

OLDHAM COUNTY COMPREHENSIVE ZONING ORDINANCE

Review & Proposed Standards for Division 90 R-4A Residential District

Purpose: To permit a fee simple option (lot standards) to Conventional Condo Development.

Minimum Lot Standards:

- 5,000 square feet for detached structures **3000 square feet**
- 2,000 square feet for attached structures **OK, works for interior units**
- 43,560 square feet without sewers **OK**

Minimum Lot Width:

- 50 feet for detached structures **30 feet**
- 18 feet for attached structures **OK**

Maximum Density:

- 8 DU/acre **OK**
- 0.50 FAR **With smaller lots and 2 story townhome-style units – plus basements – 2.0 might be more appropriate**

Maximum Structure Height:

- 35 feet **Should be OK**

Minimum Front Yard:

- 20 feet **Reduce to 15' – should be able to allow for parallel gas/elec/telephone easements.**

Minimum Sideyard Setback:

- 7 feet (detached) **Reduce to 5'**
- 16 feet total both sides (detached) **Reduce to 10'**
- 7 feet for street side (detached) **Reduce to 5'**
- 0 feet (attached) **OK**
- 10 feet for end unit of attached structures **Reduce to 3' (requires special exterior wall fire rating / opening restrictions if buildings are 6' apart)**

Minimum Rear Yard Setback:

- 20 feet **Reduce to 10 feet minimum. Presumably, there would likely be landscape/perimeter buffer requirements which would need to be observed which might push this setback deeper than 10'. Suggest 5' setback if alleys are used with detached garages. In Metro's PRD conversion, we're seeing the rear yard setbacks (25') as being very problematic that will require variances – the approved condo plans just didn't leave enough room to accommodate this amount of space. 10' would likely reduce the need for the variance.**

Minimum Lot Coverage:

- 70% of the lot area **Increase to 85% to reflect an urban type product with a detached or semi-detached garage.**

Minimum Open Space:

- 250 square feet per dwelling unit **This looks reasonable – even conservative. In PRD's in metro Lou, we express the open space required as ...50% of the amount of lot size reduction from the min standard single family lot size in the district. For example: a 2000sf attached lot is a 3000 sf reduction from the min detached single family lot size, so, 50% of that would produce 1500 sf of required open space. The Metro Lou standard likely produces more open space.**