

### 5.2.1 Downtown Form District

#### A. Relationship to the Comprehensive Plan

The Downtown Form District implements the following Comprehensive Plan Goals and Objectives:

- Community Form Goals B1; B2; B3; B4
- Community Form Objectives B1.1; B2.1; B2.2; B2.3; B2.4; B2.5; B2.6; B2.7; B2.8; B2.9; B3.1; B3.2, B4.1; B4.2; B4.3

#### B. Intent and Applicability

The Downtown Form District (DFD) is intended to promote the development and redevelopment of the downtown area in a manner consistent and compatible with the unique and diverse design elements of Louisville's downtown. It will create a downtown with a compact, walkable core and a lively and active pedestrian environment that fosters and increases the number of people walking and to ensure a more humane downtown environment. DFD design standards are also intended to promote the downtown as a unique and active destination with a variety of land uses, including residential uses, designed in context with the area in which they are located.

*Street Wall – “A vertical plane at the right-of-way line created by the façade of a structure or series of structures along a given block face.”*

#### C. Dimensional Standards

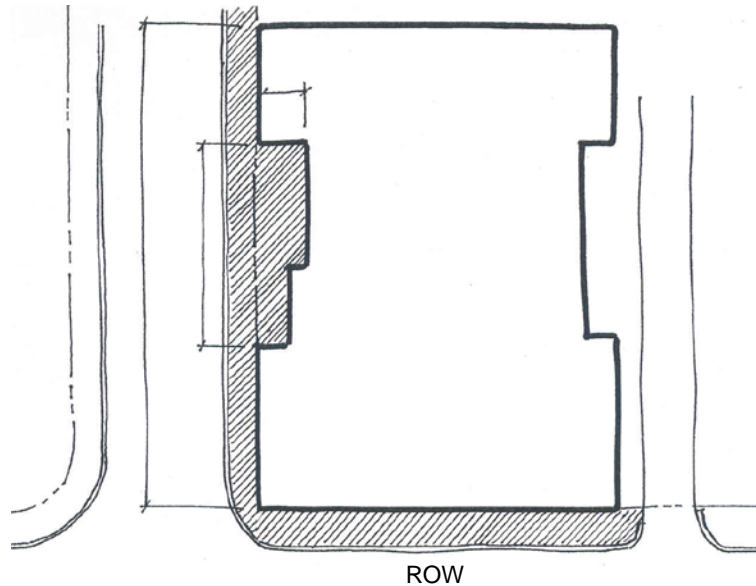
Dimensional standards have been established to ensure that buildings are of an appropriate mass and scale that provides continuity to their surroundings, allow for adequate penetration of sunlight and air, and relate well to the pedestrian environment.

1. Minimum Lot Size, Depth, and Width – There are no minimum lot size, depth, and width requirements in the Downtown Form District except lots developed exclusively for single family detached residential use shall comply with the size and width requirements established in Section 5.2.2, Traditional Neighborhood Form District Design Standards.
2. Building Location – A street wall, at least 3 stories in height, shall be maintained for the length(s) of the lot frontage(s) through the placement of the principal structure or extension(s) of its façade(s), such as colonnades.

The building facade may recede from the street wall by as much as 18” to allow for columns or other architectural elements as parts of the street wall.

3. Building Setbacks – A setback, not to exceed 15 feet measured from the right-of-way, is permitted provided no less than 60% of the street wall is maintained. Recesses on the ground floor to accommodate entry ways, display windows, planters, or similar features shall not be considered as setbacks provided the upper stories have been built to the street wall.

4. When new construction creates structures with adjoining setbacks, the structures will be considered as one building in calculating the 60% street wall minimum. (see Illustration below.)



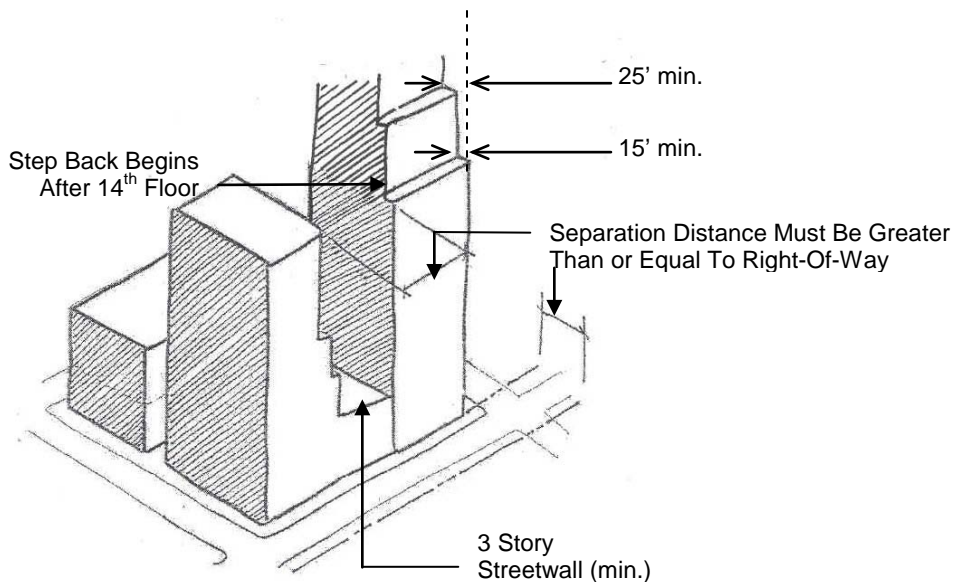
At Least 60% of the Street Wall Must be Maintained.

5. Multiple Structure Lots and New Block Face Developments – A **street wall** shall be maintained along the entire lot frontage through the placement of one or more structures. Where new development extends along the entire block face between two primary streets, except in Special Districts, the new street wall may be established at a setback from the right-of-way line not to exceed 10 feet or a maximum sidewalk width of 20 feet, whichever is less, provided (a) the street wall setback is uniformly maintained along the entire block frontage through the placement of one or more structures and (b) the sidewalk extends to the street wall.
6. Except as provided above for new block face developments, all corner lots within the Downtown Form District shall maintain a zero foot setback from the street wall for at least 50 feet from the intersection along each street, or the width of the lot, whichever is less.
7. Special Districts – A zero-foot building setback shall be maintained for all structures constructed within the Main/Market and Core/Broadway districts.

- D. Building Mass and Form – To allow adequate light and air to reach the street level, structures over 14 stories shall **step back** from the street wall as follows:

Number of Stories	Minimum Step Back From Street Wall
14 or less	0
15-18	15'
19-22	25'
>22	Additional 10' added after every 4 <sup>th</sup> floor

Example: The 32<sup>nd</sup> floor of a building would have to be set back a minimum of 55' -- 25' for the first 22 floors+ 10' for next 4 floors (23-26) + 10' for next 4 floors (27-30) + 10' (floors 31-34) = 55'



*Building Step Back/Separation*

1. Step back provisions, except in Special Districts, shall not be applicable to the extent that, as a consequence of such provisions, the maximum possible gross floor area for any floor would be less than 9,000 square feet.
2. Multiple structures – Multiple structures located on a single lot shall be designed so the **building height** of any structure is at least equal to the height of any other structure on the lot located between it and the right-of-way.

3. Special Districts –

- a. A building step back shall be incorporated into all new structures as necessary within the Main/Market District to emphasize the prevailing historic cornice line on that block.
- b. Reserved (other standards may be developed regulating building heights within other special districts – e.g. Core/Broadway District.)

Building Separation/Opening - In order to maintain sunlight and reduce shadows, to minimize adverse impact to the microclimate, and to encourage appropriate scale and density in the Downtown Form District, buildings over 200 feet or 14 stories proposed on the same block shall be separated from each other by a distance greater than or equal to the right-of-way width of the nearest public street.

The DFD standards shall be applied to the downtown core and surrounding environs within the district, as set forth in Table 5.2.1 below. The standards address the building structures and their relationship to the street with emphasis on the streetscape experience.

Downtown Form District Threshold Table 5.2.1

DFD Table 5.2.1 Thresholds	Part 5 Non- Residential	Part 6 Building Design	Part 7 Transition	Part 8 -Street and Road- Side Design	Part 9 Transit and Connections	Part 10 Traffic Impacts	Part 11 Open Space
<b>Category 2</b>							
Accessory Structure: New or Expansion	X						
Construction of a street or alley				X			
Construction of any parking spaces	X			X			
Construction of building footprint less than 3,000 square feet	X	X		X		X	
Construction of building footprint between 3,000 - 5,000 square feet	X	X	X	X	X	X	X
<b>Category 3</b>							
Construction of a building addition resulting in a structure greater than 14 stories in height.	X	X	X				
Construction of building footprint greater than 5,000 square feet.	X	X	X	X	X	X	X

### 5.2.2 Traditional Neighborhood Form District

#### A. Relationship to the Comprehensive Plan

The Traditional Neighborhood Form District implements the following Comprehensive Plan Goals and Objectives:

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; C3.2; C3.5; C3.6; C3.7; C4.1; C4.2; C4.3; C4.4; C4.5; C4.6; C4.7	Plan Elements Guidelines 1, 2, 3, 4, 7, and 9

#### B. Intent and Applicability

The Traditional Neighborhood Form District (TNFD) is intended to promote the development and redevelopment of neighborhoods in a manner consistent and compatible with the distinct site and community design elements of a traditional neighborhood. TNFD design standards are also intended to promote the establishment of a mixture of uses that effectively integrate retail, office, institutional, and other non-residential uses within traditional neighborhoods in a manner that provides high quality and convenient service to residents while protecting the character of the neighborhood.

The provisions of this section are intended to encourage that new development within the TNFD is consistent with a traditional neighborhood pattern and form of development, promoting as applicable:

1. Appropriate and compatible integration of residential, civic, commercial and office uses that promote close-to-home shopping and service opportunities;
2. Parks and open space resources convenient to neighborhood residents;
3. Alternative modes of travel including public transit amenities;
4. Compatible infill development whether residential or commercial;
5. Inclusive housing opportunities; and
6. High quality design of individual sites.

The TNFD standards may be applied 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. Lot Dimensional Standards

1. Infill Standards – Non-Residential and Mixed Use Development  
Where 50% or more of the linear street frontage within the same or opposing block face is occupied by principal structures exhibiting site design consistent with a traditional development pattern, the following additional standards shall apply:
  - a. Front Setback/Build-to Line and Street Sideyards. Where there are highly uniform setback/build-to lines (at least 50% of the structures on the block face have setbacks that vary by 10% or less), the setback/build-to line for the new structure shall be the average setback of existing structures in the block face. Where there is more than 10% variation in setbacks within the block face, the setback/build-to line shall fall within the range of the setbacks of the nearest constructed properties. Exception: Corner buildings with non-residential and mixed uses shall use Table 5.2.2.
  - b. Building Height. The maximum building height shall be 45 feet or 3.5 stories unless an adjacent building is taller in which case the proposed structure may be as tall as the tallest adjacent building.
  - c. Sites that do not qualify as Infill Sites shall be developed in accordance with Table 5.2.2.
2. Infill Standards – Residential Development  
  
See Chapter 5 Part 4 Residential Site Design Standards for traditional form districts (Section 5.4.1)

Dimensional standards for development that is not in an Infill Context are listed in Table 5.2.2 below. Lots created after the effective date of this Land Development Code shall meet the minimum area requirements of Table 5.2.2. Residential lots having less area than required and legally created prior to the adoption of these regulations may be occupied by one dwelling unit. For lot dimensional standards for Conservation Subdivisions see Table 7.11.1.

**Table 5.2.2  
Dimensional Standards – Traditional Neighborhood**

Density Category	Zoning District	Minimum Lot Area	Min. Lot Width	Min. Front and Street Side Yard Setback	Max. Front Setback	Minimum Side Yards (Each)	Minimum Rear Yard Setback	Maximum Building Height
Low Density	R-1	40,000 sf	100 ft	30 ft	NA	15 ft.	5 ft.	35 ft
	R-2	20,000 sf	75 ft	25 ft	NA	10 ft	5 ft.	35 ft
	R-3	12,000 sf	60 ft	15 ft	NA	6 ft	5 ft.	35 ft
	R-4	9000 sf	60 ft	15 ft	25 ft	5 ft.	5 ft.	35 ft
Med. Density /Intensity	R-5	6,000 sf	35 ft.	FY 15 ft. SSY 3 ft.	FY 25 ft.	3 ft	5 ft.	45 ft
	R5-A R5-B R-6 OR OR-1	4,500 sf	35 ft	FY 15 ft SSY 3 ft	FY 25 ft	3 ft 0 ft if attached	5 ft	45 ft
	PRD	1,500sf	0ft	0ft	0ft	0ft	0ft	35ft
	U-N	2500 sf 1500 sf if SF attached or as specified within design guidelines	25 ft. 18 ft. if SF attached	FY 15 ft. SSY 3 ft.	FY 25 ft*	3 ft 0 ft. if attached	5 ft.	45 ft
	CN	6,000 sf.	None	FY 15 ft SSY 3 ft.*	FY 25 ft.*	None Unless adjacent to SF residential – 5 ft.	5 ft.	45 ft.
	High Density/ Intensity	R-7, R-8A OR-2	4500 sf	25 ft.	FY15 ft.* SSY 3 ft.	FY25 ft.*	None unless adjacent to SF residential – 5 ft.	5 ft.
CR C-1 C-2 C-3 W-1 W-2		NA	None	FY15 ft.* SSY 3 ft.	FY 25 ft.*	None unless adjacent to SF residential – 5 ft.	5 ft.	45 ft. or three stories.** (See Note)
C-M OR-3 OTF M-1 M-2 M-3 W-3 EZ-1		NA	50 ft.	FY15 ft.* SSY 3	FY 25 ft*	10 ft.	15 ft	45 ft. or three stories.** (See Note)

Note: TNZD dimensional requirements located within applicable TNZD plan report. PD District based on applicable zoning district uses permitted by the PD District as listed in Table 2.8.2.

\*Mixed use and non-residential structures on corner lots may have a zero front yard and street side yard setback/build-to lines in these zoning districts.

\*\*Additional height is allowed, if all required yards are increased five feet for each story or each additional ten feet of building height over 3 stories/45 feet.

### 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.

Where permitted by the Planned Residential Development District (Section 2.7.3) or the Alternative Development Incentives regulation (Chapter 4 Part 5), the alternative housing styles shall meet the requirements set forth in Table 5.2.2, unless otherwise specified below. Standards apply to both ADI and PRD developments, unless otherwise indicated.

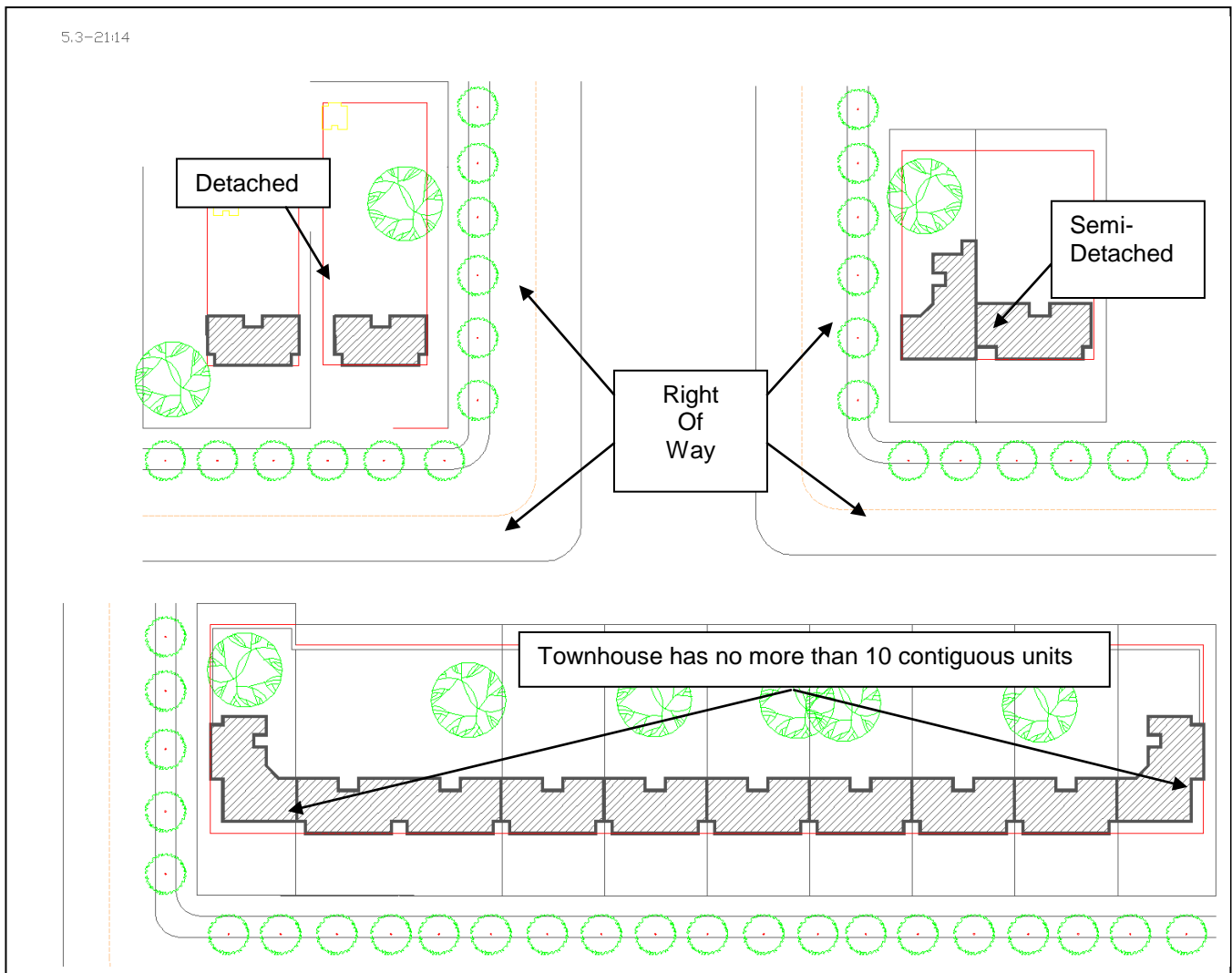
Detached, semi-detached and townhouse units (including zero lot line)

#### 1. Minimum Lot Area

- a. Detached (ADI) - 4500sq. ft. in R-4 District; 3000 sq. ft. in R-5 District, subject to the following conditions:
  - i. 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
  - ii. 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.
- b. Detached (PRD) – 2500 sq. ft.
- c. Semi-detached and townhouse – 1500 sq. ft., subject to the following conditions in ADI developments only:
  - i. 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
  - ii. 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.

2. Minimum Lot Width
  - a. Detached (PRD) - 25 feet
  - b. Detached (ADI) – 40 feet in R-4 District; 25 feet in R-5 District  
-Semi-detached and townhouse – 18 feet
3. Minimum Front Yard and Street Side Yard Setback - 15 feet
4. Maximum Front Yard and Street Side Yard Setback – 25 feet
5. Maximum Front and Street Side Yard Setback on corner lots - 0 feet
6. Minimum Side Yard – 3 feet
7. Minimum Rear Yard setback – 5 feet
8. Maximum contiguous units
  - a. Semi-detached – 2
  - b. Townhouse – 10

### Illustration



#### E. Traditional Neighborhood Threshold Table

The following parts of chapter 5 shall apply to all developments meeting the thresholds and applicability requirements set forth in Table 5.2.3. below.

**TNFD Threshold Table 5.2.3**

<b>TNFD Table 5.2.3 Thresholds</b>	<b>Part 4 Residential Site Design</b>	<b>Part 5 Non-Residential and Mixed Use Site Design</b>	<b>Part 6 Building Design</b>	<b>Part 7 Transition</b>	<b>Part 8 Street and Road- side Design</b>	<b>Part 9 Transit and Connection</b>	<b>Part 10 Traffic Impacts</b>	<b>Part 11 Open Space</b>	<b>Part 12 Special Design Requirement</b>
<b>Category 2</b>									
Accessory Structure: New or Expansion (Residential)	X								
Accessory Structure: New or Expansion (Non-Residential)		X							
Construction of less than 10 multi-family dwelling units	X				X				
Construction of non-residential building footprint less than 1,000 square feet		X							
Expansion to the building footprint of an existing residential dwelling (principal structure)	X								
Construction of a single family dwelling on existing lot.	X				X				
Creation of 5 or fewer single-family residential lots	X								
Construction of 10 or more off-street parking spaces		X			X	X			
Construction of non-residential/mixed use building footprint between 1,000 - 5,000 square feet		X	X	X	X	X			
<b>Category 3</b>									
Creation of more than 5 residential lots	X				X	X	X		
Construction of 10 or more multi-family residential dwelling units	X		X		X	X	X	X	
Creation of more than 5 non-residential lots		X		X	X	X	X		
Construction of non-residential/mixed use building footprint between 5,001 – 30,000 square feet		X	X	X	X	X	X		
Construction of non-residential/mixed use building footprint in excess of 30,000 square feet		X	X	X	X	X	X		X

### 5.2.3 Traditional Marketplace Corridor Form District

A. Traditional Marketplace Corridors (TMC) are characterized by older, pedestrian-scale development along major roadways adjacent to traditional neighborhoods. The corridors typically contain a wide variety of land uses (retail, restaurants, office, institutional and residential) that range from low to medium intensity. Buildings along the corridor are often narrow, closely spaced or attached, and built out to or near the street with display windows and wide sidewalks in front. Parking is usually provided on the street or in parking lots located at the rear of lots. Commercial corridor development is closely integrated with adjacent neighborhoods through side street connections and alleys, which typically delineate the boundaries between corridors and traditional neighborhoods, running along rear lot lines. The corridors have a high degree of pedestrian and transit use. Examples include Frankfort Avenue and portions of Broadway, Bardstown Road and Baxter Avenue.

#### B. Relationship To The Comprehensive Plan

The Traditional Marketplace Corridor Form District (TMCFD) 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, F.2.2, F2.3, F2.4, F2.5, F3.1, F3.2	Guidelines 1, 2, 3, 4, 6, 7, 9

#### C. Intent

The provisions of this section are intended to ensure that new development within the TMCFD is consistent with the traditional pattern of development within the district. Standards are included to promote:

- Development that reinforces the corridor's traditional visual character, function, and identity;
- Alternative modes of travel;
- Linkages between commercial development within the corridor and adjacent residential uses;
- Compatibility between corridor development and adjacent neighborhoods; and
- High quality design of individual sites.

#### D. Dimensional Standards

1. Minimum Lot Size, Depth, and Width. There are no minimum lot size, depth, and width requirements in the TMCFD, except as specified in Section 5.5.1.

2. Residential Development Standards. Residential lots and structures (both principal and accessory) shall comply with the Traditional Neighborhood Form District standards listed in Section 5.2.2.

3. Non-residential/Mixed Use Structure Setback/Build to Line

a. Front Setback/Build-to Line and Street Side Yards. There is no minimum front setback/build-to line or street side yard. The maximum front setback/build-to line and street side yards shall be no greater than 15 feet from the line of the right-of-way.

Exceptions: –

i. Infill Context. The setback line shall either be;

(a) fall within the range of the setbacks of the two nearest constructed properties.

(b) buildings may be constructed at the existing right-of-way/sidewalk line (i.e., with no front or street side yard setbacks).

ii. Corner Lots: See 5.5.1.A.2

iii. Outdoor seating areas. Outdoor amenities such as open, unenclosed seating areas are permitted to encroach into the front setback as long as the corner requirements of Section 5.5.1 A,

b. Side Yard Setback. There are no side yard setbacks, except where adjacent to a residential use or zoning district, in which case a minimum side setback of 5 feet shall be maintained. All new structures shall provide side yards wide enough to allow for maintenance of building side walls if common party walls on the lot line are not provided. If a new building is constructed adjacent to an existing building which has a window, the new building shall be set back at least 6 feet from the property line to allow continued use of the window(s).

c. Rear Yard Setback. Minimum 5 feet from rear property line.

d. Setback from Alley or Rear Property Line.

i. The rear setback shall be the depth of the required form district transition area buffer yard, if the site is located in the Form District Edge Transition Zone.

ii. Five feet if the site is not located at the edge of the TMCFD.

*Note: See Section 5.7.1 for transition area setback and buffering standards.*

- e. Building Height.
  - i. Non- Infill Context. Maximum 50 feet or four stories excluding rooftop equipment or machinery penthouses.
  - ii. Infill Context. The minimum building height shall fall within the range of building heights along the same or opposing block face. The maximum building height shall be 50 feet, or the average of existing structures in the block face, whichever is greater.

### Traditional Marketplace Corridor Threshold Table

The following parts of chapter 5 shall apply to all developments meeting the thresholds and applicability requirements set forth in Table 5.2.4. below.

<b>Table 5.2.4</b>	<b>Part 5</b>	<b>Part 6</b>	<b>Part 7</b>	<b>Part 8</b>	<b>Part 9</b>	<b>Part 10</b>	<b>Part 12</b>
<b>TMCFD Thresholds</b>	<b>Non-Residential and Mixed Use Site Design</b>	<b>Building Design Standards</b>	<b>Transition</b>	<b>Streets and Road Side Design Standards</b>	<b>Transit and Connections</b>	<b>Traffic Impacts</b>	<b>Special Design Requirement</b>
<b>Category 2</b>							
Accessory Structure: New or Expansion	X						
Construction of 10 or more off-street parking spaces	X			X	X		
Construction of building footprint less than 2,000 square feet	X						
Construction of building footprint between 2,000 - 35,000 square feet	X	X	X	X	X	X	
<b>Category 3</b>							
Projected traffic generation exceeding 200 trip-ends per peak hour						X	
Construction of building footprint greater than 35,000 square feet	X	X	X	X	X	X	X

### 5.2.4 Town Center Form District

- A. The Town Center Form District (TCFD) represents a traditional pattern of development in Louisville and Jefferson County. Town centers are typically compact areas with a mixture of moderately intense uses that are developed around an identifiable core. They are often located at a historic crossroads or at the intersection of a major thoroughfare and collector roadway with connections to surrounding neighborhoods. Buildings are close to and oriented toward the street, and there is a connected street pattern, shared parking and pedestrian amenities. More intense commercial and residential uses are located in proximity to major thoroughfares, and the intensity of uses gradually declines toward an “edge” or “transition area” to lower density residential neighborhoods.

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

Goals	Objectives	Plan Elements
Community Form Goals D1, D2, D3, D4	Community Form Objectives D1.1; D2.1; D2.2; D2.3; D2.4; D2.5; D3.1; D3.2; D3.3; D4.1; D4.2; D4.3; D4.4	Plan Elements 1,2,3,6,7,9,12

B. Intent and Applicability

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

1. An identifiable core located at community crossroads;
2. A mixture of moderately intense uses including civic, shopping, restaurants, offices and residences;
3. A focal point for several neighborhoods and/or incorporated municipalities;
4. A high level of roadway, transit, bicycle and pedestrian access;
5. Special attention should be given to the compatibility of infill and redevelopment of both individual and integrated sites; and
6. Establishment of new town centers requires a high level of planning and design.

C. Dimensional Standards

1. Minimum Lot Size, Depth, and Width. There are no minimum lot size, depth, and width requirements in the TCFD, except as specified in paragraph b., below.
2. Residential Lots and Building Setbacks. Residential lots and structures (both principal and accessory structures) shall comply with the Traditional Neighborhood Form District Standards in Section 5.2.2 or shall comply with Nonresidential/Mixed Use Standards below.
3. Non-Residential and Mixed Use Structure Setbacks.
  - a. Front Setback/Build-to line and Street Side Yards. There is no minimum front setback/build-to line or street side yard. The maximum front setback/build-to line and street side yard shall be no greater than 15 feet from the edge of right-of-way.
  - b. Front Setback/Build-to line and Street Side yard – Infill Context. Where at least 50% of the street frontage (linear distance) within the same block face is occupied by principal structures, the setback/build-to line shall fall within the range of setbacks of the nearest two constructed properties or 15 feet, whichever is less.
  - c. Corner Lots: See 5.5.1.A.2
  - d. Outdoor seating areas. Open, unenclosed public seating or similar areas, fountains and outdoor amenities are permitted to encroach into the front setback as long as the corner requirements are met.
  - e. Side Yard Setback. The minimum setback shall be either of the following:
    - i. There are no side yard setbacks except where adjacent to a residential use or zoning district, in which case a minimum side yard setback of 5 feet shall be maintained.
    - ii. If the site is located at the edge of the TCFD, the depth of the required form district transition area/buffer yard must be maintained.
  - f. Rear Yard Setback. Minimum 5 feet from rear property line. The rear setback shall be the depth of the required form district transition area buffer yard if the site is located in the Form District Edge/Transition Zone.
  - g. Building Height.
    - i. Except as limited within the Form District Transition Zone, the maximum permitted building height is 120 feet.

*See Section 5.7.1 for standards applicable in the transition zone.*

- ii. Infill Context. Where 50 percent or more of the linear street frontage within the same or opposing block face is occupied by the principal structures exhibiting site design consistent with a traditional development pattern, the following additional standards shall apply:
  - (a) Where there are highly uniform building heights (at least 50 percent of the structures on the block face have building heights that vary by 10 percent or less), the building height of the new structure shall fall within 10 percent of the average height.
  - (b) Where there is more than 10 percent variation in building heights within the block face, the building heights of new buildings shall fall within the range of the building heights of the two nearest constructed properties.

### Town Center Threshold Table

The following parts of chapter 5 shall apply to all developments meeting the thresholds and applicability requirements set forth in Table 5.2.5 below.

<b>TCFD</b>  <b>Table 5.2.5</b>  <b>Thresholds</b>	<b>Part 5</b> <b>Non-Residential and Mixed</b> <b>Use Site Design</b>	<b>Part 6</b> <b>Building Design</b>	<b>Part 7</b> <b>Transition</b>	<b>Part 8</b> <b>Streets and Road Side</b> <b>Design</b>	<b>Part 9</b> <b>Transit and Connection</b>	<b>Part 10</b> <b>Traffic Impacts</b>	<b>Part 12</b> <b>Special Design Requirement</b>
<b>Category 2</b>							
Accessory Structure: New or Expansion	X						
Construction of non-residential/mixed use building footprint less than 3,000 square feet	X			X			
Projected traffic generation exceeding 200 trip –ends per peak hour						X	
Construction of 25 or more off –street parking spaces	X			X	X		
Construction of non-residential/mixed use building footprint between 3,000 - 30,000 square feet	X	X	X	X	X	X	
<b>Category 3</b>							
Creation of more than 5 lots				X	X		
Construction of non-residential/mixed use building footprint greater than 30,000 square feet	X	X	X	X	X	X	X

### 5.2.5 Traditional Workplace Form District

The Traditional Workplace Form District (TWFD) applies to older established industrial and employment areas that contain primarily small-to-medium scale industrial and employment uses. These uses are often historically integrated with or adjacent to residential neighborhoods, especially traditional neighborhoods. District standards are designed to encourage adaptive reuse and investment in these areas while ensuring compatibility with adjacent uses and form districts, to ensure adequate access and transit service, and to retain distinctive land uses and patterns such as connected street grids.

#### A. Relationship To The Comprehensive Plan

The TWFD 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, 9

#### B. Intent and Applicability

The provisions of this section are intended to promote high quality design that is compatible with adjacent non-workplace uses. The TWFD often must accommodate relatively large volumes of traffic and parking while also providing for alternative travel modes.

Standards are included to promote:

1. Compatibility with adjacent form districts and non-workplace uses;
2. Adequate access for employees, freight, and products;
3. Alternative modes of travel;
4. High quality design of individual and integrated sites; and
5. A mixture of uses on a site especially employee-serving commercial businesses (e.g., day care centers, auto-servicing, dry cleaners and restaurants).

#### C. Dimensional Standards

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

2. Residential Development Standards. Residential lots and structures (both principal and accessory structures) shall comply with the Traditional Neighborhood Form District Standards in Section 5.2.2.
3. Standards Applicable Within the Form District Edge/Transition Zone. For sites that are within the 200 foot Form District Edge/Transition Zone the following standards shall apply:
  - a. Front and Street Side Yard Setback/Build-to line. The maximum setback/build-to line shall be 25 feet. Exception: Infill context. If 50 percent or more of the street frontage (linear distance) within either the same or adjacent block face is occupied by principal structures that have a front setback that vary no more than 10 percent, then new principal structure setback/build-to lines shall fall within that 10 percent. There is no minimum setback/build-to line.
  - b. Side Yard Setback/Build-to line. None, except where the site abuts an existing residential or office use in which case the minimum side yard setback shall equal the setback of the adjacent use.
  - c. Rear Yard Setback. Minimum 20 feet.
  - d. Building Height. Maximum 45 feet or three stories; however if the two nearest non-residential structures are greater than 45 feet or three stories, the infill structure may equal the height of the existing structures.
  - e. Corner Lots: See 5.5.1.A.2
4. Standards Applicable Outside the Form District Edge Transition Zone. For sites in the TWFD that are not within the Form District Edge Transition Zone the following standards shall apply:
  - a. Front and Street Side Yard Setback/Build-to line. The maximum front and street side yard setback/build-to line shall be 25 feet from the front property line. There is no minimum setback/build-to line.
  - b. Building Height. Maximum 45 feet or three stories; however, additional height may be added provided that the building is stepped back one foot on all sides for each additional foot of building height.
  - c. Corner lots: See 5.5.1.A.2
5. Greater Front and Street Side Yard setbacks necessary to comply with applicable parkway or other buffer requirements set forth in Chapter 10 Landscaping, Buffering, and Open Space shall supercede these setback requirements.

6. Non-residential Structure Side and Rear Setback/Build-to lines.  
There are no requirements for side or rear setback/build-to lines.  
Exception: where an industrial use abuts an existing residential or office use, the setback standards for the CM zone in the Traditional Neighborhood Form District (Table 5.2.2) shall apply.

### Traditional Workplace Threshold Table

The following parts of chapter 5 shall apply to all developments meeting the thresholds and applicability requirements set forth in Table 5.2.6 below.

<b>TWFD Table 5.2.6 Thresholds</b>	<b>Part 5 Non-Residential and Mixed</b>	<b>Part 6 Building Design Standards</b>	<b>Part 7 Transition</b>	<b>Part 8 Street and Road Side Design</b>	<b>Part 9 Transit and Connection</b>	<b>Part 10 Traffic Impacts</b>	<b>Part 12 Special Design Requirement</b>
<b>Category 2</b>							
Accessory Structure: New or Expansion	X						
Construction of building footprint less than 3,000 square feet	X						
Construction of 25 or more off-street parking spaces	X			X	X		
Construction of building footprint between 3,000 – 50,000 square feet	X	X	X	X	X	X	
<b>Category 3</b>							
Construction of building footprint greater than 50,000 square feet	X	X	X	X	X	X	X
Projected traffic generation exceeding 200 trip-ends per peak hour						X	
Creation of more than 5 lots				X	X		

### 5.2.6 Village Form District - Center

- A. Village Centers: Development in the center of the village offering goods and services at a scale that is appropriate for nearby residential areas. Villages within the Village Form District also frequently have an identifiable boundary and/or open space at the edge.

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 Centers

- Village Center – This development pattern is intended for mixed-uses within villages. The maximum single building square footage within designated Village Neighborhood Serving centers shall be 70,000 square feet.
- Pre-Existing Structures: - Non-residential structures constructed prior to the effective date of the VCFD and exceeding 70,000 square feet in area on the first floor may be expanded with approval of the Planning Commission. The project shall be subject to the Category 3 procedures. In addition to a comp plan and LDC review, the

Planning Commission review of such a request shall focus on the following criteria:

- a. The resultant mass and scale of the building is compatible to the surrounding development pattern.
- b. The parking and circulation will not adversely impact surrounding development.
- c. The resultant building after the addition is in keeping with the intent of the neighborhood form district and is compatible to the overall design of the existing development.

### E. Dimensional Standards

Infill developments within the Village Center shall conform to the Traditional Neighborhood Form District dimensional standards.

Dimensional standards for development that is not in an Infill Context are listed in Table 5.2.2. Lots created after the effective date of this Land Development Code shall meet the minimum area requirements of Table 5.2.2. Residential lots having less area than required and legally created prior to the adoption of these regulations may be occupied by one dwelling unit.

### F. Design Standards Village Center

Developments within the Village Center shall conform to the Traditional Neighborhood Form District design standards as listed within the applicable threshold table (See Table 5.2.3 of this part).