
Chapter 5 Part 12 Special Design Requirement

5.12.1 Special Design Requirement

A. Suburban Form Districts

1. Commercial Developments with buildings that have a total footprint of more than 100,000 square feet or lots that are five acres or larger shall meet the following standards:
 - a. The development plan shall establish the character and appearance of the development including any outlots, accessory structures and related development.
 - b. The development plan shall demonstrate how the proposed development implements applicable Goals, Objectives, and Policies of the Comprehensive Plan.
 - c. The development plan shall address building design and materials and design of focal points.
 - d. Signage – A unified signage plan shall be created that sets consistent standards for the design, appearance and location of signs within the development.

B. Traditional Form Districts

1. Commercial Developments with buildings that have a total footprint of more than 80,000 square feet within the TCFD or 35,000 square feet within TMCFD, TNFD and Village Center shall meet the following standards:
 - a. The development plan shall establish the character and appearance of the development including outlots, accessory structures, and related development.
 - b. The development plan shall demonstrate how the proposed development implements applicable Goals, Objectives, and Policies of the Comprehensive Plan.
 - c. The development plan shall address building design and materials, design of focal points and streetscape design.
 - d. Signage – A unified signage plan shall be created that sets consistent standards for the design, appearance and location of signs within the development.
 - e. Developments within the Town Center Form District shall be designed to:
 - i. extend the existing street and alley grid or create a new street and alley grid that is connected to existing streets and/or alleys where feasible;
 - ii. be organized along one or more principal streets so that buildings form a street wall and shared parking is in the rear of the buildings or combined with on-street parking;
 - iii. ensure that outlot development is consistent with the traditional pattern of development. This may require buildings to have two entrances – one on the front façade of the building facing the primary street and one in the rear where most parking is located; and
 - iv. construct new structures so that at least 40 percent of the total square footage of the development is comprised of buildings with two or more stories.

5.12.2 Outdoor Amenities/Focal Point(s)

A. Developments in all form districts shall meet the following standard.

1. Retail, Office, and Mixed-Use developments that involve construction of a building or buildings with a total footprint greater than 60,000 square feet shall set aside an area equivalent to a minimum of 10% of the total building footprint for outdoor amenities. Outdoor amenities may be used as a way of fulfilling the focal point requirement for activity centers described within the Comprehensive Plan. The applicant shall provide outdoor amenities that include any one or a combination of the following (Note: Final design of outdoor amenities shall require approval from the Planning Commission or designee):
 - a. Sidewalks, plaza or patio area, at least 15 feet wide and providing seating
 - b. Outdoor dining
 - c. Water feature
 - d. Landscaped green area with seating
 - e. Outdoor playground area
 - f. Multi-purpose trails/paths
2. Industrial developments that involve construction of a building or buildings with a total footprint greater than 60,000 square feet shall set aside an area equivalent to a minimum of 10% of the total office square footage for outdoor amenities, as described in paragraph 1 above.
3. Any such areas shall be accessible by walkways linking with the various uses within the development and/or with adjacent development. Amenities may be centralized or dispersed, but shall be located no more than 600 feet (measurement based on the pedestrian walkways) from the buildings required to provide the amenities. Outdoor open space may contain food service areas. The outdoor space shall include seating at a rate on not less than 1 seat per 200 square feet of outdoor amenity. To enhance usability, at least 25% of the open space shall be shaded or used for landscaping.
4. As an applicant option to the requirements set forth above, a fee in lieu of the Outdoor Amenity/Focal Point requirements may be provided with approval of the Planning Commission or designee. For applicable non-industrial developments, the fee-in-lieu shall be calculated based on the square footage required for the outdoor amenity area multiplied by \$5. For applicable industrial developments, the fee-in-lie shall be calculated based on the square footage required for the outdoor amenity area, multiplied by \$10. This fee-in-lieu shall be calculated as part of the development review and payable at the time of building construction permitting. The fee shall be directed to the Louisville Public Space Art Fund. In June of every year, the Mayor's Commission on Public Art shall come before the Parks and Libraries Committee or other committee designed by the Metro Council President to provide information regarding the expenditure of funds from the Louisville Public Space Art Fund. Such presentation shall include information regarding the amount of money collected from the fee-in-lieu, and what percentage of such money was spent on the maintenance of existing art and the installation of new art.

