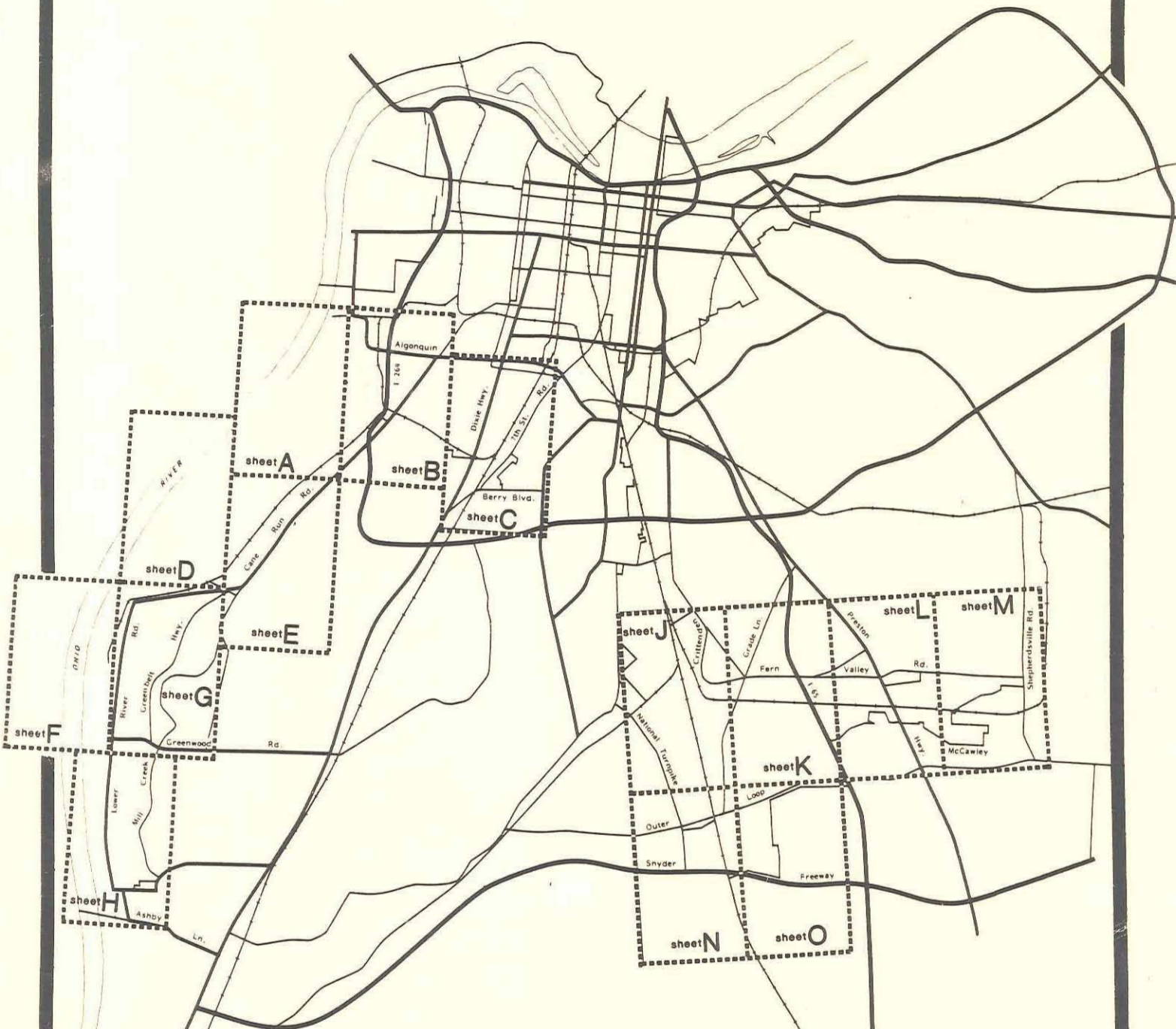


PL-87-4

Public Hearing - May 7, 1987



Proposed Areawide  
 Land Use Rezoning  
 for the  
**JEFFERSON COUNTY  
 AND  
 SHIVELY PORTIONS  
 OF THE LOUISVILLE ENTERPRISE ZONE**



LOUISVILLE AND JEFFERSON COUNTY  
 PLANNING COMMISSION

CONTENTS

FIGURE 1 . . . . . Proposed Zoning Changes

FIGURE 2 . . . . . Existing Land Use

FIGURE 3 . . . . . Existing Zoning

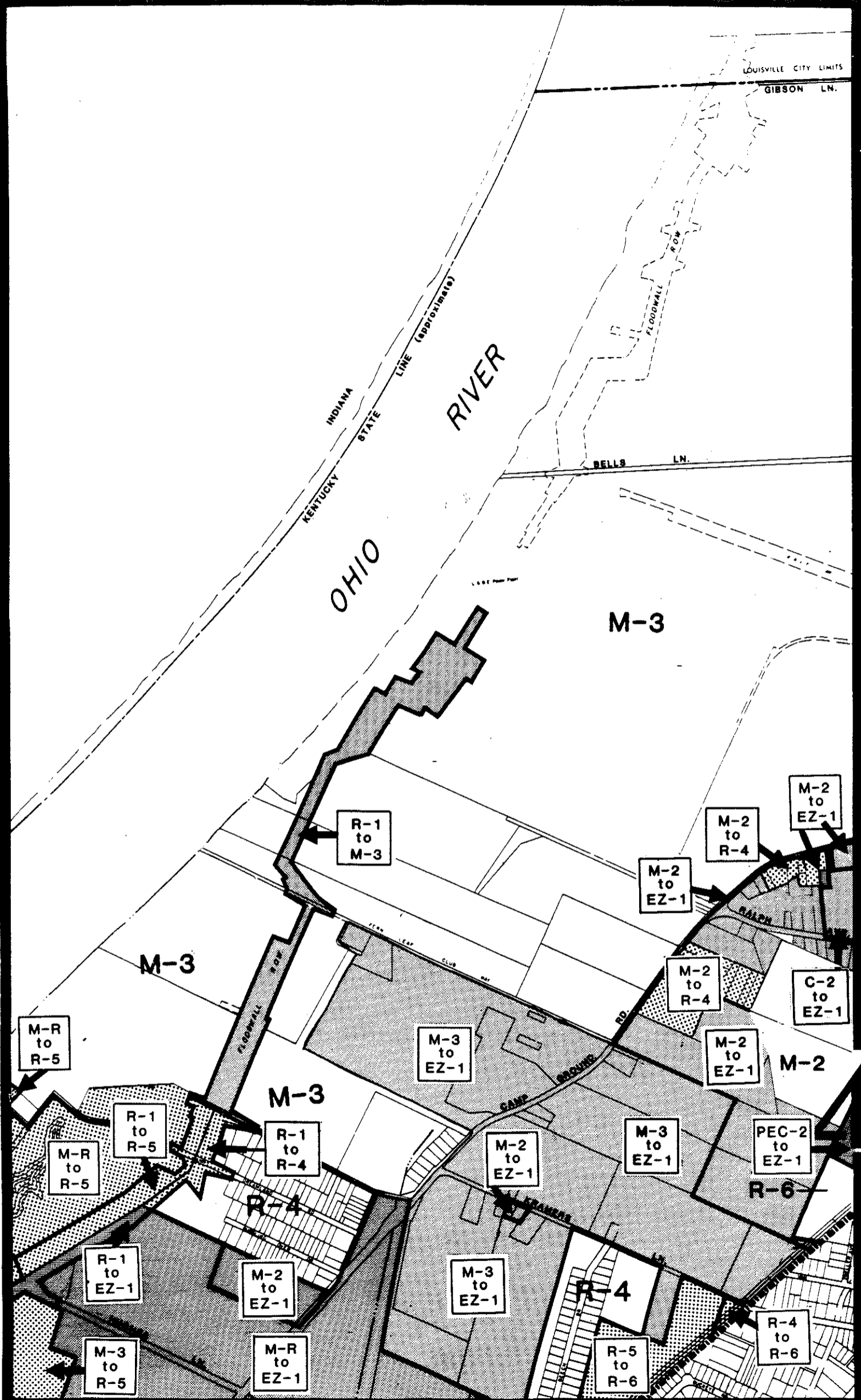
FIGURE 4 . . . . . Shively Portion of the Louisville Enterprise Zone

FIGURE 5 . . . . . Jefferson County Portion of the Louisville Enterprise Zone


FIGURE 6 . . . . . Mailer Sub Area Boundary Map

TABLE 1 . . . . . "EZ-1" Zoning District

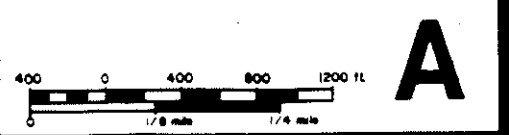
**FIGURE 1**  
**PROPOSED**  
**ZONING**  
**CHANGES**

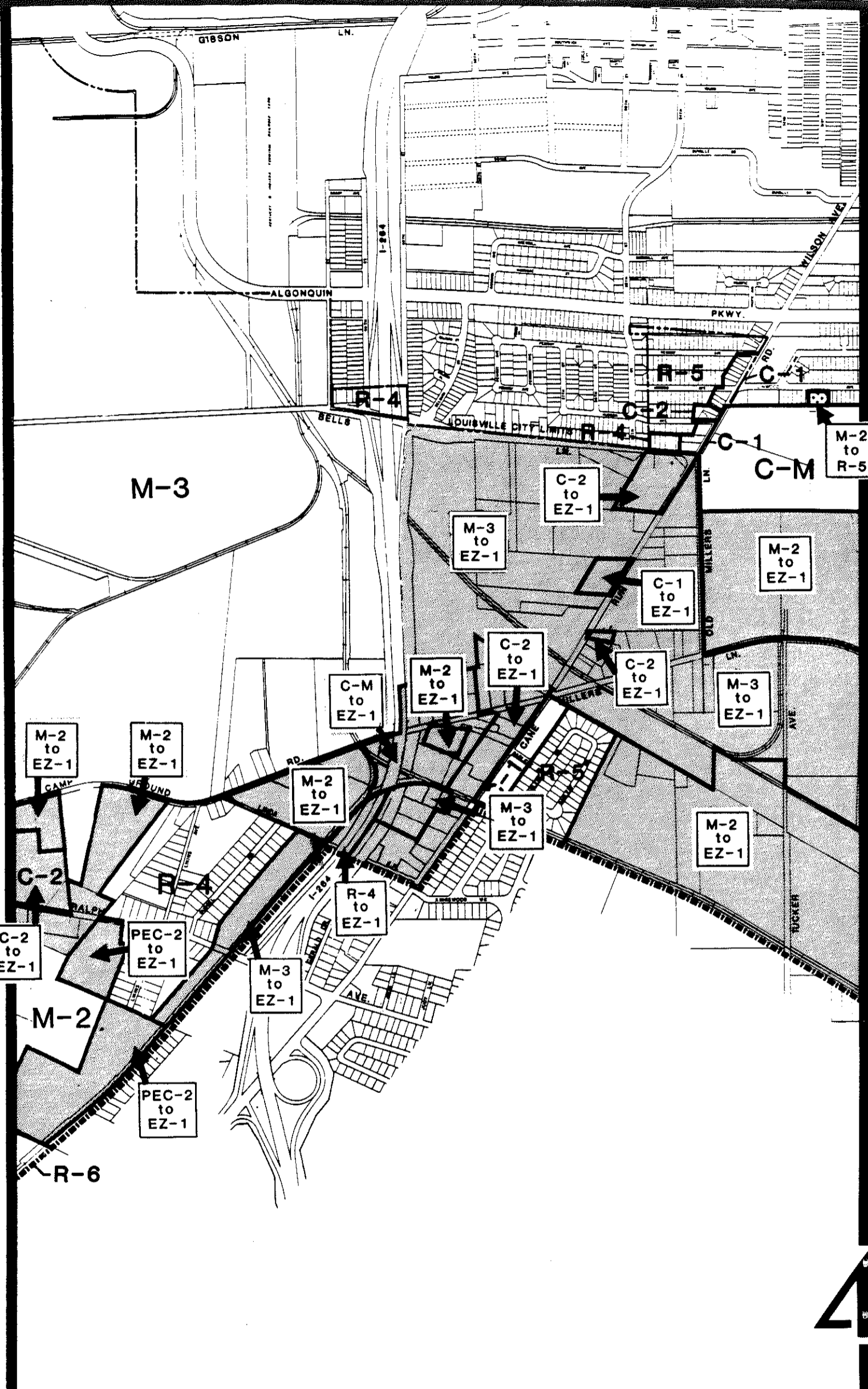


**ENTERPRISE ZONE**  
West County Area

 LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**PROPOSED  
ZONING CHANGES**



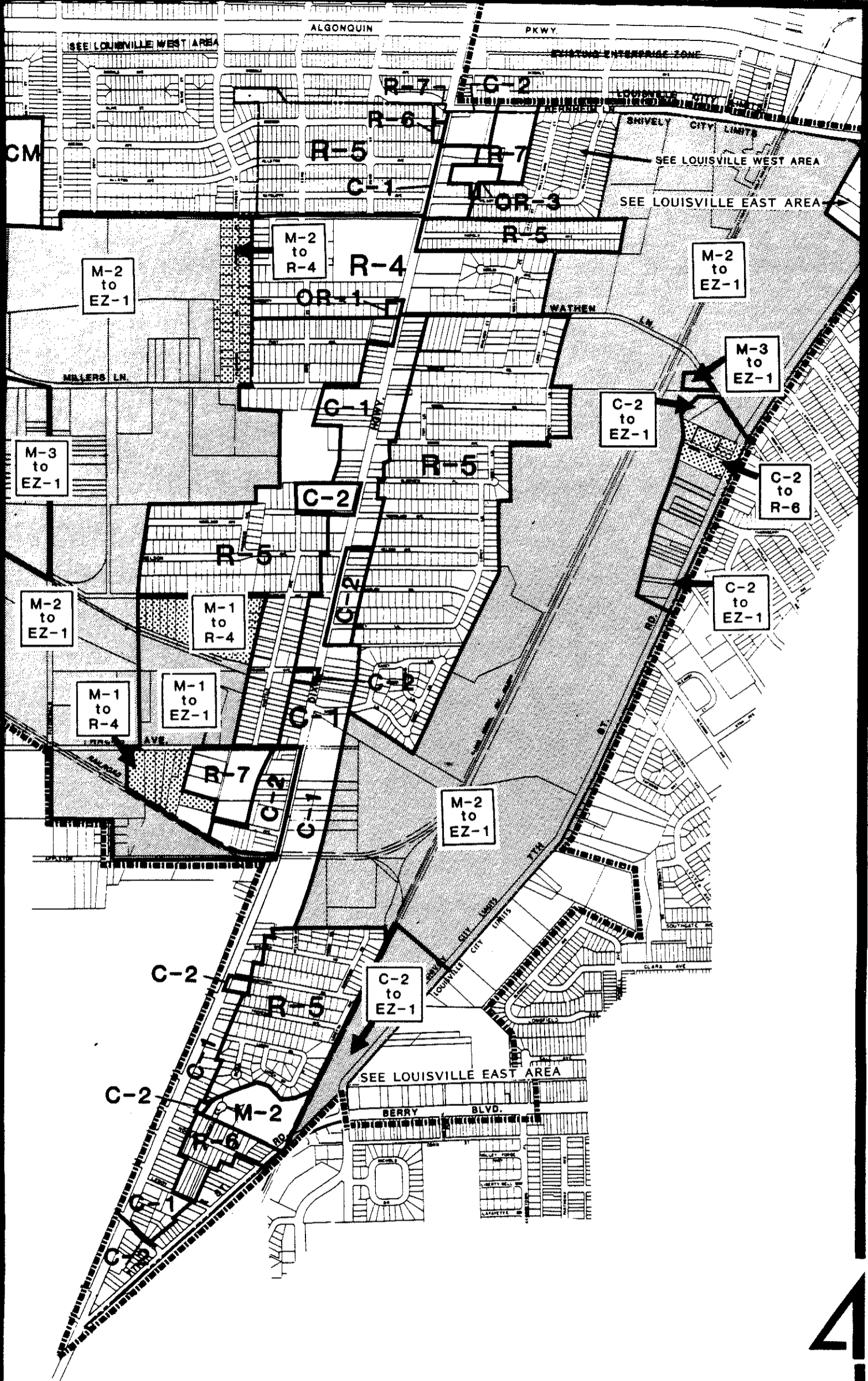


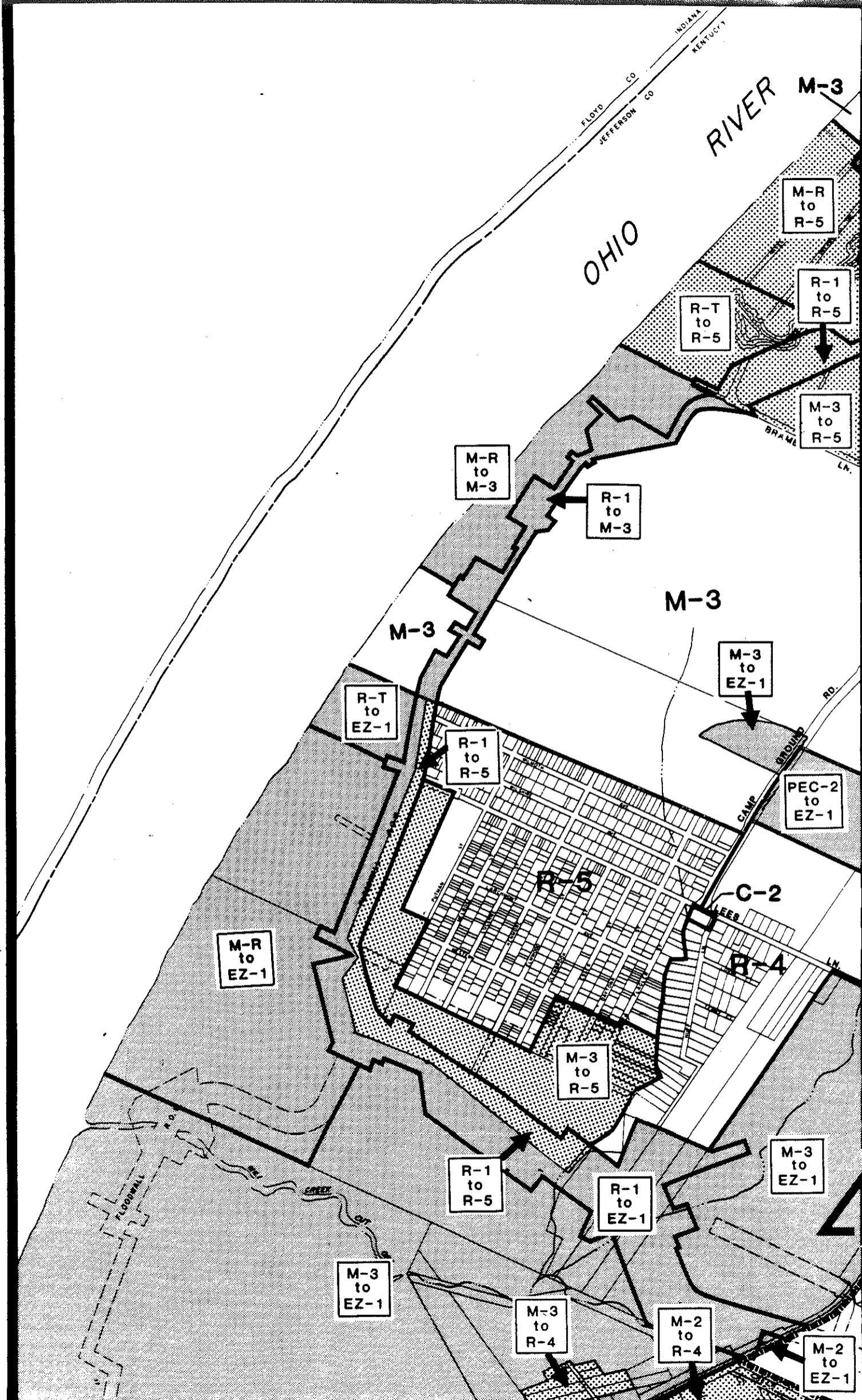
**ENTERPRISE ZONE**  
 West County Area  
 LOUISVILLE AND JEFFERSON COUNTY  
 PLANNING COMMISSION

**PROPOSED  
 ZONING CHANGES**

400 0 400 800 1200 ft  
 0 1/8 mile 1/4 mile

**B**





**ENTERPRISE ZONE**  
West County Area

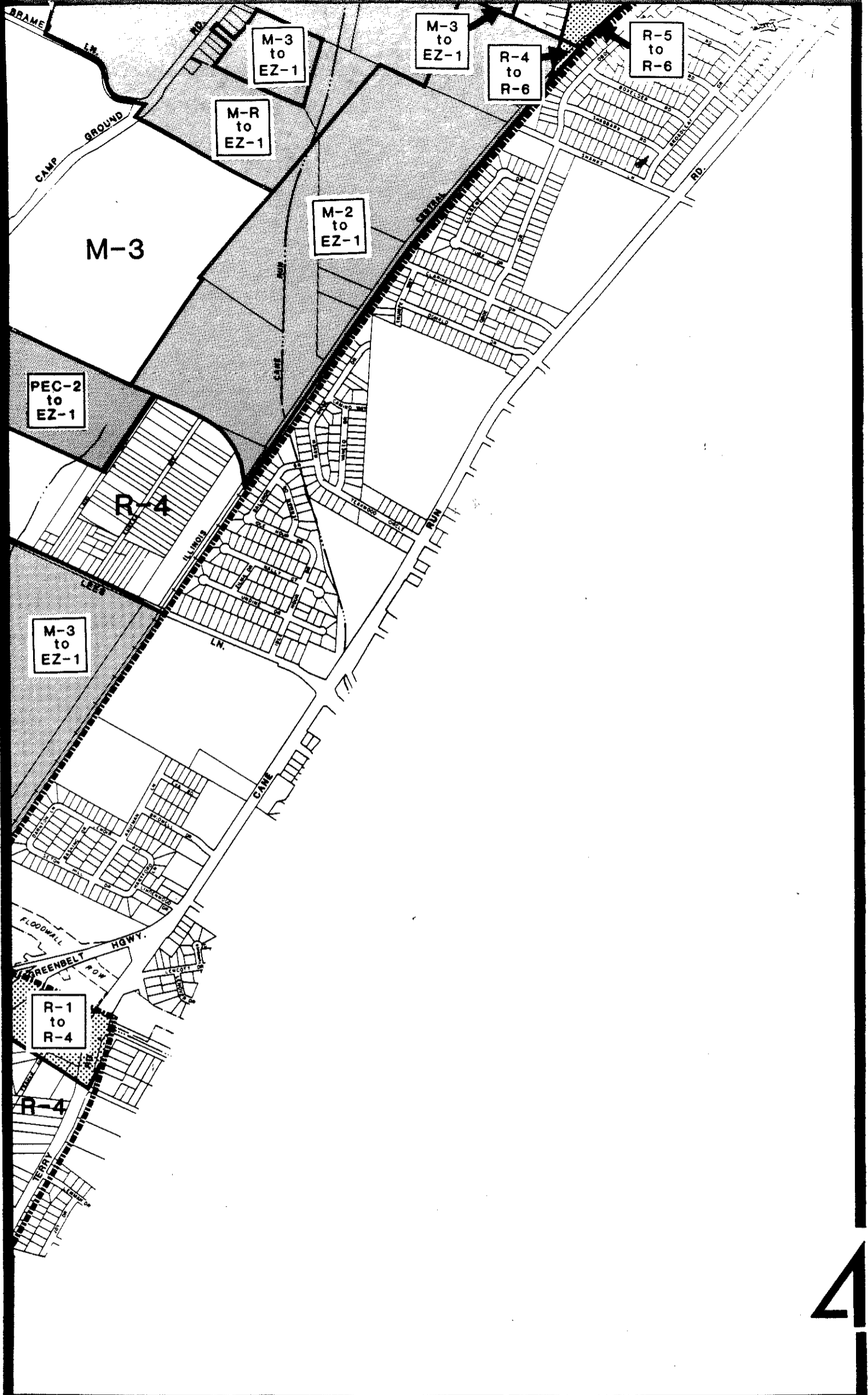


LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**PROPOSED  
ZONING CHANGES**



**D**



**ENTERPRISE ZONE**  
West County Area

LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**PROPOSED  
ZONING CHANGES**



**E**



M-3  
to  
EZ-1

M-3

R-1  
to  
M-3

R-1  
to  
M-3

R-T  
to  
M-3

R-T  
to  
M-3

M-R  
to  
M-3

PEC-2  
to  
M-3

R-1

M-2  
to  
M-3

C-2  
to  
M-3

R-1  
to  
M-3

R-4  
to  
M-3

HARRISON CO. INDIANA  
JEFFERSON CO. KENTUCKY

OHIO RIVER

WATSON CREEK  
PINE CREEK  
FLYING DUTCHMAN CREEK

GREENWOOD

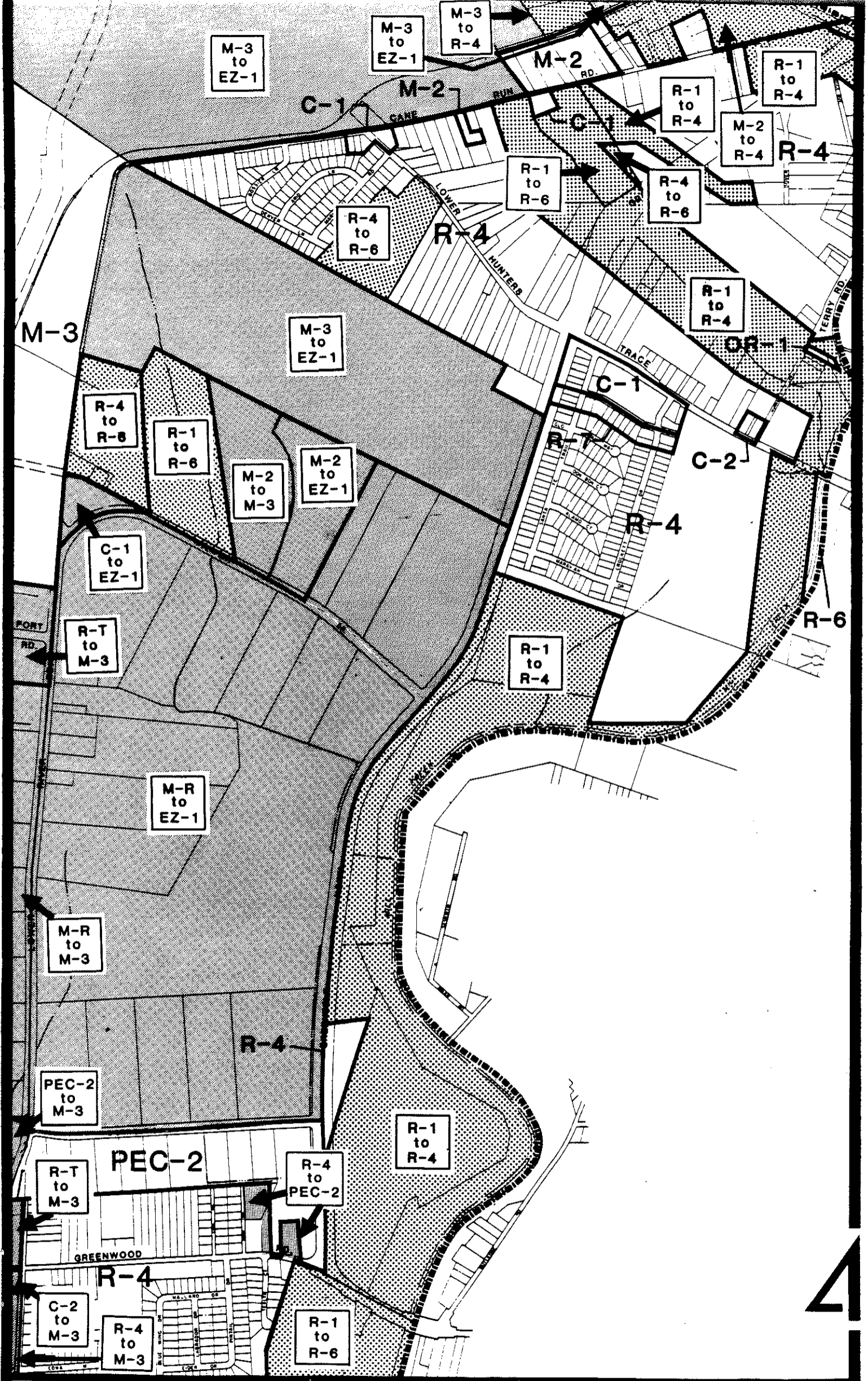
ENTERPRISE ZONE  
West County Area

LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION


PROPOSED  
ZONING CHANGES



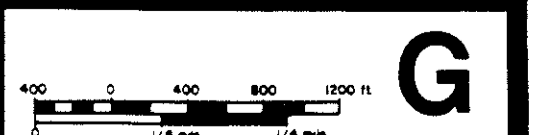
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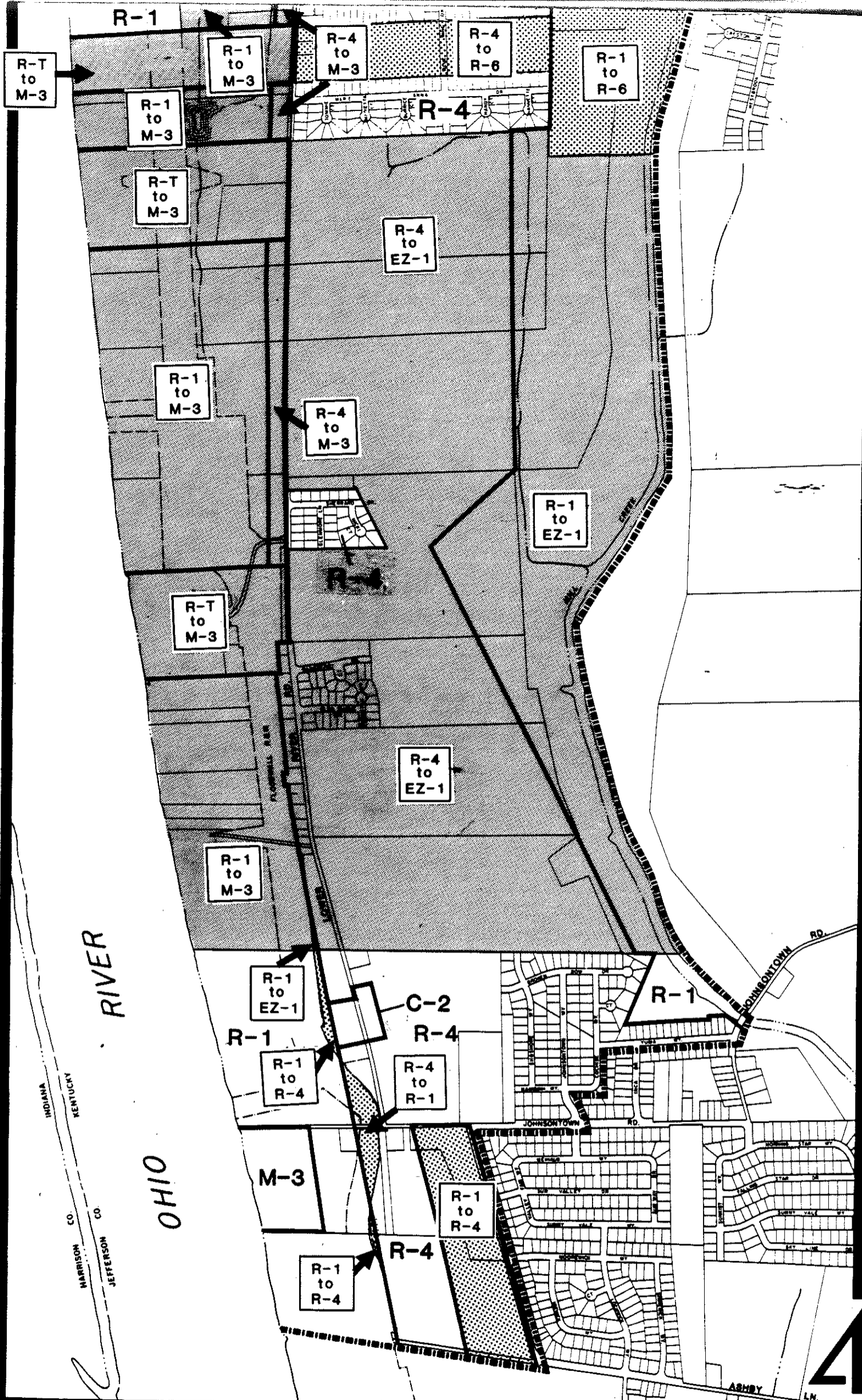


**ENTERPRISE ZONE**  
West County Area

 LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**PROPOSED  
ZONING CHANGES**

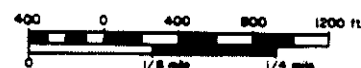




**ENTERPRISE ZONE**  
West County Area

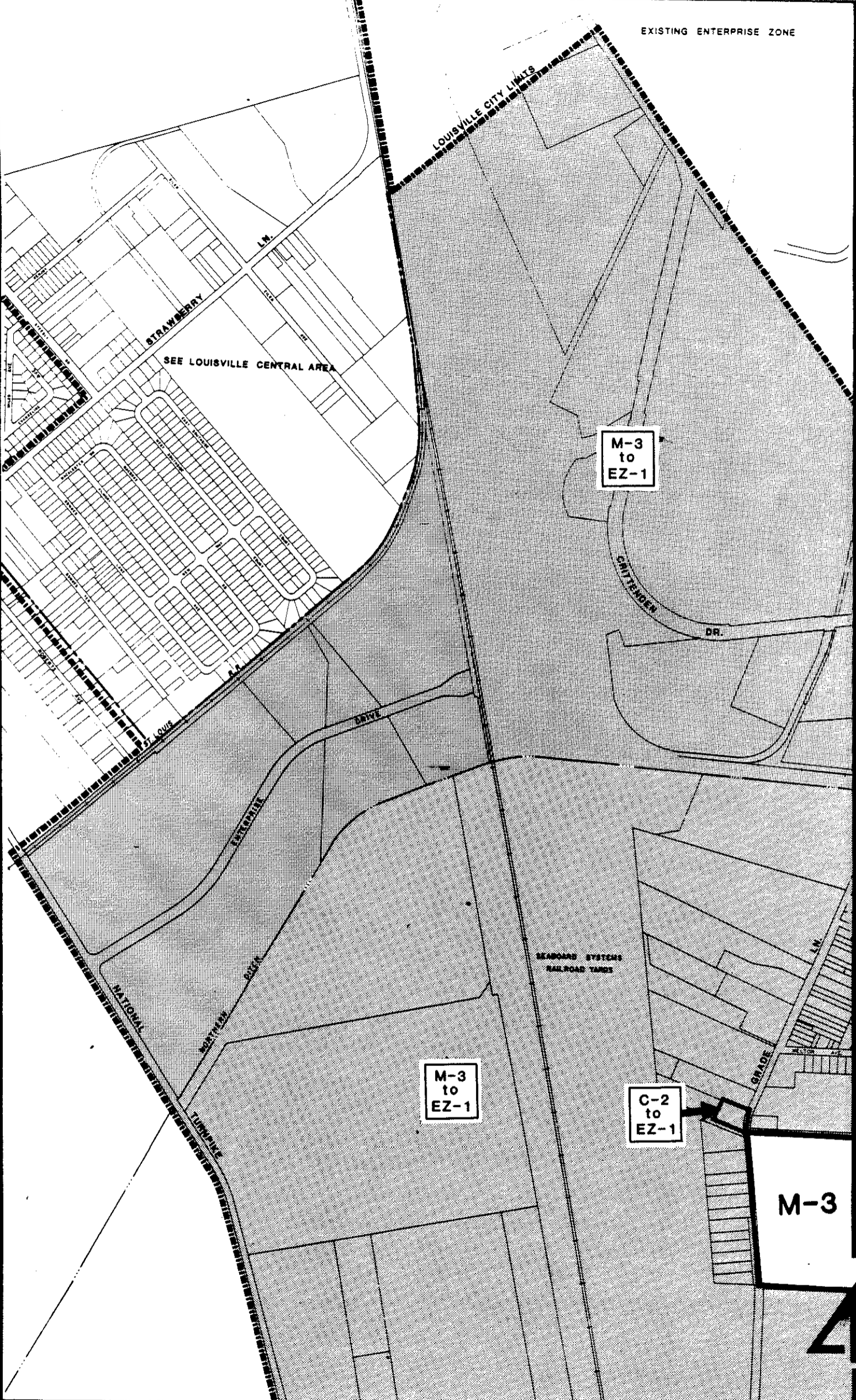
LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**PROPOSED  
ZONING CHANGES**




**H**

EXISTING ENTERPRISE ZONE



**ENTERPRISE ZONE**  
South Central County Area

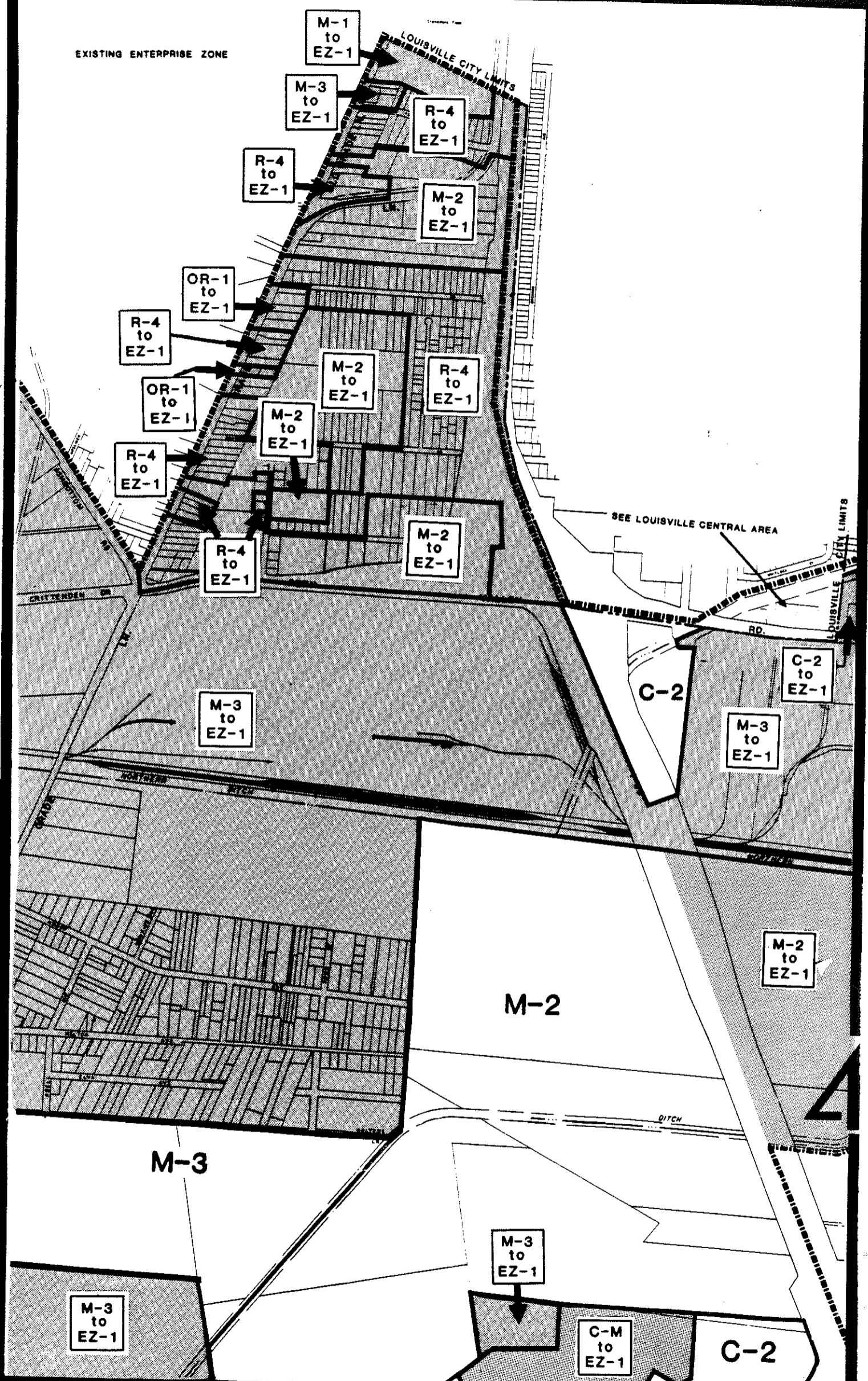
 LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

# PROPOSED ZONING CHANGES




# J

EXISTING ENTERPRISE ZONE



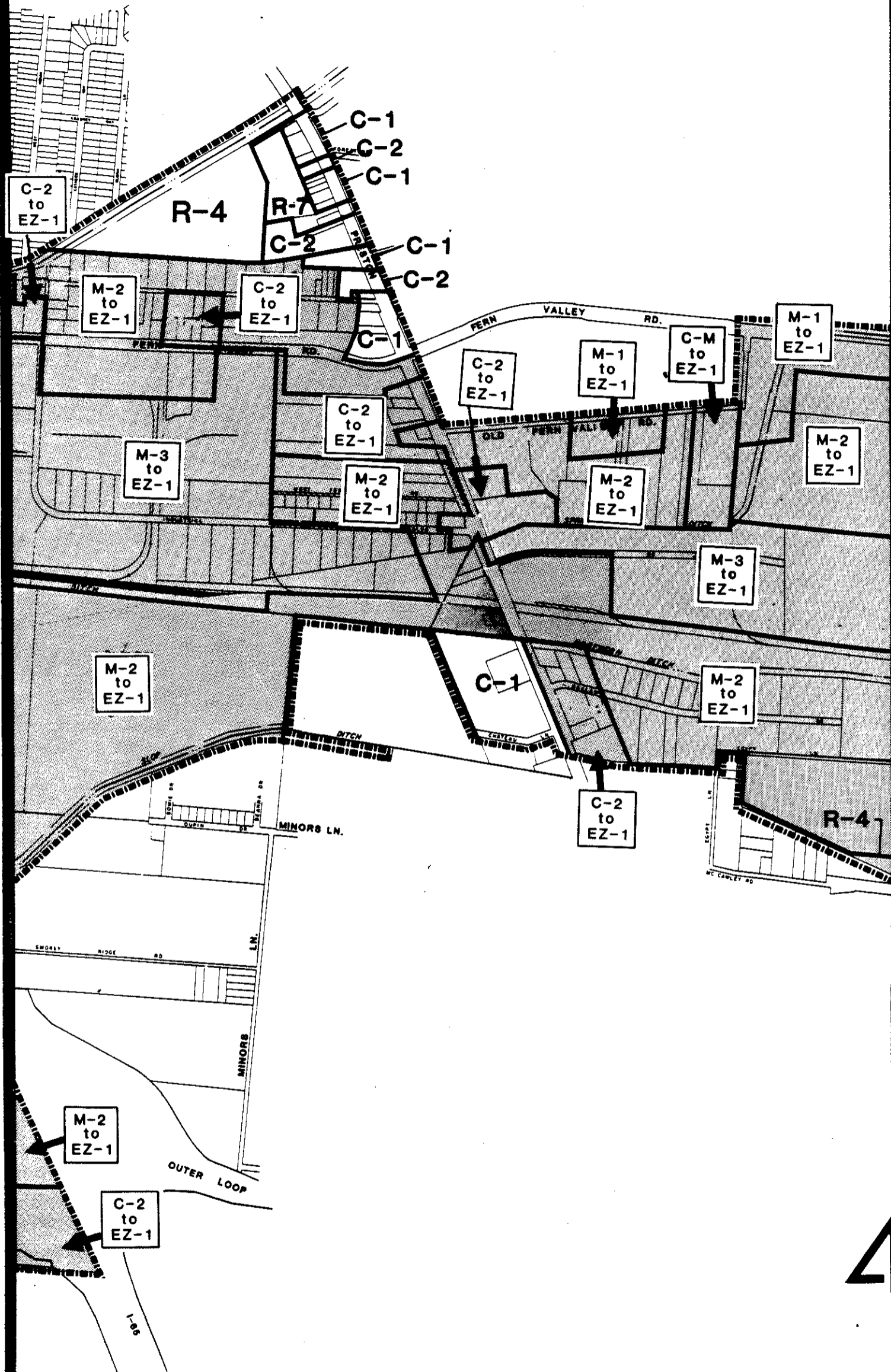
**ENTERPRISE ZONE**  
South Central County Area

 LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

# PROPOSED ZONING CHANGES



# K

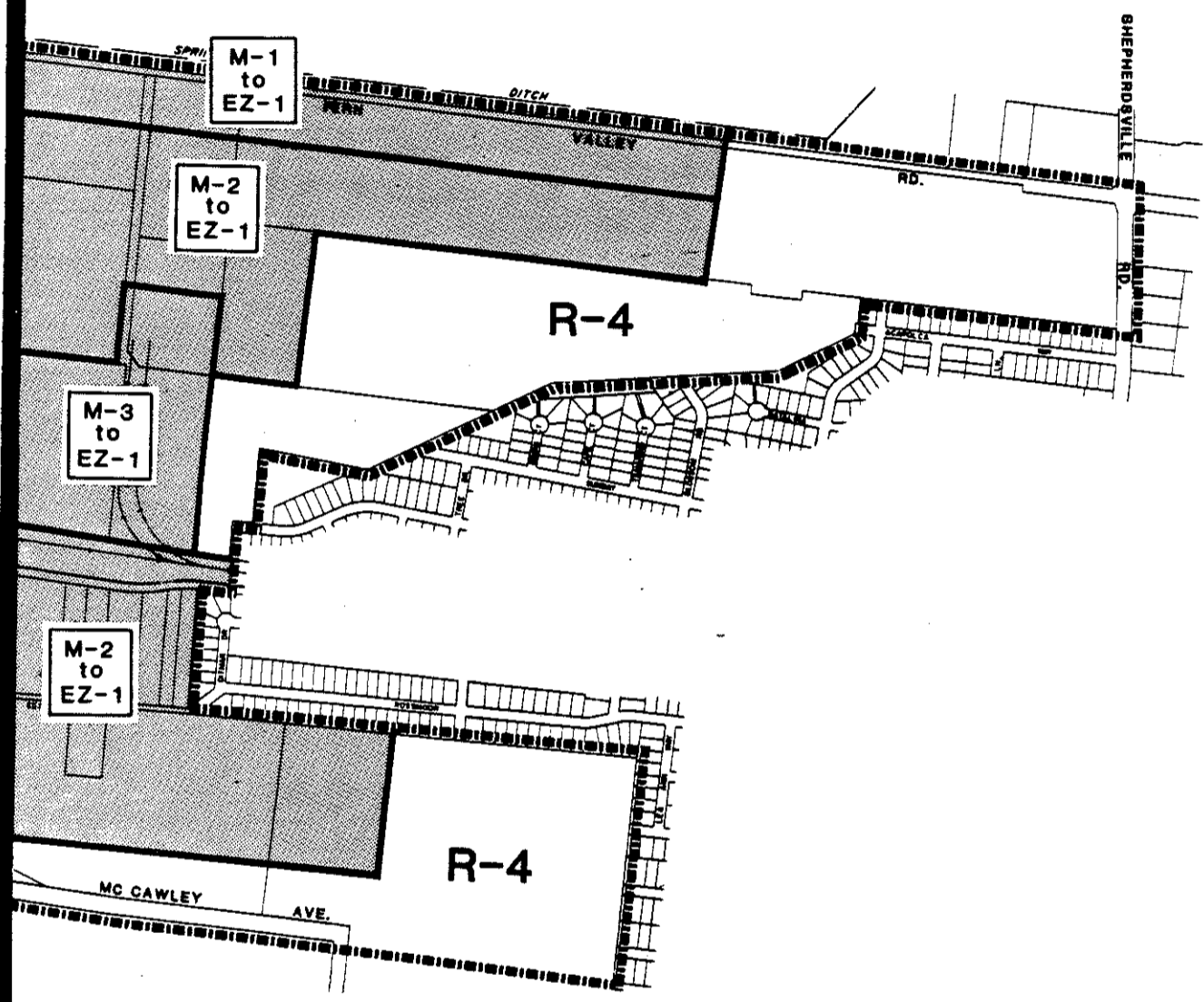


**ENTERPRISE ZONE**  
South Central County Area

LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION


**PROPOSED  
ZONING CHANGES**





4

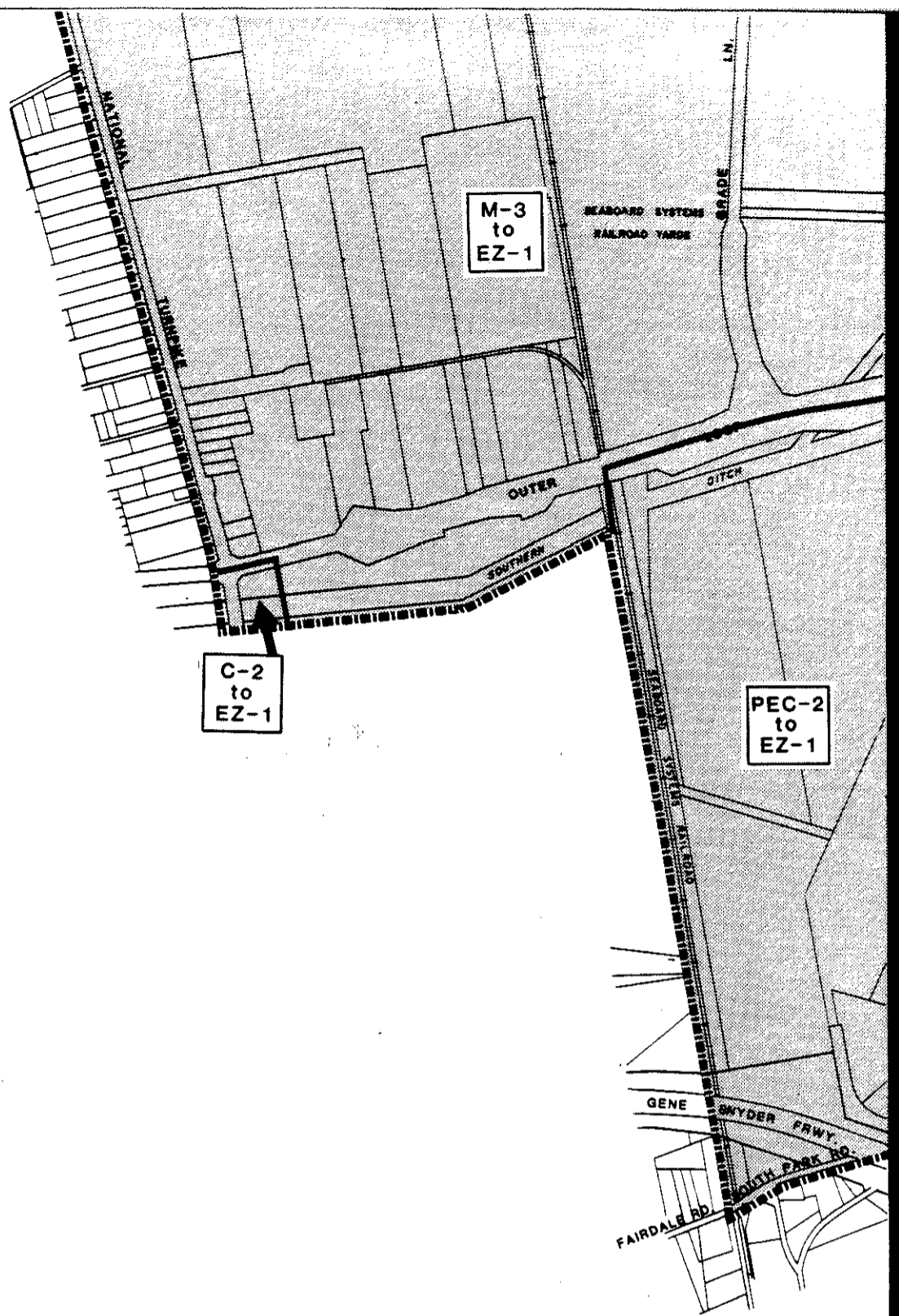
**ENTERPRISE ZONE**  
South Central County Area

 LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**PROPOSED  
ZONING CHANGES**



**M**

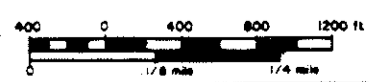


**ENTERPRISE ZONE**  
South Central County Area



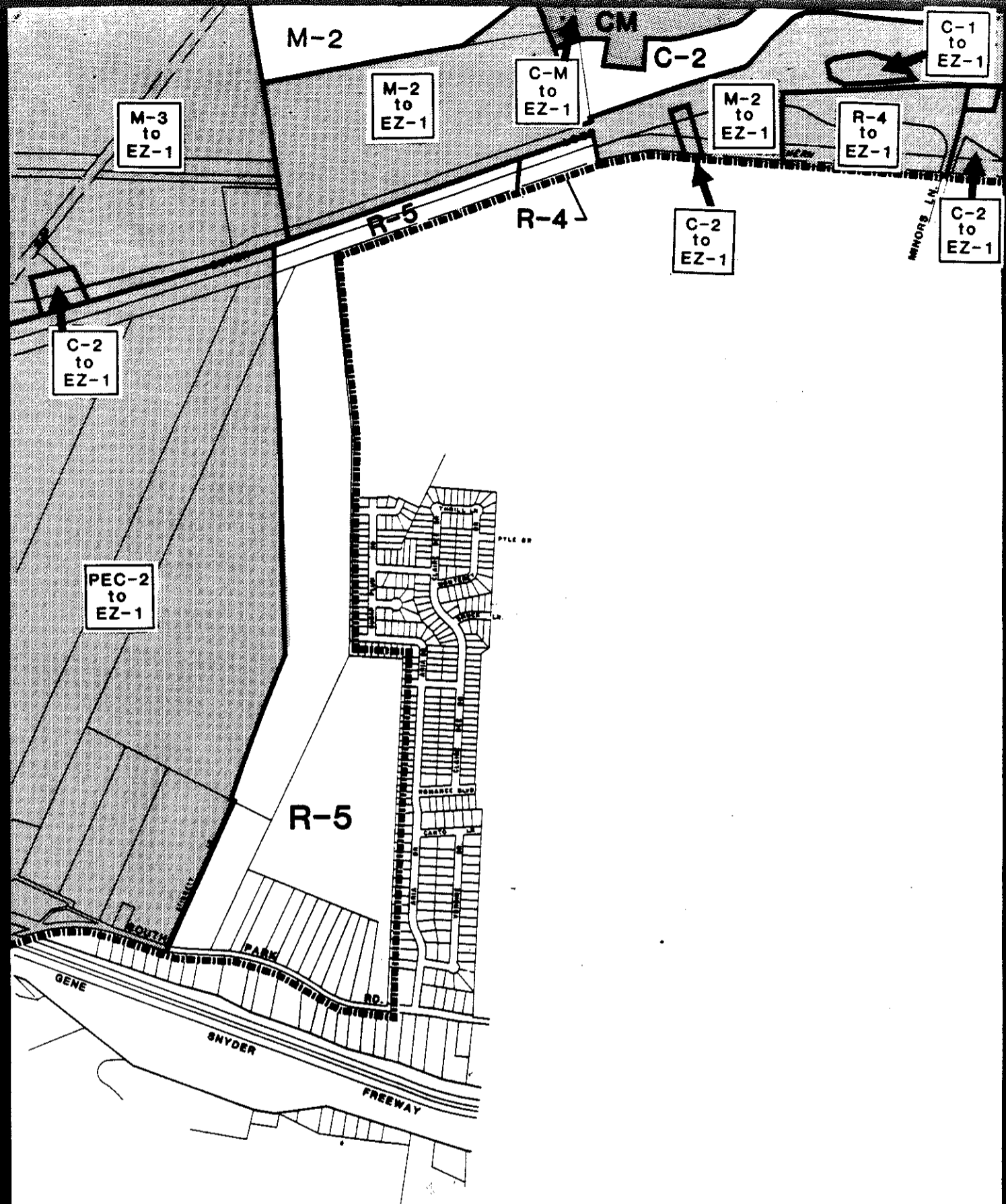
LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**PROPOSED  
ZONING CHANGES**



**N**

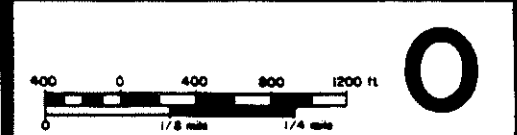




**ENTERPRISE ZONE**  
 South Central County Area

 **LOUISVILLE AND JEFFERSON COUNTY**  
 PLANNING COMMISSION

**PROPOSED ZONING CHANGES**



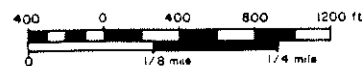
**FIGURE 2**  
**EXISTING**  
**LAND USE**



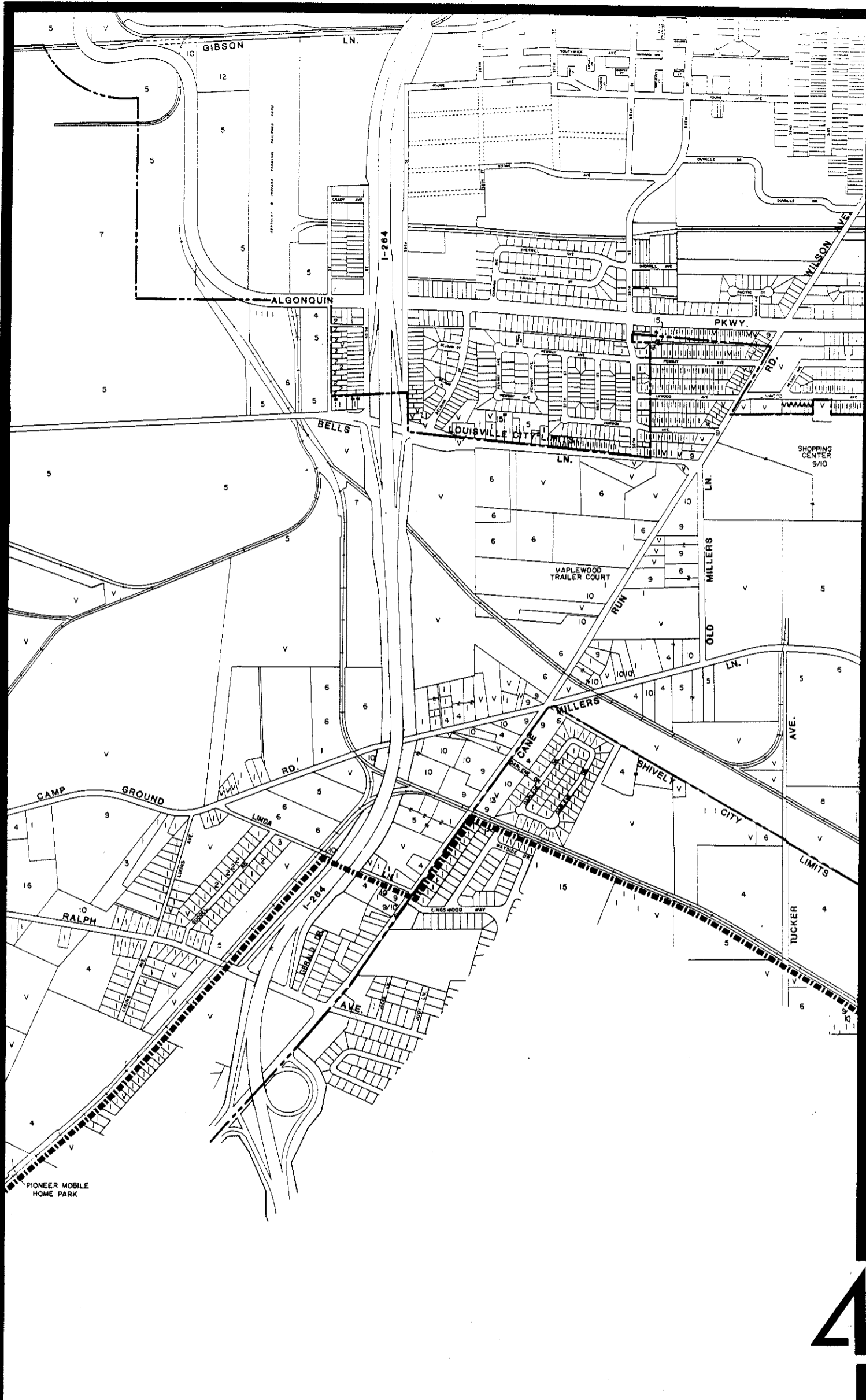
**ENTERPRISE ZONE**  
West County Area

LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING LAND USE**  
January, 1987



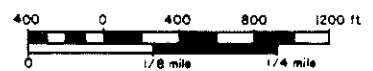
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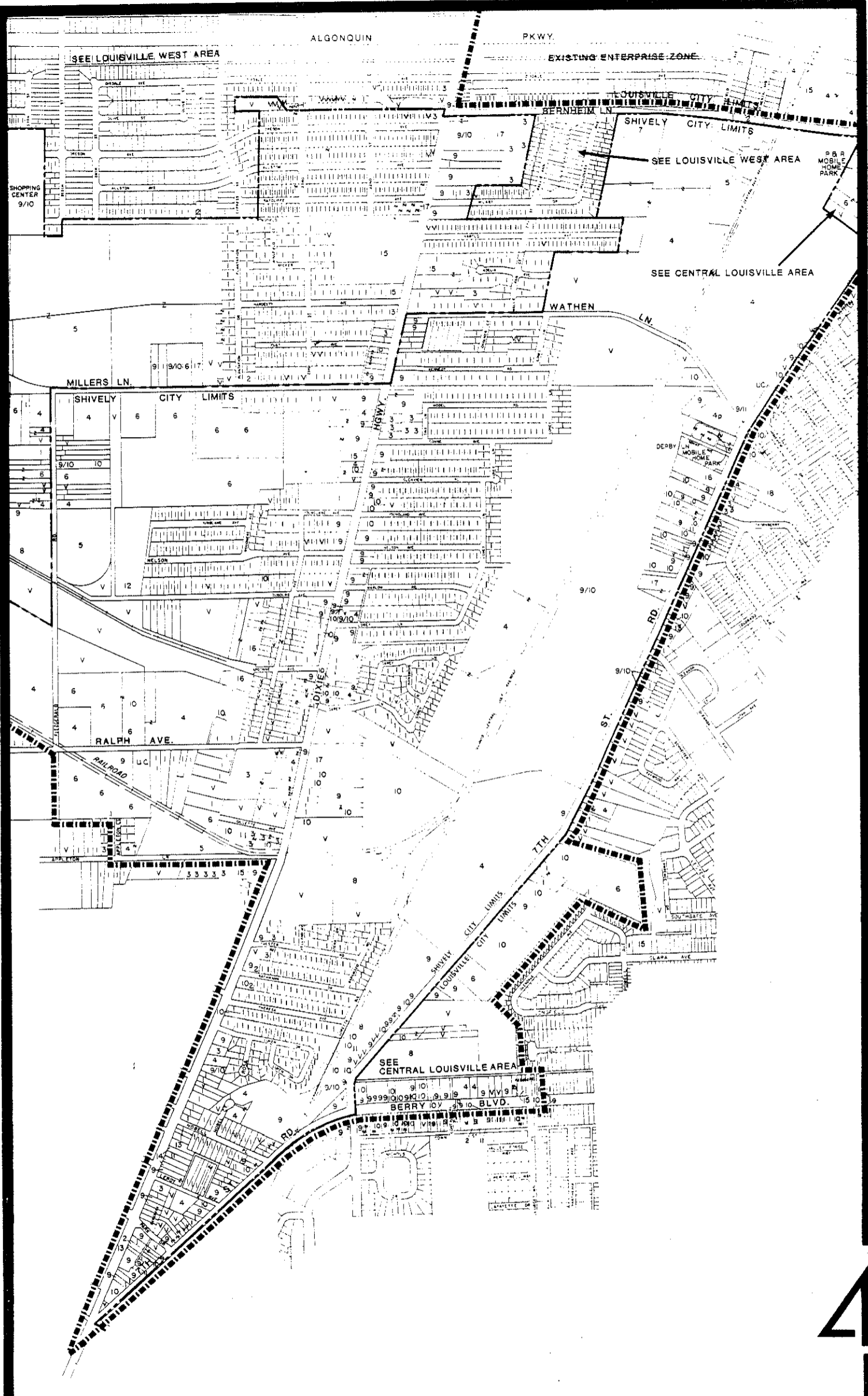
**ENTERPRISE ZONE**  
West County Area

LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING LAND USE**  
January, 1987



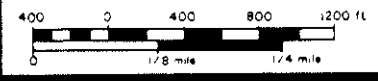
**B**



**ENTERPRISE ZONE**  
West County Area

LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING LAND USE**  
January, 1987



**C**

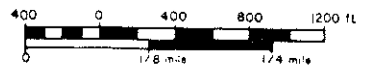


**ENTERPRISE ZONE**  
West County Area



LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING LAND USE**  
January, 1987



**D**

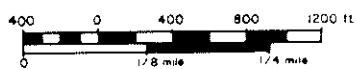


**ENTERPRISE ZONE**  
West County Area



LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING LAND USE**  
January, 1987



**E**

HARRISON CO. INDIANA  
JEFFERSON CO. KENTUCKY

OHIO RIVER

RIVERPORT  
(Phase I)

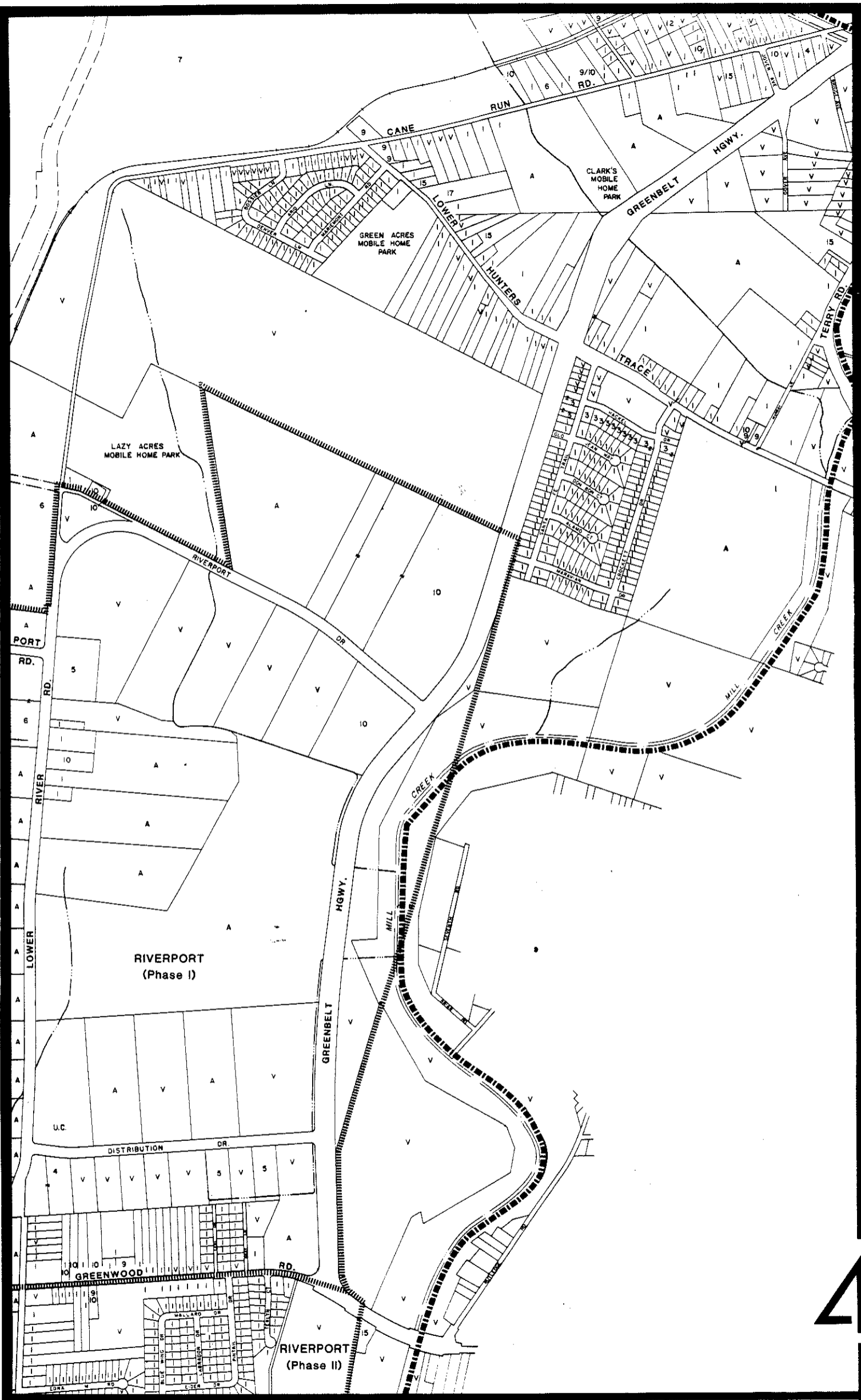
GREENWOOD RD.

RIVERPORT  
(Phase II)

PORT RD.

RIGHT OF WAY  
FLOODWALL





**ENTERPRISE ZONE**  
West County Area

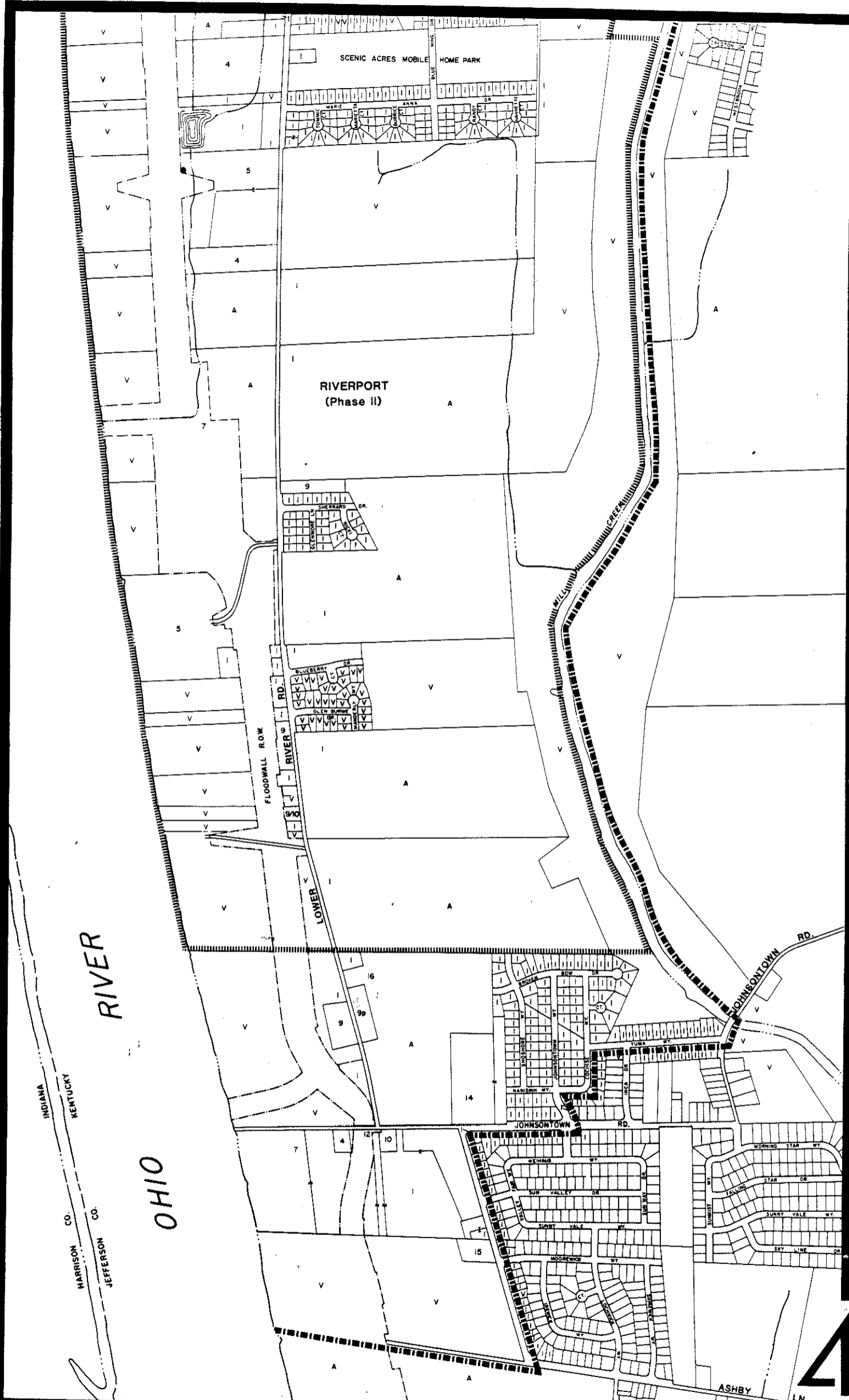


LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING LAND USE**  
January, 1987



**G**



**ENTERPRISE ZONE**  
West County Area

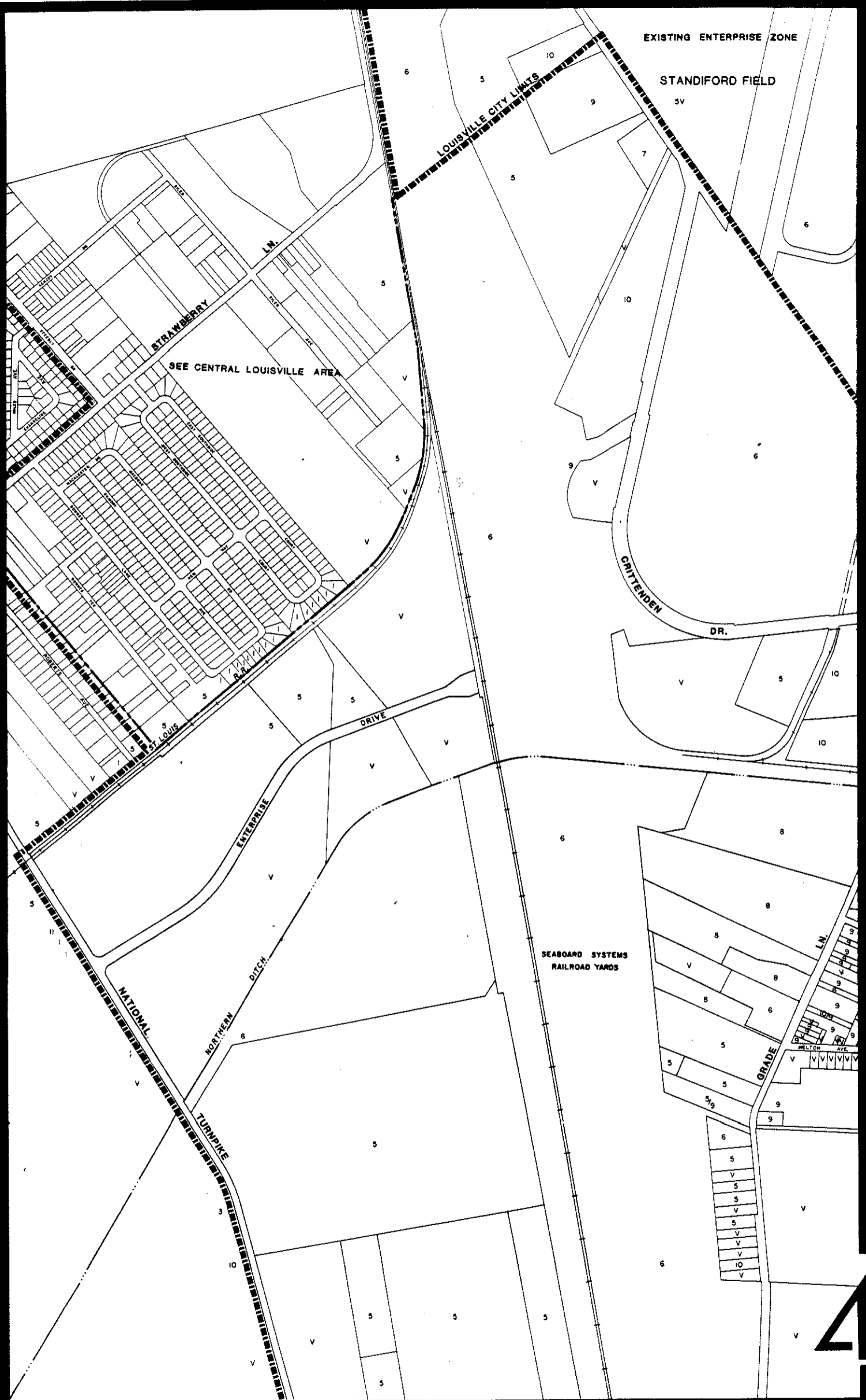


LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING LAND USE**  
January, 1987



**H**



**ENTERPRISE ZONE**  
South Central County Area



LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING LAND USE**  
January, 1987

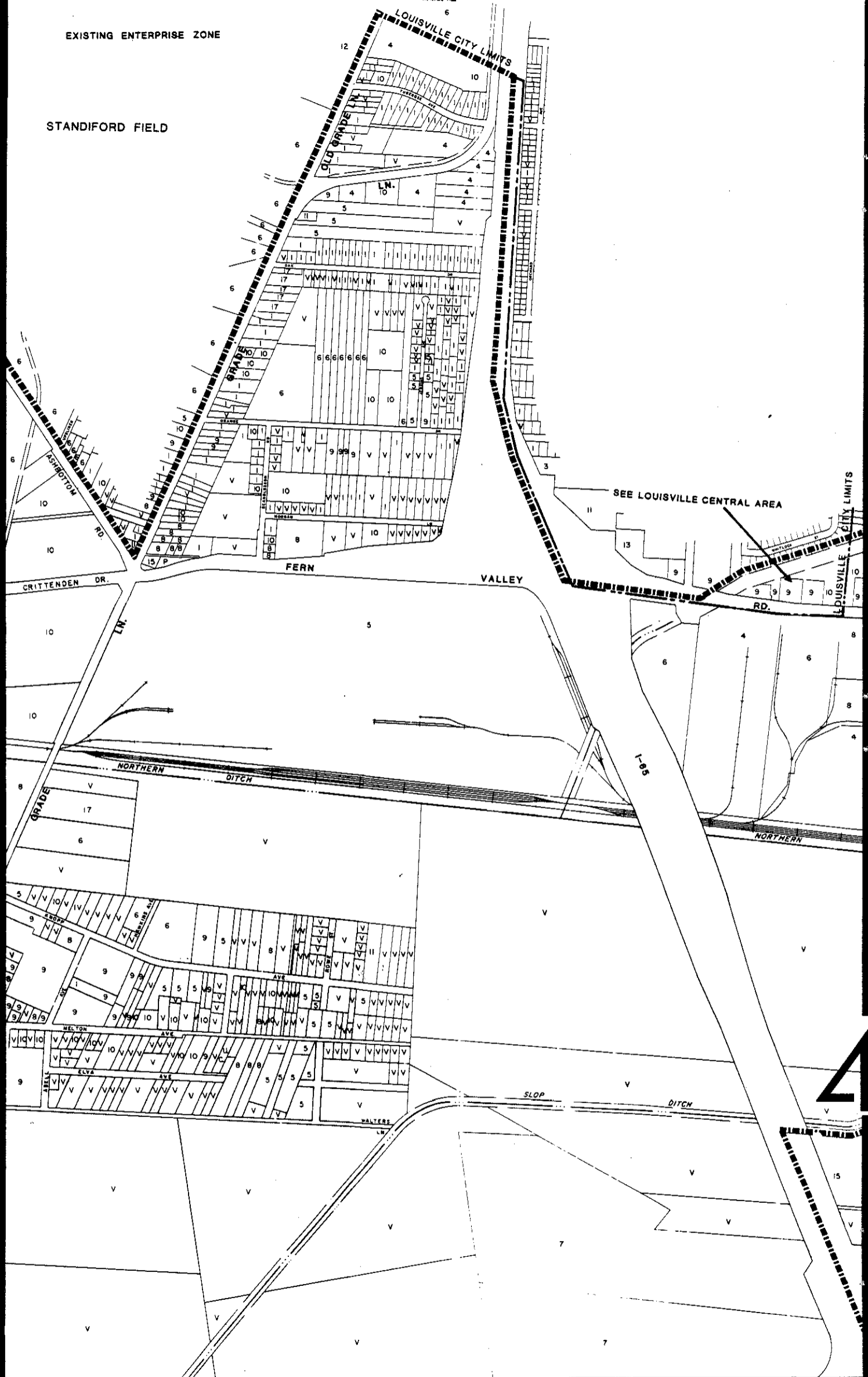


**4**  
**J**

EXISTING ENTERPRISE ZONE

STANDIFORD FIELD

LOUISVILLE CITY LIMITS

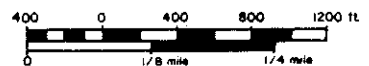


**ENTERPRISE ZONE**  
South Central County Area



LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING LAND USE**  
January, 1987



**K**

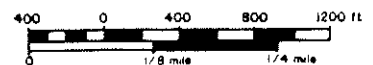


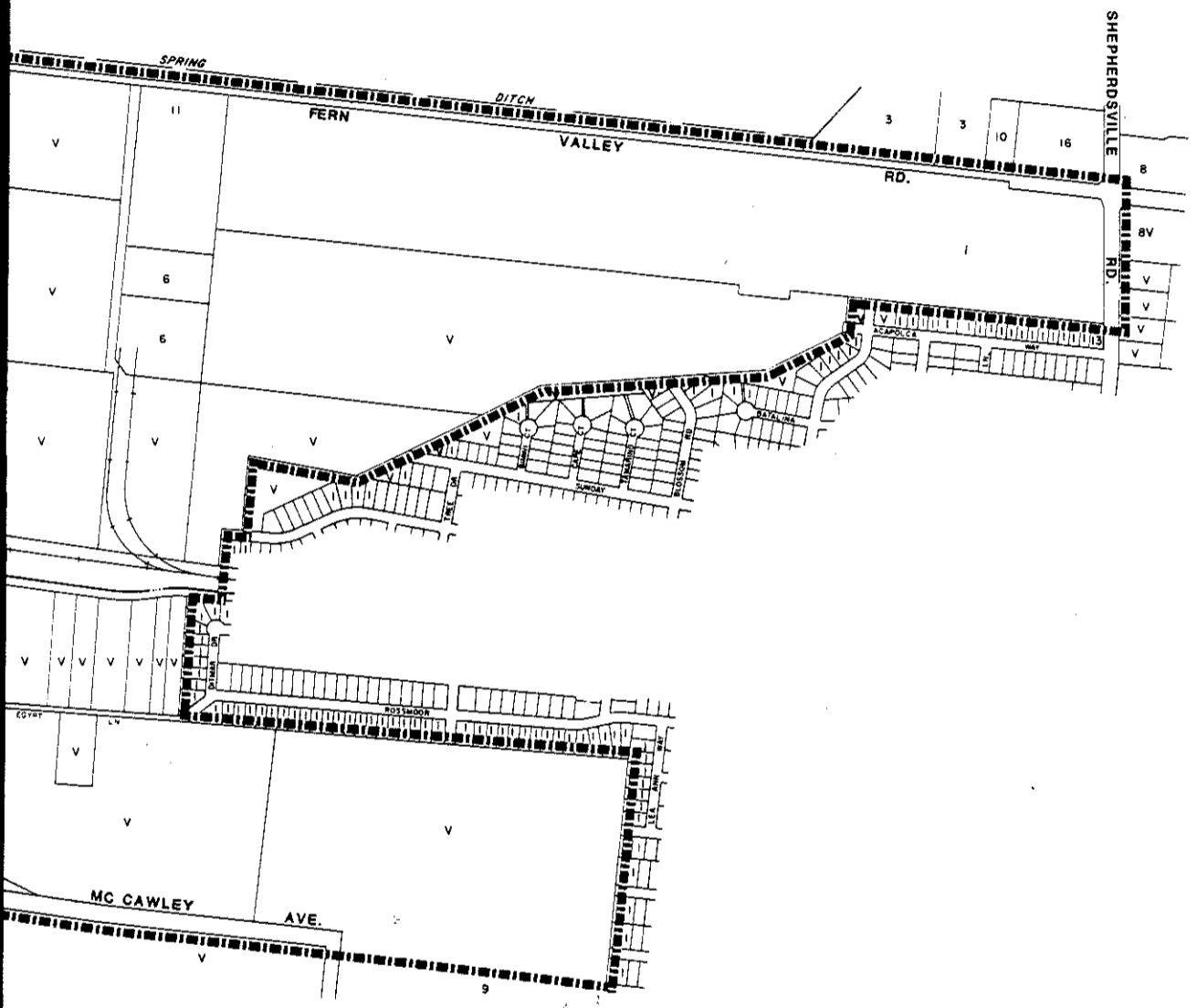
**ENTERPRISE ZONE**  
South Central County Area



LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING LAND USE**  
January, 1987



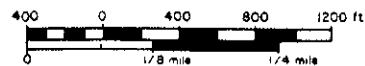


**ENTERPRISE ZONE**  
South Central County Area



LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING LAND USE**  
January, 1987



**M**



**ENTERPRISE ZONE**  
South Central County Area

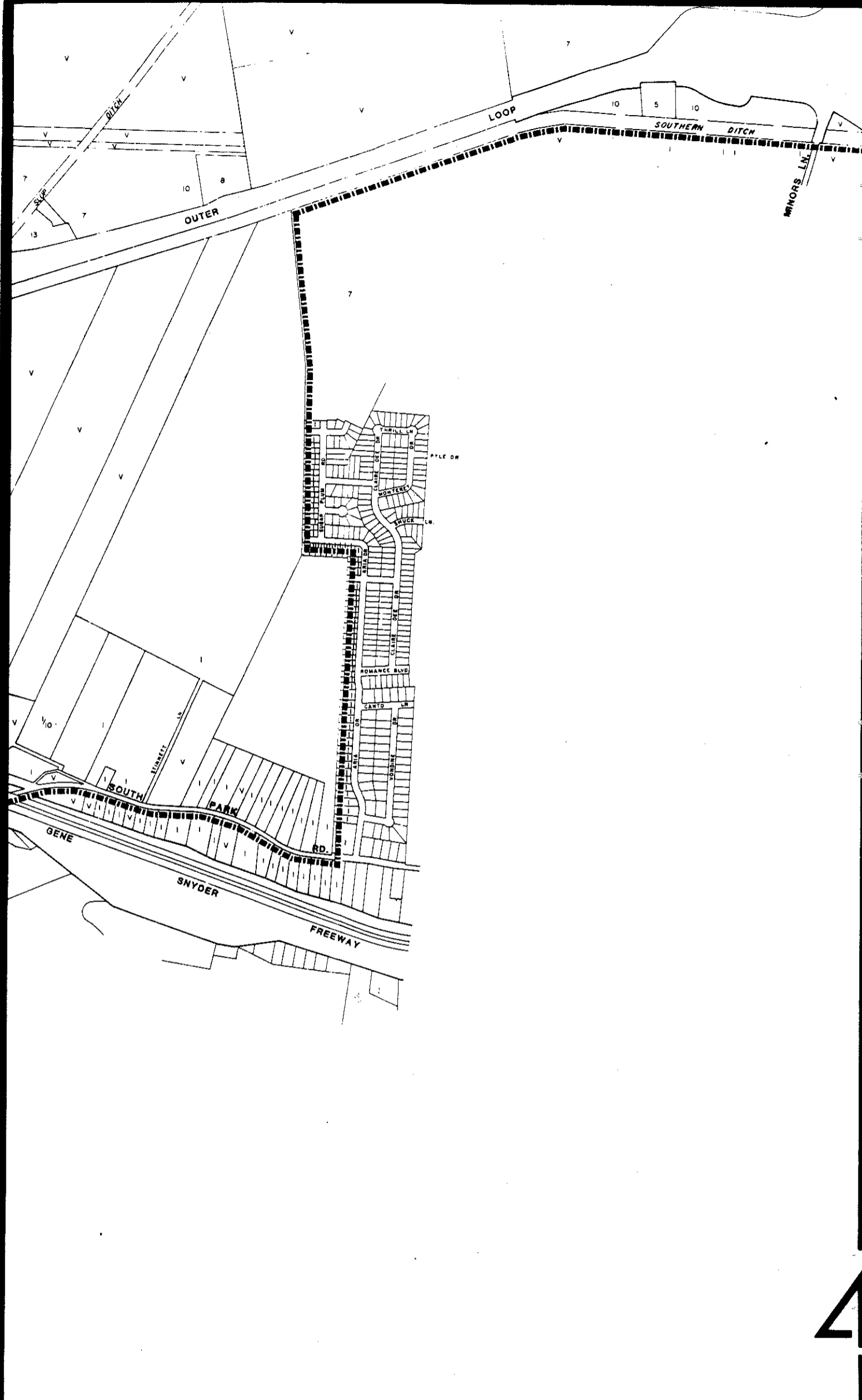


LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING LAND USE**  
January, 1987



**N**

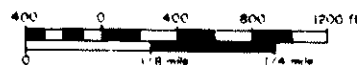


**ENTERPRISE ZONE**  
South Central County Area



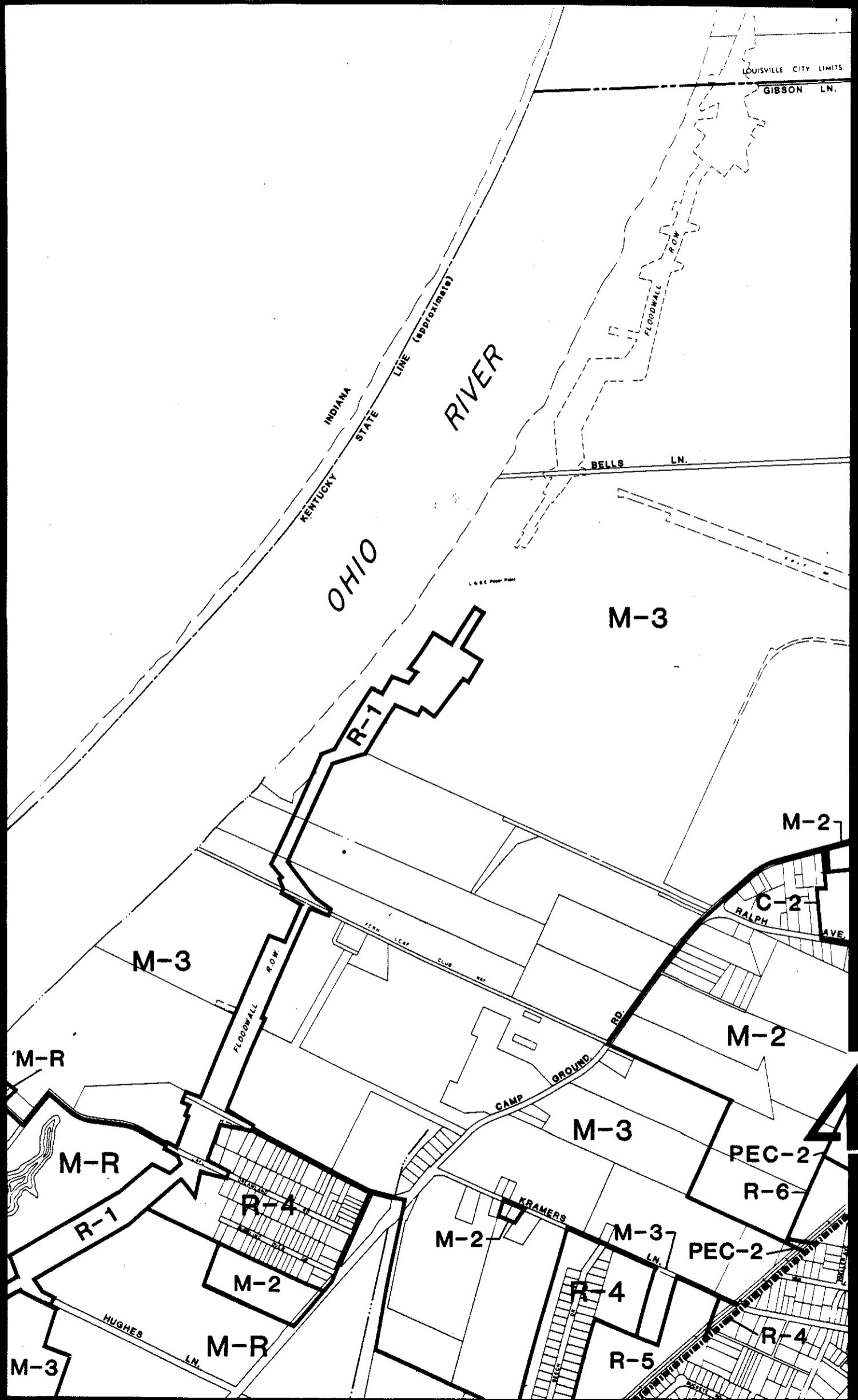
LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING LAND USE**  
January, 1987






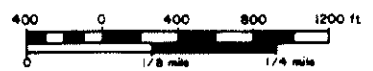
**FIGURE 3**  
**EXISTING**  
**ZONING**



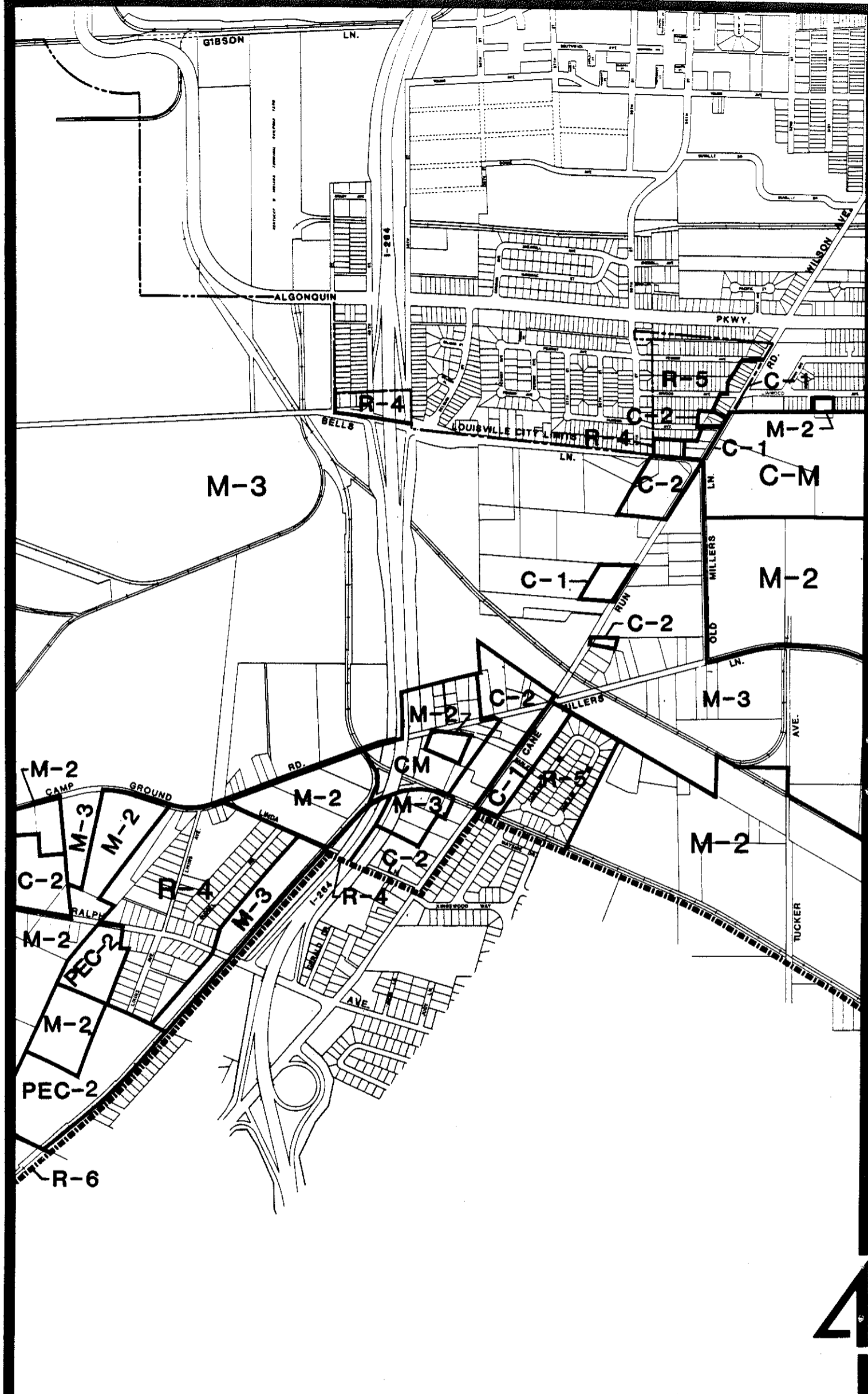
**ENTERPRISE ZONE**  
West County Area

 LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING ZONING**  
January, 1987

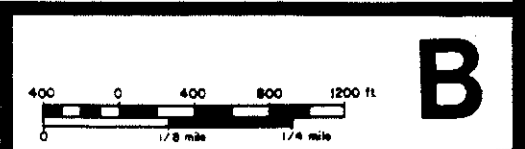


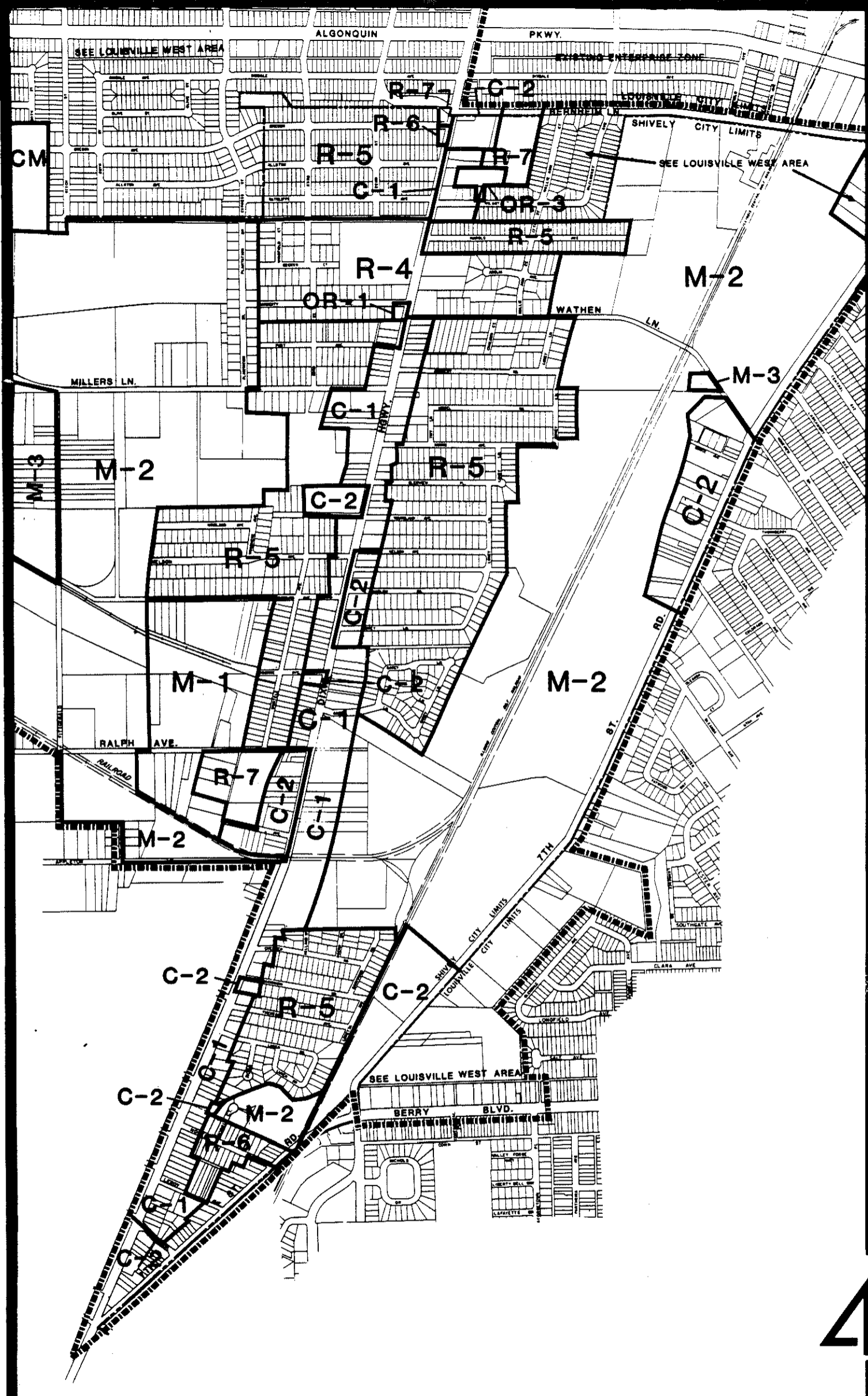
**A**



**ENTERPRISE ZONE**  
West County Area  
LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING ZONING**  
January, 1987





**ENTERPRISE ZONE**  
West County Area

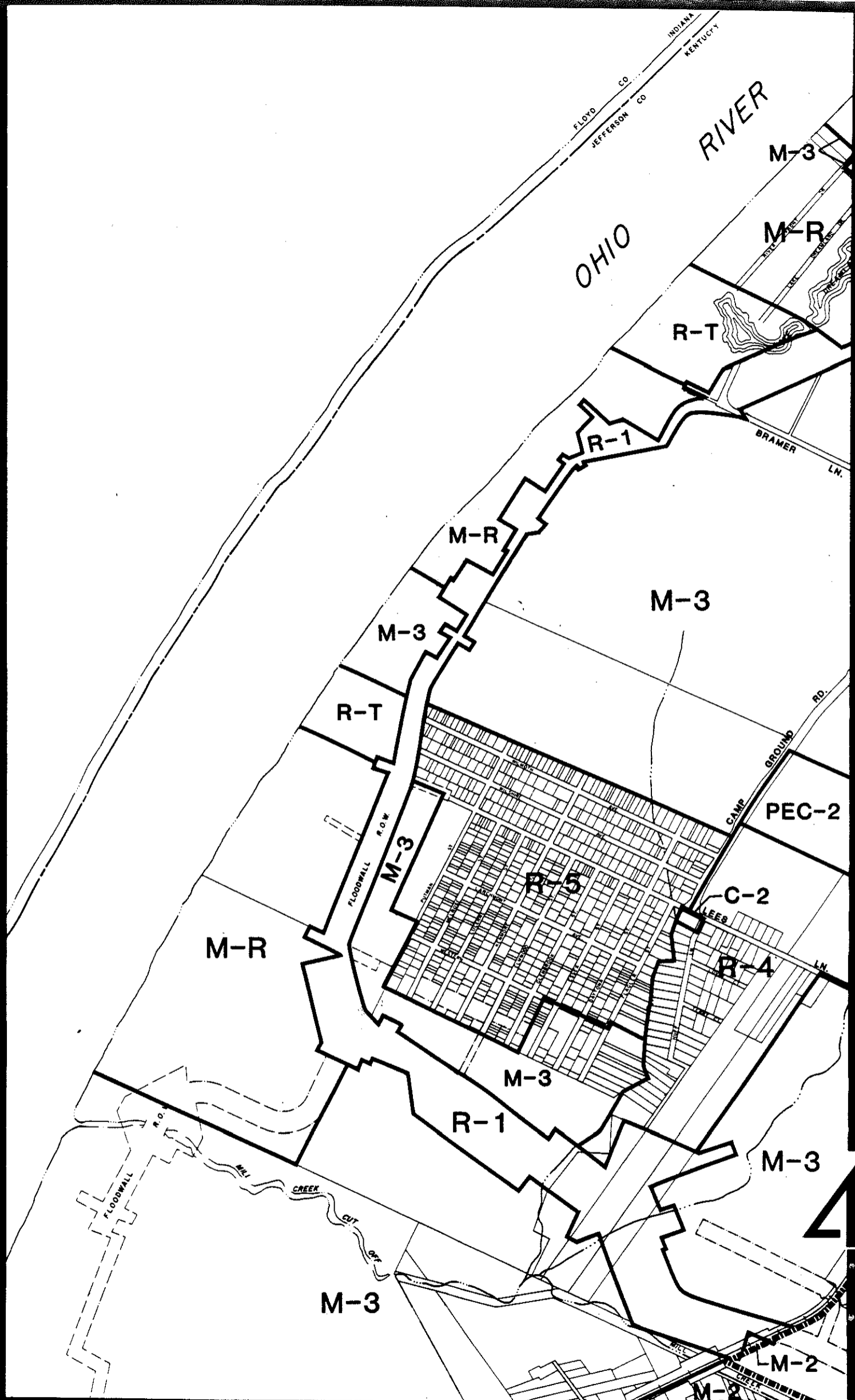


LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING ZONING**  
January, 1987



**C**



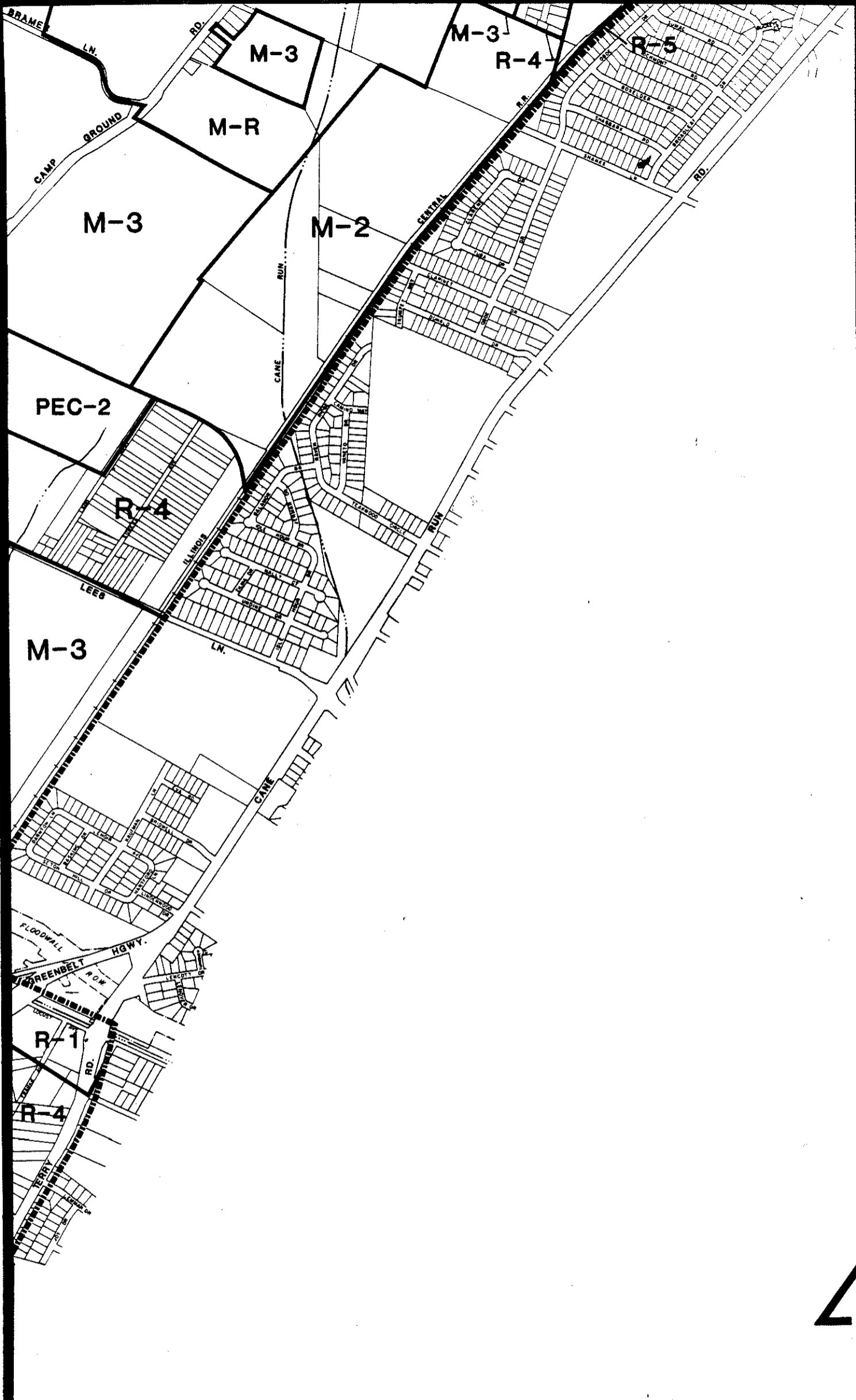
**ENTERPRISE ZONE**  
West County Area

LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION


**EXISTING ZONING**  
January, 1987



**D**



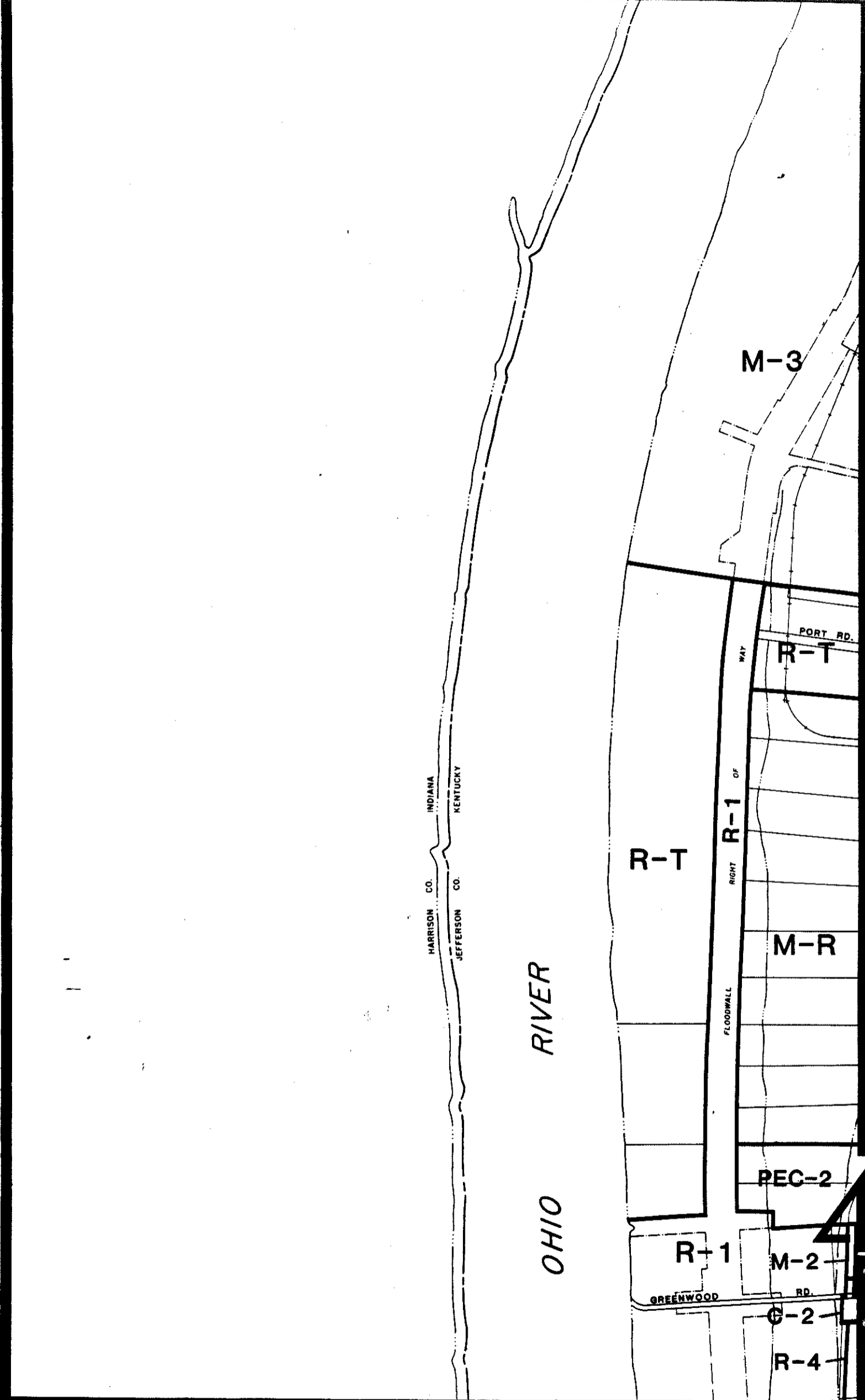
**ENTERPRISE ZONE**  
West County Area

 LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING ZONING**  
January, 1987



**E**



**ENTERPRISE ZONE**  
West County Area

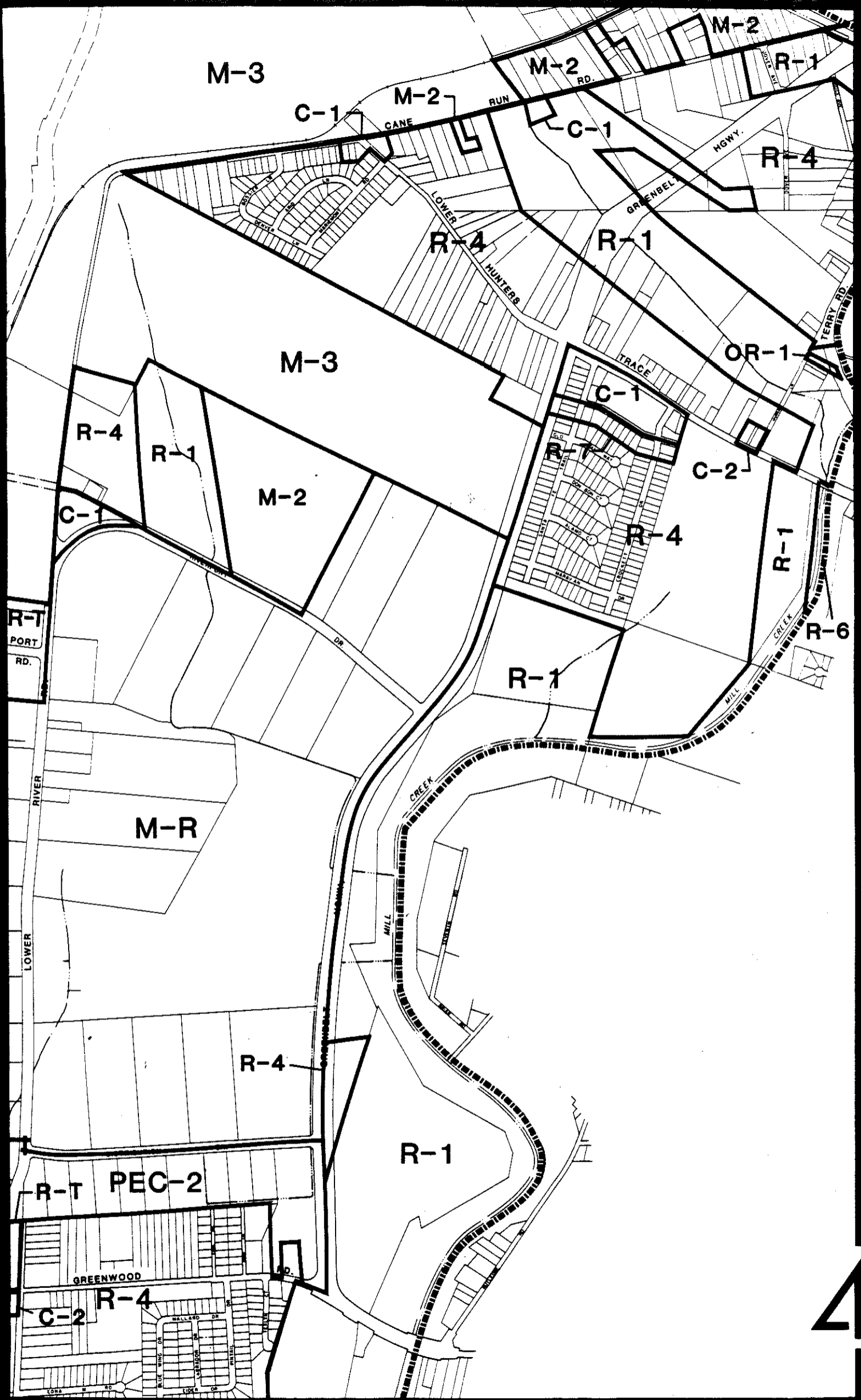


LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING ZONING**  
January, 1987



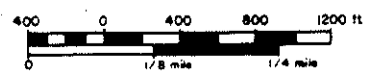
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**ENTERPRISE ZONE**  
West County Area

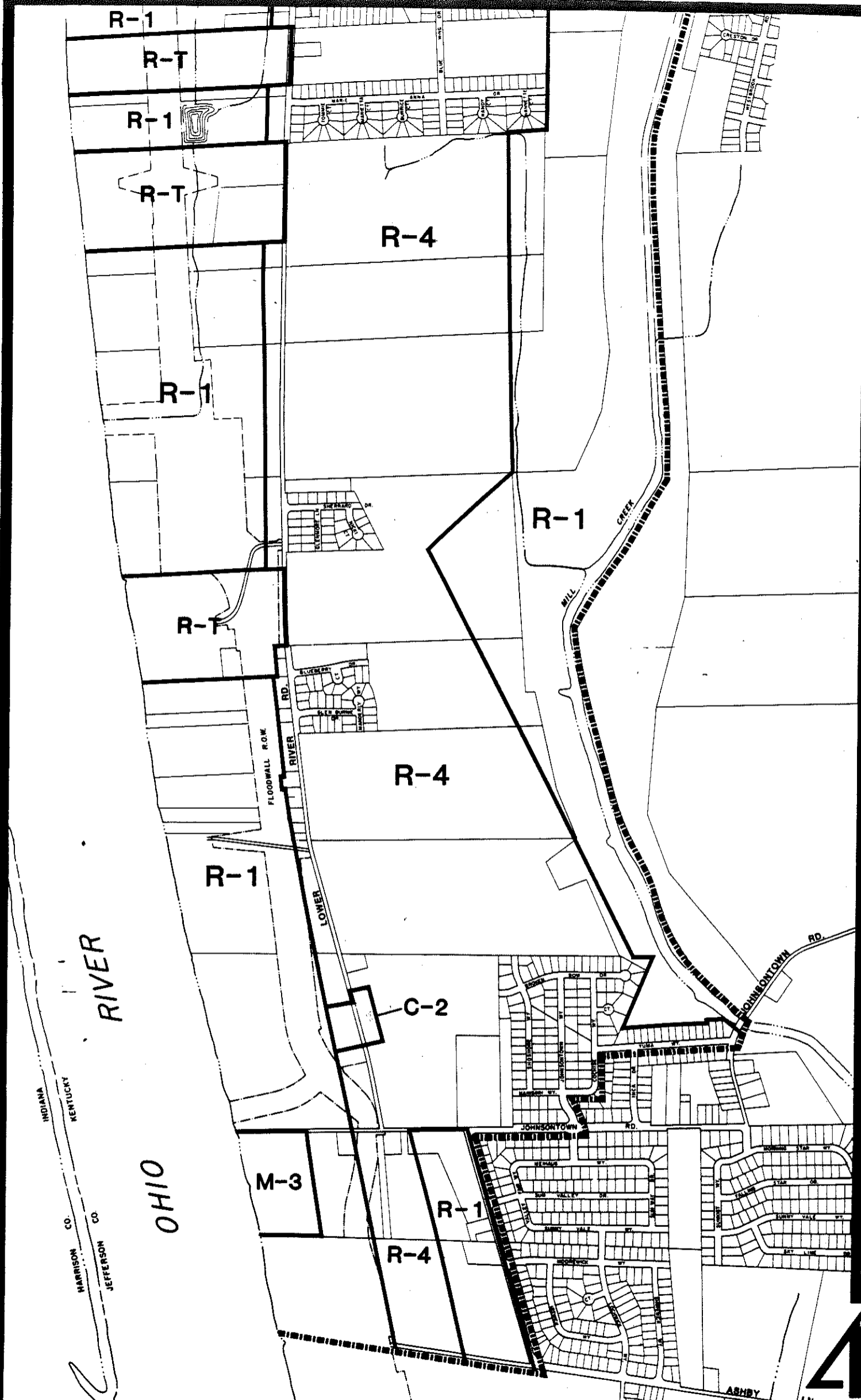
LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING ZONING**  
January, 1987




**G**

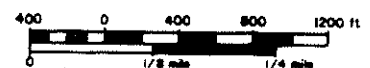




**ENTERPRISE ZONE**  
West County Area

 LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING ZONING**  
January, 1987



**H**

EXISTING ENTERPRISE ZONE

LOUISVILLE CITY LIMITS

STRAWBERRY LN.

SEE LOUISVILLE CENTRAL AREA

M-3

CRITTENDEN DR.

DRIVE

ENTERPRISE

NORTHERN DITCH

SEABOARD SYSTEMS RAILROAD YARDS

M-3

NATIONAL

TURNPIKE

C-2

GRADE

4

ENTERPRISE ZONE  
South Central County Area



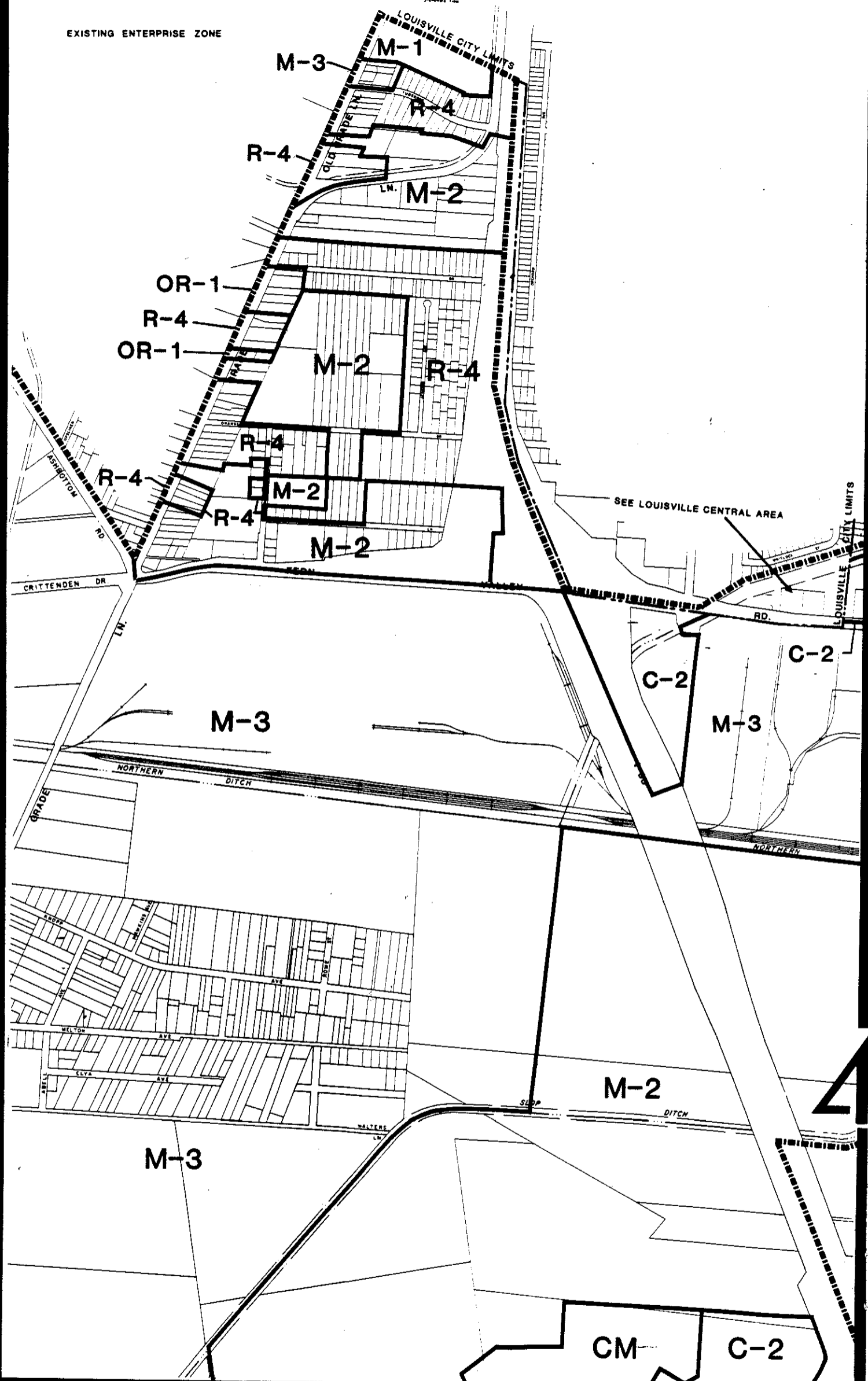
LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

EXISTING ZONING  
January, 1987



J

EXISTING ENTERPRISE ZONE



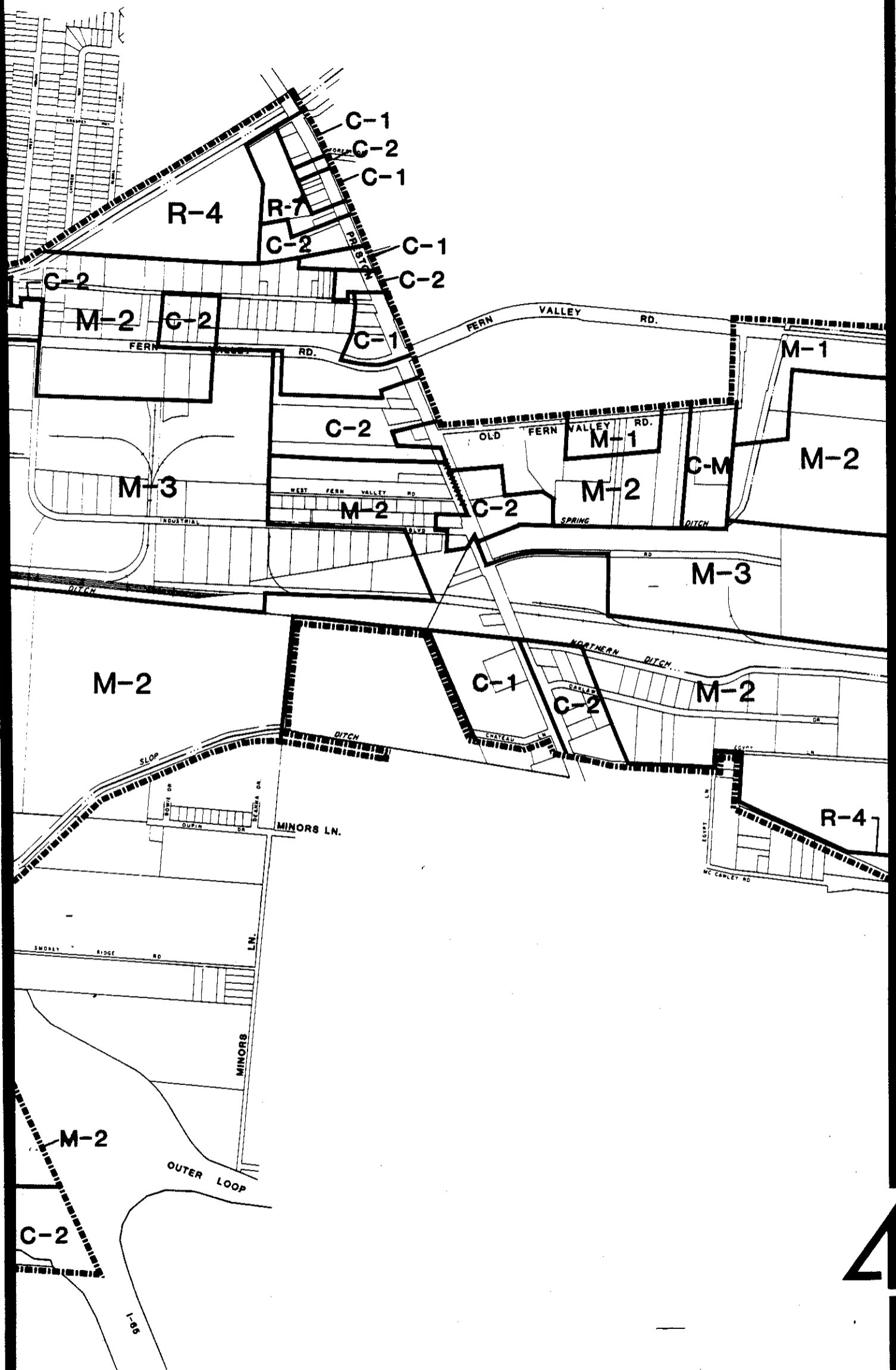
ENTERPRISE ZONE  
South Central County Area

LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

EXISTING ZONING  
January, 1987



**K**

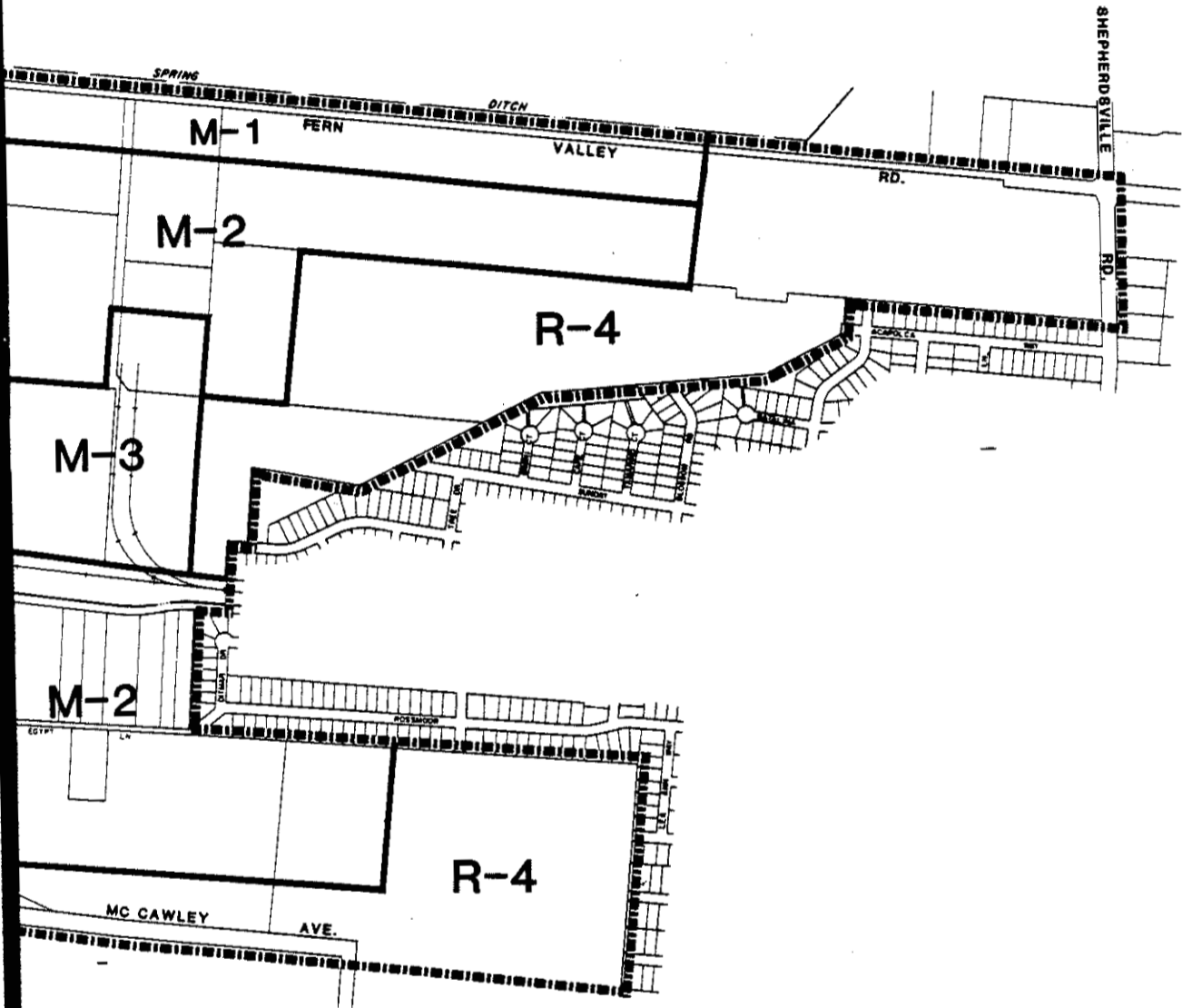


**ENTERPRISE ZONE**  
South Central County Area

 LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING ZONING**  
January, 1987





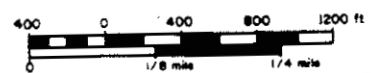
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**ENTERPRISE ZONE**  
South Central County Area

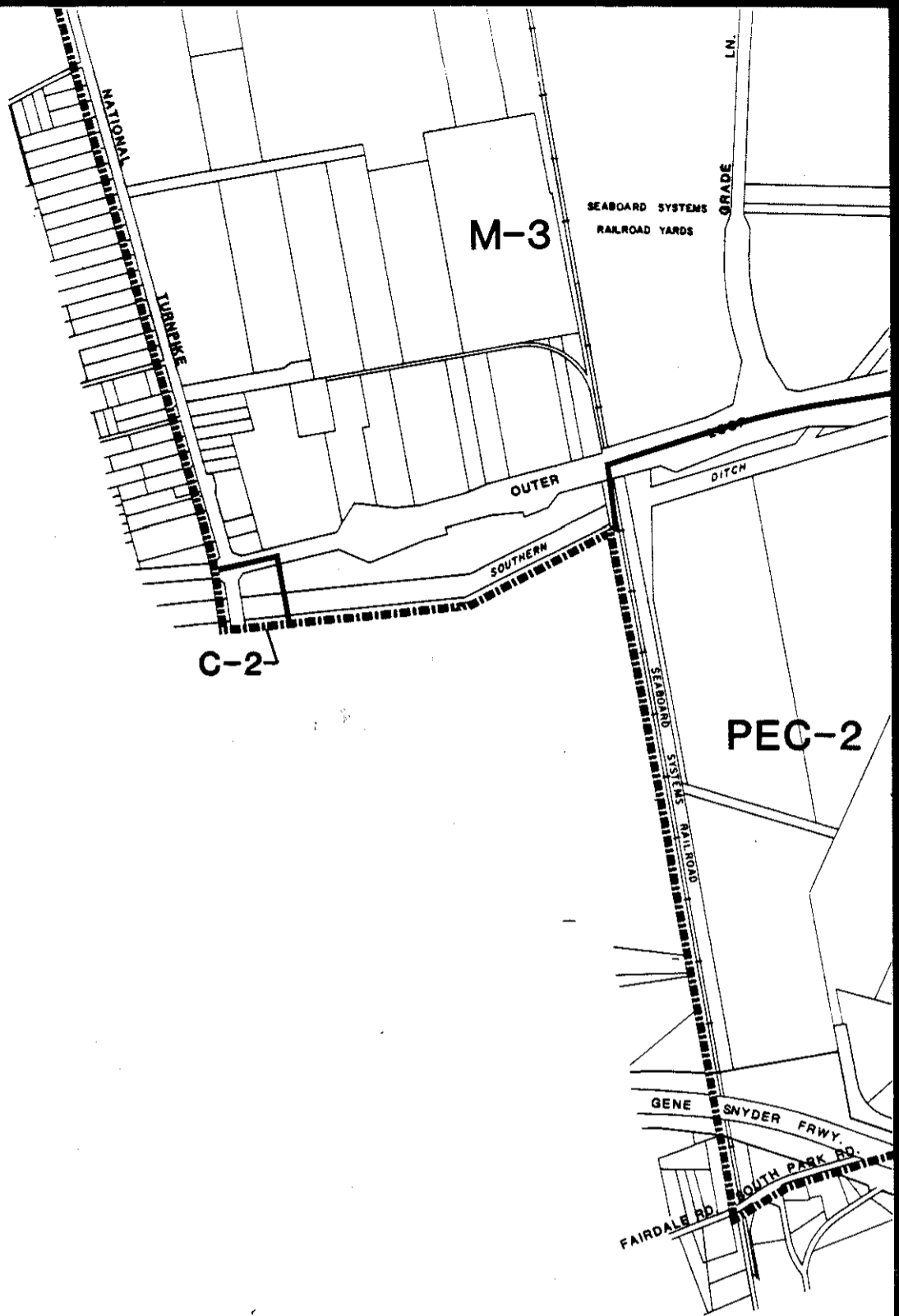


LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING ZONING**  
January, 1987



**M**



**ENTERPRISE ZONE**  
South Central County Area

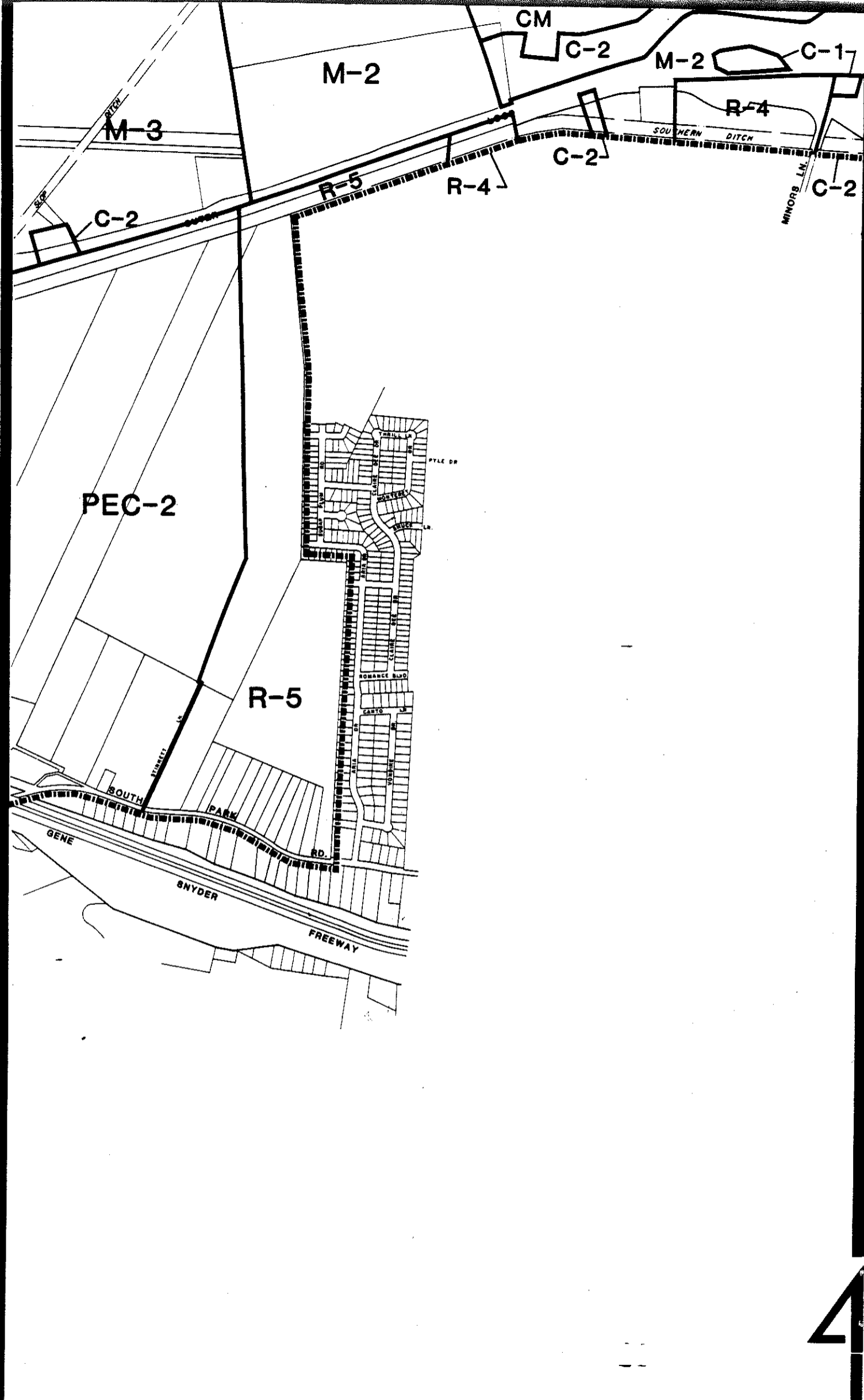


LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION

**EXISTING ZONING**  
January, 1987

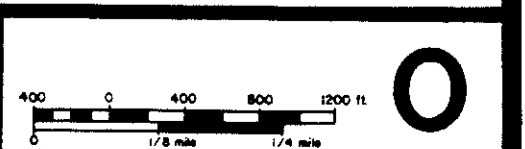


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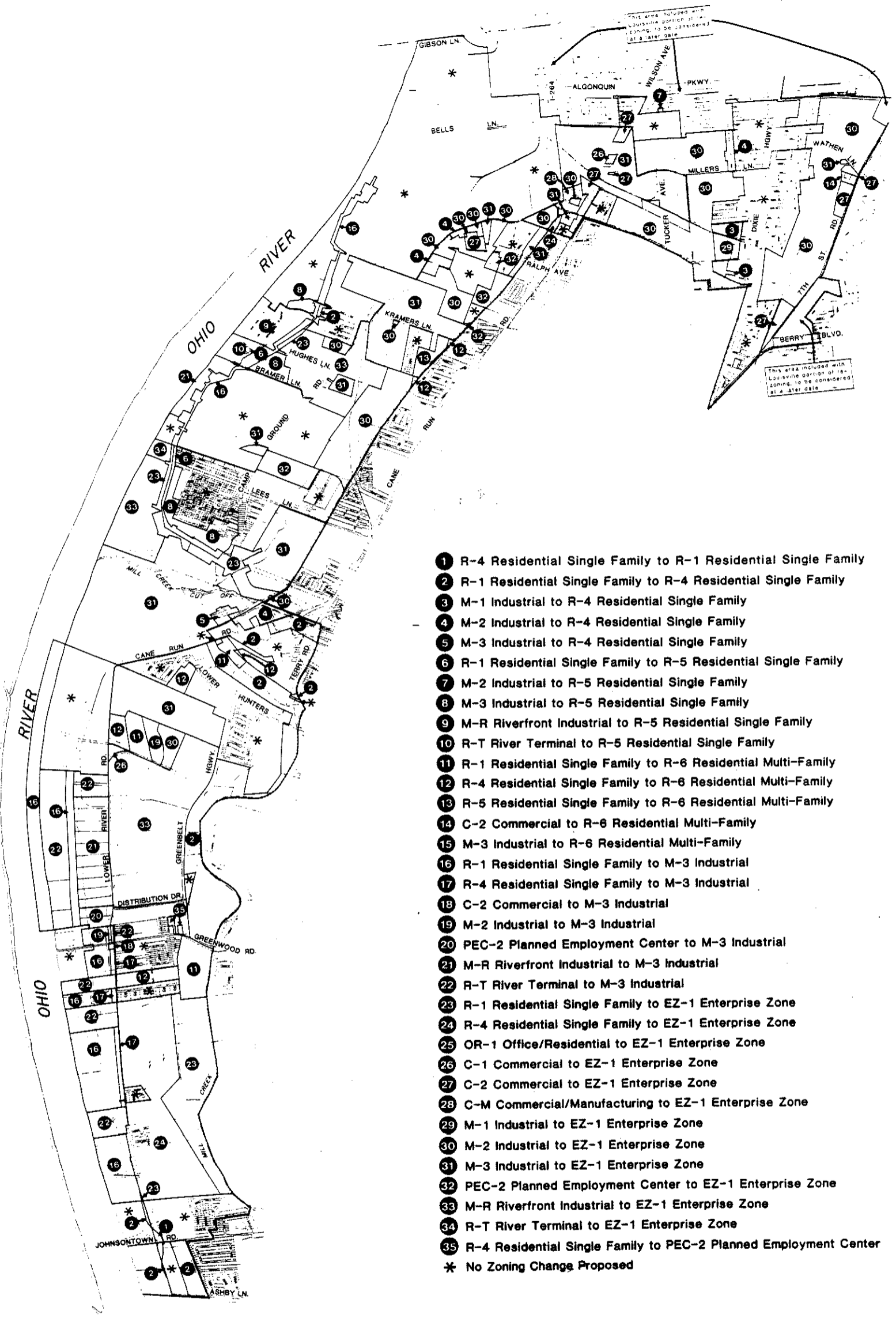
**ENTERPRISE ZONE**  
 South Central County Area  
 LOUISVILLE AND JEFFERSON COUNTY  
 PLANNING COMMISSION

**EXISTING ZONING**  
 January, 1987



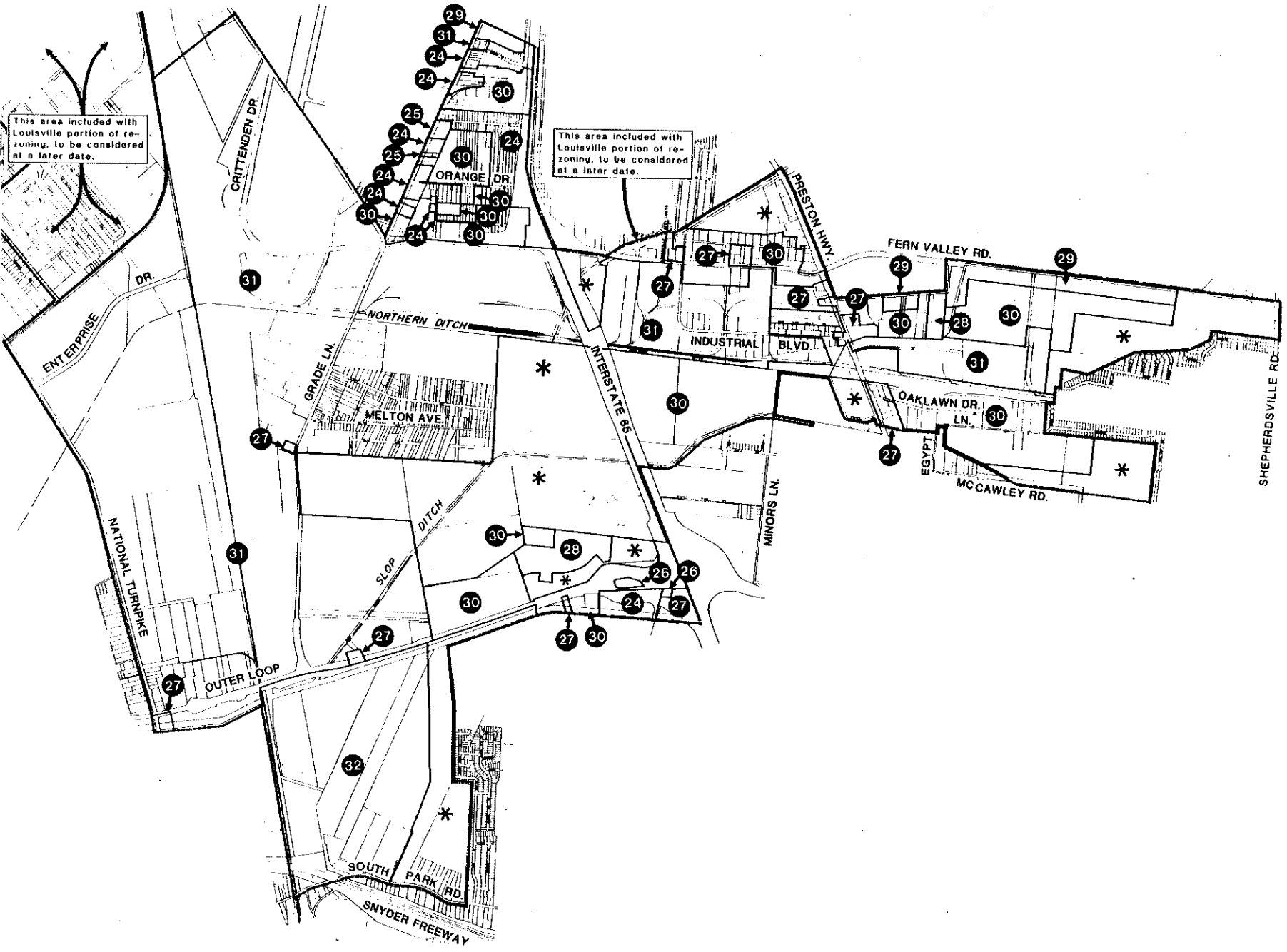
**FIGURE 4**  
**SHIVELY PORTION**  
**OF THE LOUISVILLE ENTERPRISE ZONE**





- 1 R-4 Residential Single Family to R-1 Residential Single Family
- 2 R-1 Residential Single Family to R-4 Residential Single Family
- 3 M-1 Industrial to R-4 Residential Single Family
- 4 M-2 Industrial to R-4 Residential Single Family
- 5 M-3 Industrial to R-4 Residential Single Family
- 6 R-1 Residential Single Family to R-5 Residential Single Family
- 7 M-2 Industrial to R-5 Residential Single Family
- 8 M-3 Industrial to R-5 Residential Single Family
- 9 M-R Riverfront Industrial to R-5 Residential Single Family
- 10 R-T River Terminal to R-5 Residential Single Family
- 11 R-1 Residential Single Family to R-6 Residential Multi-Family
- 12 R-4 Residential Single Family to R-6 Residential Multi-Family
- 13 R-5 Residential Single Family to R-6 Residential Multi-Family
- 14 C-2 Commercial to R-6 Residential Multi-Family
- 15 M-3 Industrial to R-6 Residential Multi-Family
- 16 R-1 Residential Single Family to M-3 Industrial
- 17 R-4 Residential Single Family to M-3 Industrial
- 18 C-2 Commercial to M-3 Industrial
- 19 M-2 Industrial to M-3 Industrial
- 20 PEC-2 Planned Employment Center to M-3 Industrial
- 21 M-R Riverfront Industrial to M-3 Industrial
- 22 R-T River Terminal to M-3 Industrial
- 23 R-1 Residential Single Family to EZ-1 Enterprise Zone
- 24 R-4 Residential Single Family to EZ-1 Enterprise Zone
- 25 OR-1 Office/Residential to EZ-1 Enterprise Zone
- 26 C-1 Commercial to EZ-1 Enterprise Zone
- 27 C-2 Commercial to EZ-1 Enterprise Zone
- 28 C-M Commercial/Manufacturing to EZ-1 Enterprise Zone
- 29 M-1 Industrial to EZ-1 Enterprise Zone
- 30 M-2 Industrial to EZ-1 Enterprise Zone
- 31 M-3 Industrial to EZ-1 Enterprise Zone
- 32 PEC-2 Planned Employment Center to EZ-1 Enterprise Zone
- 33 M-R Riverfront Industrial to EZ-1 Enterprise Zone
- 34 R-T River Terminal to EZ-1 Enterprise Zone
- 35 R-4 Residential Single Family to PEC-2 Planned Employment Center
- \* No Zoning Change Proposed

**FIGURE 5**  
**JEFFERSON COUNTY PORTION**  
**OF THE LOUISVILLE ENTERPRISE ZONE**



- 1 R-4 Residential Single Family to R-1 Residential Single Family
- 2 R-1 Residential Single Family to R-4 Residential Single Family
- 3 M-1 Industrial to R-4 Residential Single Family
- 4 M-2 Industrial to R-4 Residential Single Family
- 5 M-3 Industrial to R-4 Residential Single Family
- 6 R-1 Residential Single Family to R-5 Residential Single Family
- 7 M-2 Industrial to R-5 Residential Single Family
- 8 M-3 Industrial to R-5 Residential Single Family
- 9 M-R Riverfront Industrial to R-5 Residential Single Family
- 10 R-T River Terminal to R-5 Residential Single Family
- 11 R-1 Residential Single Family to R-6 Residential Multi-Family
- 12 R-4 Residential Single Family to R-6 Residential Multi-Family
- 13 R-5 Residential Single Family to R-6 Residential Multi-Family
- 14 C-2 Commercial to R-6 Residential Multi-Family
- 15 M-3 Industrial to R-6 Residential Multi-Family
- 16 R-1 Residential Single Family to M-3 Industrial
- 17 R-4 Residential Single Family to M-3 Industrial
- 18 C-2 Commercial to M-3 Industrial
- 19 M-2 Industrial to M-3 Industrial
- 20 PEC-2 Planned Employment Center to M-3 Industrial
- 21 M-R Riverfront Industrial to M-3 Industrial
- 22 R-T River Terminal to M-3 Industrial
- 23 R-1 Residential Single Family to EZ-1 Enterprise Zone
- 24 R-4 Residential Single Family to EZ-1 Enterprise Zone
- 25 OR-1 Office/Residential to EZ-1 Enterprise Zone
- 26 C-1 Commercial to EZ-1 Enterprise Zone
- 27 C-2 Commercial to EZ-1 Enterprise Zone
- 28 C-M Commercial/Manufacturing to EZ-1 Enterprise Zone
- 29 M-1 Industrial to EZ-1 Enterprise Zone
- 30 M-2 Industrial to EZ-1 Enterprise Zone
- 31 M-3 Industrial to EZ-1 Enterprise Zone
- 32 PEC-2 Planned Employment Center to EZ-1 Enterprise Zone
- 33 M-R Riverfront Industrial to EZ-1 Enterprise Zone
- 34 R-T River Terminal to EZ-1 Enterprise Zone
- 35 R-4 Residential Single Family to PEC-2 Planned Employment Center
- \* No Zoning Change Proposed

**FIGURE 6**  
**MAILER**  
**SUB-AREA**  
**BOUNDARY MAP**



**Tax Blocks in the Balance of Jefferson County Split for the Rezoning Map Sub-Areas**

**Sub-Area A-1 Southwest Jefferson County**

1017, 1018\*, 1022A, 1023, 1024\*, 1028A, 1029\*, 1038, 1039\*, 1047\*, 1117, 1305\*, 1309, 1313, 1322, 1328\*, 1329, 1350\*, 1354, 1362, 1435, 1436, 1467, 2306, 2307.

**Sub-Area A-2 Northwest Jefferson County**

1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008\*, 1009\*, 1010A, 1011, 1012, 1013\*, 1015\*, 1017, 1018\*, 1075, 1087, 1088, 1090, 1092\*, 1094, 1095\*, 1097, 1098, 1104, 1107, 1133, 1134, 1135, 1136, 1148, 1150, 1159, 1160, 1177, 1273.

**Sub-Area A-3 Central Jefferson County**

620\*, 622\*, 630, 631, 632\*, 633\*, 634\*, 639, 640, 641\*, 642\*, 643\*, 648\*, 649\*, 658\*, 749, 807, 980, 1036\*, 1046, 1376, 1421, 2022, 2042, 2062.

\*Adjacent or partial tax blocks

(Note: Tax Block 1017 and 1018 are repeated in Sub-Areas A-1 and A-2. A split of the map for the mailout map was not necessary but had been allowed for in this printout of labels.

**TABLE 1**  
**"EZ-1"**  
**ZONING**  
**DISTRICT**

## Section 6.6 EZ-1 Enterprise Zone District

The following provisions shall apply in the EZ-1 District unless otherwise provided in these regulations.

The EZ-1 Enterprise Zone is intended as a specialized district for the location of commercial and industrial uses in areas designated as an enterprise zone by the appropriate legislative body.

### A. PERMITTED USES:

All uses permitted in the C-2 Commercial and M-3 Industrial Districts except as follows:

- a. Uses permitted in the C-2 or M-1 district may locate anywhere within the EZ-1 District as long as minimum Property Development Regulations (see 6.6C) are met. All other uses must observe a 200 foot setback from any residential use not zoned EZ-1 or to the first street intersection, whichever is less, unless the Planning Commission finds, following a public hearing with notice to residential property owners within said distance, that the proposed use will conform to a general district development plan with binding elements and conforms to the guidelines of the Comprehensive Plan.
- b. Dwellings are allowed only in connection with bona fide agricultural operations, or as living quarters for caretakers and watchmen and others employed full-time on the same lot and their families.
- c. Adult entertainment uses.

When the EZ-1 Enterprise District is applied in area with an adopted Urban Renewal plan, any restrictions of said Urban Renewal plan which are more restrictive than this ordinance shall be effective.

Upon the recommendation of the Director of Works, the off street parking regulations may be altered in accordance with a district development plan that the Planning Commission finds to conform to the guidelines of the Comprehensive Plan.

### B. CONDITIONAL USES:

The following uses may be permitted in this district, upon the granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustment. Refer to Article 15 for further information and requirements that apply to specific uses. Refer to Article 15, part 36 for specific requirements relating to hazardous uses in the EZ-1 District.

Airports, Heliports  
Aviaries and Zoos  
Camping Areas, Public and Private  
Cemeteries, Mausoleums and Crematories

Article 6 EZ-1 Enterprise Zone District

Excavations, Minor

Hazardous or Objectionable Uses:

- Aluminum powder and paint manufacture processing or treatment (but not storage)
  - Brick, fireback, tile, clay products, including refractories
  - Cement, gypsum, lime, and plaster of paris
  - Charcoal, lampblack, carbon black, bone black, and fuel briquettes, including pulverizing
  - Chemicals, including acetylene, acids and derivatives, alcohol (industrial), ammonia, aniline dyes, carbide, caustic soda, cellulose and cellulose storage, chlorine, cleaning and polishing preparation (non-soap), dressings and blackings, creosote, dyestuffs, exterminating agents and poisons, hydrogen and oxygen, plastic materials, and synthetic resins, potash, pyroxylin, tar products, turpentine and resin, solvent-extracting
  - Coal, coke, or tar products including fuel gas, and coke-oven products
  - Distillation, manufacture, or refinement of coal, tar, asphalt, or asphalt products
  - Metal and metal ores, reduction, refining, smelting, alloying, including blast furnaces, cupolas, and blooming mills
  - Minerals and earths (including sand-lime products), grinding, crushing, processing, or storage
  - Petroleum or petroleum products, refining, storage, including gasoline or other petroleum products
  - Plastic, manufacturing, processing, treatment or bulk storage
  - Radio-active materials
  - Waste paper and rag operations
  - Steel works and rolling mills (ferrous) for steel, structural iron and steel fabrication, and structural products, including bars, cables, girders, rails, wire rope, or similar products
  - Wood pulp or fiber, reduction or processing (including paper mill operations)
- Hospitals, Institutions, Nursing Homes and Homes for the Infirm and Aged
- Kennels
- Lakes, Commercial
- Marinas and Boat Rental
- Off-Street Parking
- Oil, Gas and Hydro-Carbon Extraction
- Sewage Plants

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

None

2. MINIMUM YARD REQUIREMENTS:

a. Front Yard - - - - - None



Article 6 EZ-1 Enterprise Zone District

- b. Side Yards: - - - - - None
- c. Street Side Yard: - - - - - None
- d. Rear Yard: - - - - - 20 feet

When an EZ Enterprise District is adjacent to a residential use, the front and street side yard requirements for the R-5 Residential District shall be observed for a distance of 200 feet from the residential use or to the first street intersection, whichever is less.

3. MAXIMUM BUILDING HEIGHT:

Two times the width of the street at the front property line. Additional height may be obtained by stepping the building back one foot on all sides for each four feet of added height.

4. MAXIMUM DENSITY OR FAR:

Maximum Floor Area Ratio: - - - - - 5.0

5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

6. SIGNAGE:

Refer to Article 11.

7. FENCES AND WALLS:

Refer to Section 9.1.

8. OTHER REQUIREMENTS:

None