

MIDDLE HOUSING SUMMARY



An overview of proposed changes to the Louisville Metro Land Development Code (LDC) that will increase housing choice and opportunity.

What is Middle Housing?

Middle Housing is a term used to describe a **range of housing options** between single-family homes and larger apartments, which are similar in **height** and **form** to the surrounding **neighborhoods**.



What are the proposed changes?

BUILDING TYPES ALLOWED	Duplex, Triplex, Fourplex, Townhouse, Walking Court, & Cottage Court
WHERE?	All zoning districts that allow for residential use in the Traditional Neighborhood, Neighborhood, Village, and Village Center form districts.
HOW MANY ON EACH BLOCK?	No more than 60% of a block will be for duplex, triplex, or fourplex buildings. Only one duplex, triplex, or fourplex is allowed per lot.
LOCATION/ ORIENTATION	Middle Housing must have frontage on a public street. In Neighborhood and Village form districts, duplex, triplex, and fourplex buildings are only allowed on local roads, unless a public sidewalk is present.
SIZE & SETBACKS	Each building type has a unique set of standards that provide for a range of sizes and setbacks, all of which are compatible with the form of homes and neighborhoods.
DESIGN	<ul style="list-style-type: none"> • All building types require an entrance facing the street and a connection to the public sidewalk. • Exterior stairs leading to an upper story shall not face the public street. • There shall be no blank walls facing a public street or residential use. • All off-street parking shall be located to the rear of the principal structure.
HEIGHT	Maximum height is 2.5 stories in Traditional (TN, VC) forms and 2 stories in Suburban (N, V) forms.
PARKING	Middle Housing will follow the existing parking standards set forth in Chapter 9 of the LDC.
CONVERSION	Single-family homes may be converted to Middle Housing, provided the proposed structure meets all required standards for Middle Housing. A maximum of 4 units is permitted, with a minimum unit size of 600 ft ² .

Examples of Proposed Middle Housing Building Types in Louisville



Duplex – Side by Side



Duplex – Stacked



Triplex



Fourplex



Walking Court



Cottage Court



Townhouse

These existing Middle Housing types are found throughout Louisville's neighborhoods that were built before current zoning laws (c. 1931).

What other changes are proposed with this update?

- Reduce **Private Yard Area** requirement for residences in Traditional Neighborhood form.
- Allow **second story addition** to encroach into Side Yard Setback if existing structure already encroaches.
- Decrease **minimum lot size** for single-family homes

LAND DEVELOPMENT CODE (LDC) REFORM

Middle Housing is part of the ongoing LDC Reform, an equity-focused review and revision of the LDC to allow for increased housing choices and opportunities. For more information, visit www.louisvilleky.gov/ldcreform.

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OFFICE OF PLANNING

WE WANT TO HEAR FROM YOU!

To read the Middle Housing update in detail and to provide feedback on the proposed changes, call, email, or visit our website.

louisvilleky.gov/middlehousing

