

5.3.1 Neighborhood Form District

A. Relationship to the Comprehensive Plan

The Neighborhood Form District (NFD) is intended to implement the following Cornerstone 2020 Comprehensive Plan Goals, Objectives and Plan Elements:

Goals	Objectives	Plan Elements
Community Form Goals C1, C2, C3, C4	Community Form Objectives C1.1, C1.2, C2.1, C2.2, C2.3, C2.4, C2.5, C2.6, C2.7, C3.1, C3.4, C3.5, C3.6, C3.7, C4.1, C4.2, C4.3, C4.4, C4.5, C4.6, C4.7	Guidelines 1, 2, 3, 4, 7 and 9

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 Guidelines 1 and 2 of the Comprehensive Plan. Activity centers should effectively integrate a mix of retail, insitutional, 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
- a. Where 50% or more of either the lots or street frontage (lineal distance) within 200 feet of the subject site and on the same side of the street are occupied by principal structures, the following requirements apply instead of applicable standards in Tables 5.3.1 and 5.3.2.
 - i. See Section 5.4.2 (Residential Site Design Standards) for residential infill standards.
 - ii. New non-residential structures shall be located at the lesser of the established building pattern (average front and street side setback) or the maximum front and street side setback defined in Table 5.3.2.
 - iii. The Infill Site Context standards shall not apply if two properties within 200 feet of the subject site and on the same side of the street is developed at a density less than one dwelling per acre.
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.

NOTE: There are no infill standards for rear yard setbacks for residential development, refer to Table 5.3.1 for required rear yard setbacks for residential development.

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 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	Min. Front and Street Side Yard Setback	Minimum Side Yards (Each)	Minimum Rear Yard Setback	Maximum Building Height
RR	5 Acres	150 ft	30 ft	15 ft	50 ft	35 ft
RE*	105,000 sf	150 ft	90 ft (front); 60 ft (street side)	20 ft minimum, 50 ft total	50 ft	35 ft
R-E, R-1	40,000 sf	150 ft	75 ft (front); 25 ft (street side)	15 ft minimum, 45 ft total	25 ft.	35 ft
R-2	20,000 sf	100 ft	30 ft	10 ft minimum, 30 ft total	25 ft.	35 ft
R-3	12,000 sf	75 ft	30 ft	7.5 ft minimum, 22.5 total	25 ft.	35 ft
R-4	9,000 sf	60 ft	30 ft	**	25 ft.	35 ft
R-5	6,000 sf	50 ft	25 ft	5 ft	25 ft.	35 ft
PRD	1500 sf	0 ft.	0 ft.	0 ft.	0 ft.	35 ft.
R-5A	6,000 sf	50 ft	20 ft	5 ft	25 ft.	35 ft
R-5B	6,000 sf	30 ft	20 ft	3 ft	25 ft.	35 ft
R-6, OR	6,000 sf	25 ft	15 ft	3 ft	25 ft.	35 ft
U-N	2,500 sf 1500 sf if attached	18 ft	15 ft	3 ft	6 ft.	35 ft
R-7, OR-1	6,000 sf	25 ft	15 ft	3 ft	15 ft	45 ft (see footnote)***
R-8A, OR-2, CR, CN	6,000 sf	25 ft	15 ft	3 ft	15 ft	45 ft (see footnote)***
OR-3, OTF, C-1, C-2	5,000 sf	None	None	None	15 ft	45 ft (see footnote)***

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

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) ¹	Non-Res to Res Setback (Loading) ²	Max. Building Height	Max Building Height: Residential Top Floor ³
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.

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:
- The resultant mass and scale of the building is compatible to the surrounding development pattern.
 - The parking and circulation will not adversely impact surrounding development.
 - 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

NOTE: See Section 5.1.8 for maximum setback alternatives.

¹ 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.

² Width of buffer required if loading facilities located on corresponding side of non-residential use.

³ 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

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 Cornerstone 2020 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 4.1 shall apply.
 - v. Minimum Rear Yard Setback – 25 ft; if alley: 5 ft.

- vi. Maximum contiguous units in single family zoning districts –
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- 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
 - iii. Minimum Side Yard Setback – 0 ft. between the unit and the property line; 6 feet between adjacent units on separate lots.
 - iv. 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.

<p style="text-align: center;">NFD</p> <p style="text-align: center;">Table 5.3.3</p> <p style="text-align: center;">Thresholds</p>	<p style="text-align: center;">Part 4 Residential Site Design</p>	<p style="text-align: center;">Part 5 Non-Residential and Mixed Use Site Design</p>	<p style="text-align: center;">Part 6 Building Design</p>	<p style="text-align: center;">Part 7 Transition</p>	<p style="text-align: center;">Part 8 Street and Roadside</p>	<p style="text-align: center;">Part 9 Transit and Connection</p>	<p style="text-align: center;">Part 10 Traffic Impacts</p>	<p style="text-align: center;">Part 11 Open Space</p>	<p style="text-align: center;">Part 12 Special Design Requirement</p>
Category 2									
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				
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		
Category 3									
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 square feet		X	X	X	X	X	X		X

5.3.2 SUBURBAN MARKETPLACE CORRIDOR DISTRICT

The design of the Suburban Marketplace Corridor Form District (SMCFD) is characterized by linear commercial development along major roadways. The Suburban Marketplace Corridor is a medium to high density district, with a mixture of highway commercial uses, shopping centers, and office development. Buildings along the corridor are typically set back from the roadway with parking lots in front. Examples of Suburban Marketplace Corridors include Hurstbourne Parkway, Dixie Highway, and Preston Highway.

The SMCFD standards do not address permitted land uses and density or intensity of development. These aspects of land use planning are more appropriately addressed through zoning district regulations or regulatory goals, and objectives and policies of the Comprehensive Plan.

A. RELATIONSHIP TO THE COMPREHENSIVE PLAN

The SMCFD implements the following Cornerstone 2020 Comprehensive Plan Goals and Objectives:

Goals	Objectives	Plan Elements
Community Form Goals F1, F2, F3	Community Form Objectives F1.1, F2.1, F2.2, F2.3, F2.4, F2.5, F3.1, F3.2	Guidelines 1, 2, 3, 4, 7, and 9

B. INTENT AND APPLICABILITY

The provisions of this part are intended to promote high quality design and a more visually attractive environment in the SMCFD, accommodating relatively large volumes of traffic while providing for alternative travel modes. Standards are included to promote:

1. Development that enhances the corridor's visual character, function, and identity;
2. Alternative modes of travel;
3. Linkages between commercial and residential uses;
4. Compatibility with adjacent neighborhoods; and
5. High quality design of individual sites.

C. Dimensional Standards

1. Lot Size, Depth, and Width – There are no minimum lot size, depth, and width requirements in the SMCFD, except that residential uses shall comply with the Neighborhood Form District Standards in Table 5.3.1.
2. Building Setbacks
 - a. Front and Street-Side Setback – Structures on parcels with public street frontage shall be setback from the street center line no less than one-half of the standard right-of-way width for the functional class of the abutting street, as specified in Chapter 6 Part 2 of these regulations. In addition, structures, parking and other improvements shall maintain setbacks as required to comply with applicable parkway or other buffer requirements set forth in Chapter 10 (Tree Canopy, Landscaping, and Open Space). Principal structures on the lot shall be setback no more than 275 feet from the front and street-side property lines (alternatives to the maximum setback can be found within Section 5.1.8).
 - b. Side and Rear Setback – None, except a 25 foot minimum setback shall be provided along the common boundary when a non-residential use abuts a residential zone or a structure(s) with first floor residential use. A minimum setback of 50 feet shall be provided where a building façade with loading docks for tractor trailers faces a residential use or zone. Vehicular parking and maneuvering are not permitted in the setbacks. The side and rear setback shall be landscaped in accordance with the buffering requirements of Chapter 10.
3. Building Height - The maximum permitted height is sixty feet.
4. Multiple Principal Structures Setbacks – Common wall construction is permissible. Principal detached structures on the same or adjacent lot shall maintain separations as follows:
 - a. Building wall has primary entrance or exit – 25 feet.
 - b. Building wall has secondary entrance or exit – 20 feet.
 - c. Building wall has no entrance or exit – 10 feet.

NOTE: The setback requirement will ensure that new construction is situated outside the expanded right-of-way standards created by the Land Development Code.

D. Suburban Marketplace Threshold Table

The following standards shall apply to all developments meeting the thresholds and applicability requirements set forth in Table 5.3.4 below.

Expansion of existing and creation of new residential structures or units, and creation of residential lots shall be subject to the standards of the Neighborhood Form District (Section 5.3.1).

SMCFD Table 5.3.4 Thresholds	Part 5 Non-Residential and Mixed Use Site Design	Part 6 Building Design	Part 7 Transition	Part 8 Street and Roadside Design	Part 9 Transit and Connection	Part 10 Traffic Impacts	Part 12 Special Design Requirement
Category 2							
Accessory Structure: New or Expansion	X						
Construction of building footprint less than 3,000 square feet	X						
Construction of 50 or more off-street parking spaces	X			X	X		
Construction of building footprint between 3,000 – 30,000 square feet	X	X	X	X	X		
Category 3							
Projected traffic generation exceeding 200 trip-ends per peak hour						X	
Creation of more than five lots				X	X		
Construction of building footprint between 30,001 – 75,000 square feet	X	X	X	X	X	X	
Construction of building footprint greater than 75,000 square feet	X	X	X	X	X	X	X

5.3.3 Regional Center Form District

The Regional Center Form District (RCFD) encompasses the community's major shopping facilities. Medium and high intensity commercial development serving a regional market are found in this district. A wide range of related uses, including residential, office and institutional development, is strongly encouraged within Regional Center Form Districts. Mixed uses within a principal building on the site. (e.g., commercial and residential) are supported. District standards are designed to ensure compatibility with adjacent form districts, to ensure a high level of access by a variety of travel modes, to encourage full development of regional centers, and to promote high quality design.

A. Relationship to the Comprehensive Plan

The RCFD implements the following Cornerstone 2020 Comprehensive Plan Goals and Objectives:

Goals	Objectives	Plan Elements
Community Form Goals E1, E2, E3, E4	Community Form Objectives E1.1, E2.1, E2.2, E2.3, E2.4, E2.5, E3.1, E3.2, E3.3, E3.4, E4.1, E4.2, E4.3, E4.4	Plan Elements 1, 2, 3, 7, 9, 12

B. Intent and Applicability

The provisions of this section are intended to promote high quality design and a more visually attractive environment in the RCFD, accommodating relatively large volumes of traffic while providing for alternative travel modes. Standards are included to promote:

1. Compatibility with adjacent form districts;
2. Medium to high intensity commercial development and a mix of related uses
3. High level of access by a variety of modes of travel; and
4. High quality design of individual and integrated sites.

C. Dimensional Standards

1. Lot Size and Width – There are no minimum lot size and width requirements in the RCFD, except that structures with first floor residential uses shall comply with the Neighborhood Form Districts Standards (Section 5.3.1).

2. Building Setbacks
 - a. Front and Street-Side Setback – Structures on parcels with public street frontage shall be setback from the street center line no less than one-half of the right-of-way width for the functional class of the abutting street, as specified in Chapter 6 Part 2 of these regulations. In addition, structures, parking and other improvements shall maintain setbacks as required to comply with applicable parkway or other buffer requirements set forth in Chapter 10 (Landscaping, Buffering, and Open Space). Principal structures on the lot shall be setback no more than 275 feet from the front and street-side property lines (alternatives to the maximum setback can be found within Section 5.1.8).
 - b. Side and Rear Setback – None, except where adjacent to a residential zoning district or structure with residential use on the first floor, in which case a minimum setback of 50 feet shall be maintained. Vehicular parking and maneuvering are not permitted in the side and rear setbacks
 - c. Building Height – Except as limited within the Form District Transition Zone (Chapter 5 Part 7), the maximum permitted height is 150 feet.
 - d. Multiple Principal Structures Setback – Common wall construction is permissible. Principal structures on the same or adjacent lots constructed as detached buildings shall maintain the following minimum separations:
 - i. Building wall has primary entrance or exit: 25 feet
 - ii. Building wall has secondary entrance or exit: 20 feet
 - iii. Building wall has no entrance or exit: 10 feet

Regional Center Threshold Table 5.3.5

The following parts of chapter 5 listed in the threshold table, shall apply to all developments meeting the thresholds and applicability requirements set forth in Table 5.3.5 below.

Expansion of existing and creation of new residential structures or units, and creation of residential lots shall be subject to the standards of the Neighborhood Form District (Section 5.3.1).

RCFD Table 5.3.5 Thresholds	Part 5 Non-Residential and Mixed Use Site Design	Part 6 Building Design	Part 7 Transition	Part 8 Street and Roadside Design	part 9 Transit and Connection	Part 10 Traffic Impacts	Part 12 Special Design requirement
Category 2							
Accessory Structure: New or Expansion	X						
Projected traffic generation exceeding 200 trip-ends per peak hour						X	
Construction of 50 or more off-street parking spaces	X			X	X		
Construction of a building footprint less than 3,000 square feet	X			X			
Construction of a building footprint between 3,000 - 30,000 square feet	X	X	X	X	X	X	
Category 3							
Creation of more than five lots				X	X		
Construction of a building footprint between 30,001 - 75,000 square feet	X	X	X	X	X	X	
Construction of a building footprint greater than 75,000	X	X	X	X	X	X	X

5.3.4 Suburban Workplace Form District

- A. The Suburban Workplace Form District (SWFD) is designed to reserve land for large-scale industrial and employment uses in suburban locations. District standards are designed to ensure compatibility with adjacent form districts, to buffer heavy industrial uses from potentially incompatible uses, to ensure adequate access for employees, freight, and products, to provide services and amenities for employees, and to improve transit service.

The SWFD standards do not address permitted land uses and density or intensity of development. These aspects of land use planning are more appropriately addressed through zoning district regulations or regulatory goals, and objectives and policies of the Comprehensive Plan.

- B. Relationship To The Comprehensive Plan

The SWFD implements the following Cornerstone 2020 Comprehensive Plan Goals and Objectives:

Goals	Objectives	Plan Elements
Community Form Goals G1, G2, G3, G4	Community Form Objectives G1.1, G2.1, G2.2, G2.3, G2.4, G2.5, G3.1, G3.2, G3.3, G4.1, G4.2, G4.3, G4.4	Guidelines 1, 3, 6, 7

- C. Intent and Applicability

The provisions of this section are intended to promote high quality design and a more visually attractive environment in the SWFD, accommodating relatively large volumes of traffic while providing for alternative travel modes. Standards are included to promote:

1. Adequate access for employees, freight, and products;
2. Alternative modes of travel;
3. High quality design of individual and integrated sites;
4. A wide range of employee-serving commercial businesses (e.g., day care centers, auto servicing, cleaners, restaurants, etc.); and
5. A mix of uses (e.g., industrial, office, and commercial) within a principal building on the site.

- D. Dimensional Requirements

1. Lot Size, Depth, and Width – There are no minimum lot size, depth, and width requirements in the SWFD, except as specified in paragraph 2., below.

2. Residential Lots and Building Setbacks – Residential lots shall comply with the size and width requirements and residential structures (both principal and accessory structures, new construction and expansion) shall comply with the setback requirements established in the Neighborhood Form District Standards (Section 5.3.1).
3. Non-Residential Building Setbacks
 - a. Front and Street-Side Setback –Twenty-five feet along all frontage on public streets and private access easements providing primary access. Greater setbacks necessary to comply with applicable parkway or other buffer requirements set forth in Chapter 10 (Landscaping, Buffering, and Open Space) shall supersede these setback requirements. Off-street parking, maneuvering for parking areas, drive-ways, and sidewalks shall be permitted within the 25 foot setback as long as all landscaping requirements of Chapter 10 Part 2 are met
 - b. Side Yard – None.
 - c. Rear Yard – None.
 - d. Adjacent to Residential – Refer to Chapter 5 Part 5.
4. Building Height
 - a. The maximum permitted height is 50 feet; however, additional height may be added provided that the building is stepped back one foot on all sides for each additional four feet of building height. Refer to Chapter 5 Part 7 for permissible heights in form district transition zones.
 - b. Multiple Principal Structures Setbacks – Common wall construction is permissible. Principal structures on the same or adjacent lots constructed as detached buildings shall maintain the following minimum separations:
 - i. Building wall has primary entrance or exit – 25 feet
 - ii. Building wall has secondary entrance or exit – 20 feet
 - iii. Building wall has no entrance or exit – 10 feet

NOTE: *Maximum height within 200 feet of a Neighborhood form would be 45 feet.*

Suburban Workplace Threshold Table

The following parts of chapter 5 shall apply to all developments meeting the thresholds and applicability requirements set forth in Table 5.3.6 below.

Expansion of existing and creation of new residential structures or units, and creation of residential lots shall be subject to the standards of the Neighborhood Form District (Section 5.3.1)

SWFD Table 5.3.6 Thresholds	Part 5 Non-residential and Mixed Use Site Design	Part 6 Building Design	Part 7 Transition	Part 8 Street and Roadside Design	Part 9 Transit and Connection	Part 10 Traffic Impacts	Part 12 Special Design Requirement
Category 2							
Accessory Structure: New or Expansion	X						
Construction of building footprint less than 3,000 square feet	X						
Construction of 50 or more off-street parking spaces	X			X	X		
Construction of building footprint between 3,000 - 75,000 square feet	X	X	X	X	X	X	
CATEGORY 3							
Construction of building footprint greater than 75,000 square feet	X	X	X	X	X	X	X
Projected traffic generation exceeding 200 trip-ends per peak hour						X	
Creation of more than five lots				X	X		

5.3.5 Campus Form District

The Campus Form District (CFD) is clearly represented in both historic and modern patterns of development within the Louisville and Jefferson County. The University of Louisville-Belknap Campus, Southern Baptist Seminary, and Bellarmine University are some of the historic examples of this form. Modern examples of the form include the Hurstbourne Green/Forest Green complex and the Shelby Campus of the University of Louisville.

The Campus Form District (CFD) is an established or proposed pattern of development having a mixture of uses clustered for a single or predominant purpose. Residential or commercial uses should primarily serve the people who work or live on the Campus. The form should be compact and walkable, with substantial open space, central gathering areas, shared parking and signage, and an internal circulation system.

A. Relationship to the Comprehensive Plan

The CFD is intended to implement the following Cornerstone 2020 Comprehensive Plan Goals, Objectives and Plan Elements:

Goals	Objectives	Plan Elements
Community Form Goals H1, H2, H3, H4	Community Form Objectives H1.1; H2.1; H2.2, H2.3; H2.4; H2.5; H2.6; H3.1; H3.2; H3.3; H3.4; H3.5; H4.1; H4.2; H4.3; H4.4	Plan Elements 1, 3, 4, 7, 9

B. Intent and Applicability

The provisions of this Part are intended to promote new development within the CFD that is consistent with the established and desired pattern and characteristics of development within the district, promoting as applicable:

- Development that reinforces the traditional pattern characterized by clusters of individual buildings surrounded by large open spaces;
- Unique building and site design elements for each campus district;
- Alternative modes of travel and shared parking;
- A high level of pedestrian access and amenities;
- High quality design of buildings and spaces.

C. Dimensional Requirements

1. Minimum Lot Size, Depth, and Width – There are no minimum lot size, depth, and width requirements in the CFD, except as specified in paragraph B., below.
2. Residential Lots and Building Setbacks - Residential lots shall comply with the size and width requirements and residential structures (both principal and accessory structures) shall comply with the setback requirements established in the Traditional Neighborhood Form District Standards (Section 5.2.2) or Neighborhood Form District Standards (Section 5.3.1). The determination for which set of standards is applicable shall be the choice of the applicant, when the development site does not abut a Traditional Neighborhood or Neighborhood Form District. However, when the proposed development site abuts a Traditional Neighborhood or Neighborhood Form District the applicable standards of the adjacent district shall apply.
3. Non-Residential Building Setbacks
 - a. Front and Street-Side Setback – 50 feet along public streets or expressways that form the perimeter of the form district, and 25 feet along public streets and private access easements internal to the form district.
 - b. Side Setback – There is no minimum requirement except where adjacent to a residential use or zoning district, in which case a minimum side setback of 20 feet shall be maintained.
 - c. Rear Setback – The minimum setback shall be 20 feet. Sites within a form district transition zone shall meet the setback requirement of the adjacent form or 20 feet, whichever is greater.
 - d. Building Height -- 150 feet; however, if located in a form district transition zone, the maximum height shall be as defined in Section 5.7.1 B1.
 - e. Multiple Principal Structure Setbacks – Common wall construction is permissible. Principal structures on the same or adjacent lots constructed as detached buildings shall maintain the following minimum separations:
 - i. Building wall has primary entrance or exit - 25 feet.
 - ii. Building wall has secondary entrance or exit – 20 feet.
 - iii. Building wall has no entrance or exit: - 10 feet.

D. Residential and Support Uses

1. Residential Use - Up to 25 percent of any development site may be allocated to residential development without any corresponding decrease in the maximum allowable square footage or intensity of non-residential uses allowed in the underlying zone district, provided that all other development standards set forth in this code are complied with. Calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site.

2. Incentives for Support Services – Principal structures within the CFD used for office, educational or institutional purposes may devote up to five percent of the building square footage to retail uses that primarily serve employees and residents of the CFD, without any corresponding decrease in the maximum allowable square footage or intensity of non-residential uses allowed in the underlying zoning district. The parking requirement for these support services shall be 50% of the minimum established in Chapter 9 Part 1 (Parking).

Campus Threshold Table

The following standards shall apply to all developments meeting the thresholds and applicability requirements set forth in Table 5.3.6 below..

Expansion of existing and creation of new residential structures or units, and creation of residential lots shall be subject to the standards of either the Neighborhood Form District (Section 5.3.1) or Traditional Neighborhood Form District (Section 5.2.2), see Section 5.3.5 C.2 for details.

CFD Table 5.3.6 Thresholds	Part 5 Non-residential and Mixed Use	Part 6 Building Design	Part 7 Transition	Part 8 Street and Roadside Design	Part 9 Transit and Connection	Part 10 Traffic Impacts	Part 11 Open Space	Part 12 Special Design Requirement
Category 2								
Accessory Structure: New or Expansion	X							
Construction of building footprint less than 3,000 square feet	X							
Construction of 50 or more off-street parking spaces	X			X	X			
Construction of building footprint between 3,000 – 30,000 square feet	X	X	X	X	X	X		
Category 3								
Construction of building footprint greater than 30,000 square feet	X	X	X	X	X	X	X	X
Creation of a more than five lots				X	X			
Development of a site of 10 acres or more	X	X	X	X	X	X	X	X

5.3.6 VILLAGE FORM DISTRICT - OUTLYING

- A. Outlying Areas: Low to medium density residential uses situated on a variety of lot sizes.

The VFD is a form typical of outlying communities in Jefferson County that developed as scattered independent population growth centers prior to 1940. For this reason, villages typically have development patterns, particularly in the village centers, which reflect pre-World War II design elements. These may include connected and narrow streets and walkways, compact centers with a variety of village-serving uses, and designated sites for civic, historic, and cultural buildings, surrounded by rural lot patterns and a green belt.

- B. Relationship To The Comprehensive Plan

The VFD is intended to implement the following Cornerstone 2020 Comprehensive Plan Goals, Objectives and Plan Elements:

Goals	Objectives	Plan Elements
Community Form Goals C1, C2, C3, C4	Community Form Objectives C1.1, C1.2, C2.1, C2.2, C2.3, C2.4, C2.5, C2.6, C2.7, C3.3, C3.5, C3.6, C3.7, C4.1, C4.2, C4.3, C4.4, C4.5, C4.6, C4.7	Guidelines 1, 2, 3, 4, 7 and 9

- C. Intent and Applicability

The Village Form District (VFD) is broadly characterized as having a range of low to medium density residential uses in outlying areas integrated with shops, services and offices in the form of Village Centers. A Village Form District may have more than a single center. Building design in the Village Centers respects a traditional pattern of development in which buildings blend with the character of the landscape and pedestrian mobility is prominent..

The provisions of this section are intended to ensure that new development within the VFD is consistent with the established and desired pattern and characteristics of development within the district.

- D. Description of Village Outlying Areas

1. Village Outlying Areas—This development pattern is primarily single family residential and multi-family residential development, with some small scale commercial or office. The maximum building square footage for non-residential uses within the designated outlying areas is 5,000 square feet. EXCEPTION: Institutional uses (schools, churches, etc.) shall not exceed a building footprint of 75,000 square feet).

E. Dimensional Standards Village Outlying Areas

Developments in the Village Outlying Areas shall conform to the Neighborhood Form District dimensional standards (Table 5.3.1).

F. Design Standards Village Outlying Area

Developments within the Village Outlying Area shall conform to the Neighborhood Form District design standards as listed in the applicable threshold table (See Table 5.3.3 of this part.).

G. Open Space : New major single family residential subdivisions of 25 acres or more and multi-family developments of 50 units or more, located in the Village Outlying Area, shall provide at least 15% of the gross site area in common open space which meets the requirements of Chapter 10 Part 5. Open space provided to meet this requirement may be used for credit under the Alternative Development Incentives or the development potential of the open space may be transferred to the remainder of the site in accordance with Section 5.12.2.