

MIDDLE HOUSING FAQ



Answers to Frequently Asked Questions (FAQ) for the proposed Middle Housing changes to the Louisville Metro Land Development Code (LDC).

Q: What is zoning? What is the Land Development Code? How does Middle Housing relate to these things?

A: **Zoning** is the law that governs development in a community, by designating each parcel of land into a "zone" that determines how the land can be used. The **Land Development Code (LDC)** is a set of rules and regulations, which includes zoning, that defines how land can be used, how a development such as a new warehouse or home addition must be designed, and the procedures for obtaining approval. **The Middle Housing draft regulations are an amendment to the Land Development Code that would allow duplexes, triplexes, fourplexes, townhouses, cottage courts, and walking courts throughout residential areas of Louisville Metro. The LDC currently prohibits these building types in most areas, so the law must be changed to allow them.**

Q: Under the proposed regulations, **will Middle Housing require a change in zoning?**

A: **No.** The proposed Middle Housing regulations ensure that the building types and forms are compatible with single-family neighborhoods. As long as the proposed Middle Housing project is in strict compliance with the outlined design standards (height, setbacks, parking location, etc.), a rezoning will not be necessary. This applies to all existing residential zoning districts within the Traditional Neighborhood, Neighborhood, Village, and Village Center form districts, whether single-family or multi-family. Use the following link to see a map of where Middle Housing would be permitted under the proposed regulations: <https://arcg.is/1frmme0> (*This map is for general information purposes only*). If a proposed development does not meet these Middle Housing standards, a change in zoning would be required.

Q: Will Middle Housing be allowed in small cities with zoning authority, such as Shively or Middletown?

A: **No.** The proposed Middle Housing regulations are an amendment to the Louisville Metro Land Development Code. Each of the twelve cities with zoning authority ([List of Cities](#)), which have their own land use regulations and development codes, must amend their individual codes to allow for Middle Housing.