated for consistency with recommendations.</p>

#	Barrier	Recommendation	Plan 2040: Land Use & Development Policy	Implementation Standard
2	Minimum lot size and density	Reduce the minimum lot size in <u>Suburban</u> form districts	Community Form Goal 1, Policy 4 & 5; Housing Goal 1, Policy 1 & 3; Housing Goal 2, Policy 1; Housing Goal 3, Policy 1 & 3	<p>Amend the LDC as follows:</p> <ol style="list-style-type: none"> 1. A minimum lot size of 5,000 ft² is recommended for the R-4 zoning district with attached units having smaller sizes for interior units. 2. A minimum of 4,000 ft² is recommended for the R-5 zoning district with attached units having smaller sizes for interior units and two-family lots having a minimum lot size of 6,000 ft². 3. 3,000 ft² is recommended for the R-5A, R-6, R-7 and R-8A districts. The maximum density (du/ac) permitted shall control the minimum lot size for multi-family development. <p>Note: Setbacks should be evaluated for consistency with recommendations.</p>

#	Barrier	Recommendation	Plan 2040: Land Use & Development Policy	Implementation Standard
3	Minimum lot size	Modify the maximum density (du/ac) of the R-4, R-5, R-5A and R-6 zoning districts	Community Form Goal 1, Policy 4 & 5; Housing Goal 1, Policy 1; Housing Goal 2, Policy 1; Housing Goal 3, Policy 1 & 3	<p>Restructure the application of density in the LDC as follows:</p> <ol style="list-style-type: none"> 1. R-4: Allow one primary dwelling unit per lot subject to the minimum lot size established by the form district. 2. R-5: Allow one primary dwelling unit or one two-family structure per lot subject to the minimum lot size established by the form district. 3. R-5A: 12.01 du/ac for 3 or more units. One primary dwelling unit or one two-family structure shall be permitted per lot subject to the minimum lot size established by the form district. 4. d. R-6: 17.42 du/ac for 3 or more dwelling units on a single lot. One primary dwelling unit or one two-family structure shall be permitted per lot subject to the minimum lot size established by the form district.

#	Barrier	Recommendation	Plan 2040: Land Use & Development Policy	Implementation Standard
4	Supplemental revisions in conjunction with items 1-3	Establish minimum open space for subdivisions in suburban form districts and enhance environmental protections	Community Form Goal 1, Policies 4 & 5; Livability Goal 1, Policies 5, 6, 8, 11, 12, 19, & 21.	Amend suburban form district standards for residential development to establish minimum open space to off-set theoretical increase in density as a result of reduced lot sizes, and increase buffers for environmental features such as streams, slopes, karst features, and wetlands. The impact of lot sizes in all variations shall be studied and findings presented to mitigate over-density in environmentally constrained areas and determine the appropriate buffers. A review of recent case history for conservation and development transfer subdivisions sheds light on the ability to meet increased open space and buffer standards.
5	Density, setback, and minimum lot size	Allow attached dwelling units in all residential zoning districts subject to the minimum lot size established by the form district.	Community Form Goal 1, Policy 4 & 5; Housing Goal 1, Policy 2; Housing Goal 2, Policy 2; Housing Goal 3, Policy 3	Restructure the application of density in the Land Development Code (LDC) as set forth in item #3.
6	Density and public procedure	Allow accessory dwelling units as a permitted use with special standards in all single- and two-family zoning districts	Community Form Goal 1, Policy 4 & 5; Housing Goal 1, Policy 2; Housing Goal 2, Policy 2; Housing Goal 3, Policy 3	Amend Chapter 4, Part 3 of the LDC to incorporate standards to allow use with special standards
7	Floor area ratio	Remove floor area ratio (FAR) from all residential zoning districts	Housing Goal, Policy 2; Housing Goal 3, Policy 3	Amend Chapter 2: Zoning Districts of the LDC to eliminate FAR for residential districts.

#	Barrier	Recommendation	Plan 2040: Land Use & Development Policy	Implementation Standard
8	Supplemental revisions in conjunction with items 1-3	Rename the R-5 district consistently with permitted uses and remove the R-5B district.	Community Form Goal 1, Policy 4 & 5; Housing Goal 1, Policy 2; Housing Goal 2, Policy 2; Housing Goal 3, Policy 3	Amend the LDC as follows: 1. Rename R-5 district to “Single- or Two-Family Residential” 2. Delete R-5B district as its purpose is obsolete
9	Deed restrictions	Resolve through the Louisville Metro Council the discriminatory elements of deed restrictions and covenants, conditions, and restrictions	Housing Goal 1, Policy 1-3; Housing Goal 2, Policy 1-2; Housing Goal 3, Policy 1 & 3-5.	Pass ordinance to prohibit the unfair practice of privately regulating land use in excess of publically adopted regulations and contrary to the policies of <i>Plan 2040</i> . This might include: 1. An Ordinance of Louisville Metro Council that makes it unlawful to place restrictions on minimum home size and garages 2. An Ordinance of Louisville Metro Council that makes it unlawful to place restrictions on alternative sources of energy, heating/air conditioning elements, and energy efficiency (solar panels, window air conditioning units, and clothes lines)

#	Barrier	Recommendation	Plan 2040: Land Use & Development Policy	Implementation Standard
10	Minimum lot size, zoning districts, and nonconformance	Conduct a land use survey within Traditional form districts	Community Form Goal 1, Policy 4 & 5; Community Form Goal 1, Policy 4; Community Form Goal 2, Policy 3, 4, 7, 9, & 11; Housing Goal 1, Policy 1 & 3; Housing Goal 2, Policy 1; Housing Goal 3, Policy 1 & 3	<p>Planning and Design Services should:</p> <ol style="list-style-type: none"> 1. Evaluate the appropriateness of R-6 and R-7 to UN zoning map amendments 2. Locate corner commercial potential on vacant lots or abandoned property 3. Locate existing conforming corner commercial structures 4. Locate and appropriately rezone exiting non-conforming commercial structures <p>Note: permitted uses within the CR district should be amended to allow all appropriately scaled neighborhood serving uses within traditional neighborhoods</p>
11	Permitted uses and scale	Incorporate craft/artisan manufacturing use into LDC	Community Form Goal 1, Policy 4, 15, & 18; Community Form Goal 2, Policy 2, 3, 4, 6, 7, 9, & 11.	<p>Amend the LDC as follows:</p> <ol style="list-style-type: none"> 1. Define use and identify appropriate zoning/form districts classification 2. Evaluate and revise live/work unit regulations, as needed.

#	Barrier	Recommendation	Plan 2040: Land Use & Development Policy	Implementation Standard
12	Access to Transit/ Development Cost	Revise parking requirements and incentives	Community Form Goal 1, Policy 12 & 13; Community Form Goal 2, Policy 10, 15, & 16; Community Form Goal 4, Policies 1-3; Mobility Goal 1, Policies 1, 3, & 6; Mobility Goal 3, Policies 1-4.	Amend the LDC as follows: <ol style="list-style-type: none"> 1. Simplify the current parking requirements. 2. Eliminate parking requirements in the Traditional Neighborhood Form District and in the new Urban Center Neighborhood. 3. Reduce parking requirements across the board for all form districts, including a review of maximum parking requirements. 4. Increase Parking Reductions 5. Add Parking Reductions for Ride-Share Spaces & TARC arrangements