



DEPARTMENT OF CODES & REGULATIONS
DIVISION OF PLANNING & DESIGN SERVICES

LOUISVILLE, KENTUCKY

JERRY E. ABRAMSON
MAYOR

WILLIAM P. SCHRECK, DIRECTOR

April 7, 2009

Mr. David Heyne, AIA, CSI
Senior Architect
Qk4
815 West Market Street, Suite 300
Louisville, KY 40202

RE: Wayside Christian Mission – Proposed relocation to Mercy Academy site
(Women and Family Center)

Dear Mr. Heyne:

Last fall you requested a zoning determination on behalf of Wayside Christian Mission related to the suitability of the former Mercy Academy campus for relocating Wayside's Women and Family Center. Staff has conducted a thorough review of the materials that you provided, information from the Wayside website (www.waysidechristianmission.org), and applicable sections of the adopted Land Development Code (LDC).

The property which previously housed Mercy Academy, located at 1176 East Broadway is zoned OR-3, Office Residential. The list of permitted uses for this zoning district is attached. This list includes the following: assisted living residence, board/lodging houses, community residences, dwellings (multi family), offices (professional and business), residential care facilities, churches, doctor's offices and; colleges, schools and institutions of learning. The various uses proposed to be conducted within the women's and family center represent activities that individually would be permitted within the OR-3 zoning district. Therefore, staff has determined that the use of the subject property for this facility is possible.

Because there is no specific use listing for a homeless or transitional shelter, it is necessary for staff to determine which use listing and zoning district is most similar to the proposed use and to issue an interpretation. Staff interpretations are advisory and must be confirmed by the Board of Zoning Adjustment or incorporated into the Land Development Code through legislative action in order

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to become official. Staff interpretations may be appealed to the Board of Zoning Adjustment in accordance with Chapter 11.7.3 of the Land Development Code.

Please feel free to contact me should you have any questions or require additional information regarding this interpretation.

Sincerely,

A handwritten signature in cursive script that reads "Dawn T. Warrick".

Dawn T. Warrick, AICP
Assistant Director

cc: Cash
Owen
Tandy
French
Senninger
Baker

2.3.4 OR-3 Office/Residential District

The following provisions shall apply in the OR-3 Office/Residential District unless otherwise provided in these regulations:

An apartment and office building district allowing businesses normally incidental to the primary uses located within the same building, and not allowing such incidental business uses to be accessible and evident from the outside of the building.

A. Permitted Uses:

All uses permitted in the OR Office Residential District, as well as the following use(s):

Apartment hotels, and office buildings, including businesses customarily incidental to such uses conducted for the convenience of the occupants and provided all entrances, designs, signs, and show windows for such uses shall not be evident from the outside of the building

Artist studios

Assisted Living Residence

Barbers/Cosmetologists/Hairdressers/Manicurists

Boarding, lodging houses

Business schools

Community residences

Computer programming services

Convents and monasteries

Dwellings, Multiple family

Dwellings, Two-family

Family care home (mini-home)

Fraternities, sororities, clubs and lodges excluding those the chief activity of which is a service customarily carried on as a business

Medical laboratories, excluding for-profit blood collection centers

Photographic portrait studios

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

2.3.1 OR Office/Residential District

The following provisions shall apply in the OR Office/Residential District unless otherwise provided in these regulations:

A. Permitted Uses:

- Accessory buildings or uses
- Agricultural uses
- Bed and Breakfasts
- Churches, parish halls and temples
- Colleges, schools and institutions of learning (except training schools)
- Convents and monasteries which accommodate eight or fewer persons
- Country clubs
- Day care centers, day nurseries, nursery schools and kindergartens
- Doctors offices, including accessory medical laboratories as Part of a planned medical complex or medical office building
- Dwellings, Single-family
- Garage or yard sale
- Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for commercial purposes
- Home occupations
- Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
- Offices, professional and business
- Parks, playgrounds, and community centers
- Residential care facilities
- Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner