

ORDINANCE NO. No. 433

AN ORDINANCE AMENDING ARTICLE V, OF THE
TAYLORSVILLE-SPENCER COUNTY ZONING REGULATIONS
ESTABLISHING SECTION 500.1, R-1T, SINGLE FAMILY TOWNHOUSE DISTRICT
TO PROVIDE REGULATIONS TO GOVERN THE LOCATION AND PLACEMENT OF
TOWNHOUSE DEVELOPMENT.

WHEREAS, a public hearing was held before the Taylorsville-Spencer County
Joint Planning and Zoning Commission on the 2nd day of March , 2023 after appropriate
legal notice and,

WHEREAS, pursuant to KRS 100.211 and Article I, Section 101.2 of the regulations, the
Taylorsville-Spencer County Joint Planning and Zoning Commission took the following action which
was to recommend the proposed amendment to Article V of the Taylorsville-Spencer County
Zoning Regulations and,

WHEREAS, the City of Taylorsville held a hearing on the 9th day of May , 20 23, after
appropriate legal notice, in regards to the proposed amendment and,

THEREFORE, BE IT ORDAINED by the City of Taylorsville that Article V, Section 502.4(A)
of the Taylorsville-Spencer County Zoning Regulations is amended to read as follows:

Article V

Sect. 500.1 R-1T Single-Family Townhouse District

Intent: The intent of the R-1T District, when properly applied, is to provide a
development zone where single-family townhomes or row house structures may be
located on individual lots that can be transferred fee simple. This zone is only
appropriately applied in areas served by sanitary sewers. The Articles in the current
Zoning Regulations shall apply where not explicitly stated in this Section.

1.) Uses permitted:

- a.) Single-family dwellings built as common wall, site-built construction, attached
structures; except that no less than three (3) and no more than twelve (12) units
may be attached in a single "structure". Maximum twelve (12) units per acre.

- b.) Temporary real estate sales office for the sale of lots in the development, located only within the development for which said lots are located; to be removed at the end of two (2) years from issuance of building permit for the development or extended time period with issuance of a Conditional Use Permit.

2.) Accessory uses allowed:

- a.) Private garages and sheds of similar construction as the residential structures.
- b.) Swimming pools, golf courses, and other private recreational facilities.
- c.) Paved parking areas, hiking and bicycling trails.
- d.) Home offices and home occupations, must obtain a Conditional Use Permit.

3.) Conditional Uses allowed:

As permitted in Section 210.3.

4.) Dimensional Requirements:

- a.) Minimum Lot size – 2,000 SF – per dwelling unit
- b.) Minimum Lot Width/Frontage – 20 feet, all lots shall have frontage to a street
- c.) Maximum building height - 3 stories not including basements erected to a height not exceeding 45 feet
- d.) Minimum Front Yard Setback - 25 feet
 - 1.) No more than (3) contiguous townhome units may be established at the same setback. A variation of at least (4) feet shall be required where a break in setback occurs. Buildings may encroach (2) feet into the front setback, but the average setback of the entire building structure must maintain the minimum front yard setback required.
- e.) Minimum Side Yard Setback–
 - 1.) 5 feet – End Unit of single row
 - 2.) 20 feet total – between row structures without Street
- f.) Minimum Rear Yard Setback – 10 feet or reduce to 5 feet if alley is present.

5.) Design:

a.) Cladding –

The proposed exterior cladding of the townhome and accessory structures shall be provided for review by the Planning and Zoning Commission with the Preliminary Plat submittal. This submission should include renderings of the proposed structures and a synopsis of how the development will integrate into the surrounding community.

b.) Alleyways –

- 1.) Alleys shall have a minimum right-of-way width of 20 feet.
- 2.) Alleyways shall be provided with through access, dead ends are prohibited.

c.) Sidewalks –

- 1.) All sidewalks must be located in the designated street right-of-way, and must be at least 4 feet in width.
- 2.) All lots shall have a sidewalk available for access from the front door of the residences.

6.) Parking:

- a.) A minimum of three (3) off-street parking spaces shall be provided for each lot, paved with asphalt or reinforced concrete, with crushed stone base. A minimum of two (2) spaces must be provided within the lot. The balance of the front yard area shall be lawn/landscaping area. Only one (1) space can be provided in a common parking area located and maintained within the development. No common area parking space shall be more than 200 feet, by the most direct pedestrian route, from the door of the townhouse it is intended to serve.
- b.) Where a garage is provided within the lot as part of the single-family dwelling structure, the driveway width shall be twelve (12) feet for a single-car garage and shall be twenty-four (24) feet driveway width for a two-car garage. If a two-car garage is provided and/or twenty-four (24) feet driveway the lot frontage shall be at least 30 feet. Where a single-car garage and 12' driveway width is provided, one (1) parking spot would be required in a common area per section 6a. See Figure 2.

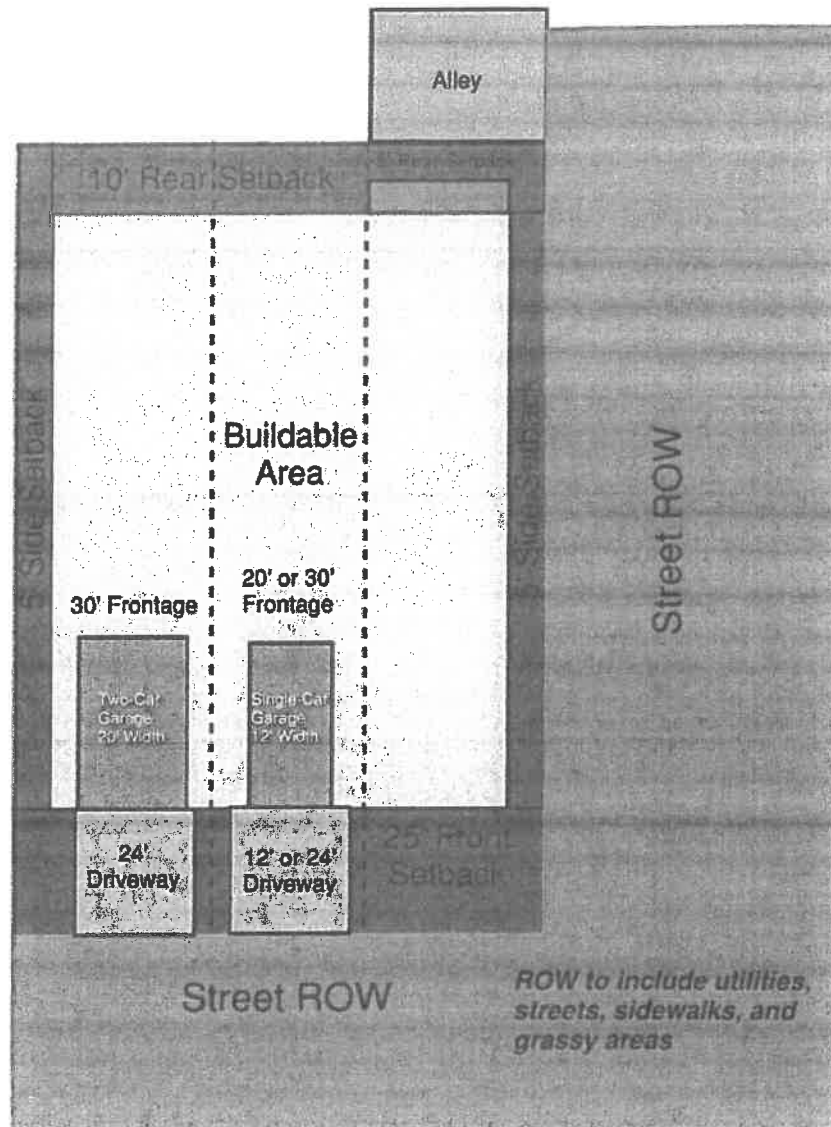


Figure 1 – Section 6.) b.)

- c.) Where two (2) parking spaces are provided in the front yard area, the frontage lot width shall be increased to thirty (30) feet. Driveway widths shall not exceed twenty (24) feet. In this configuration, one (1) parking spot would be required in a common area per section 6a. See Figure 2.

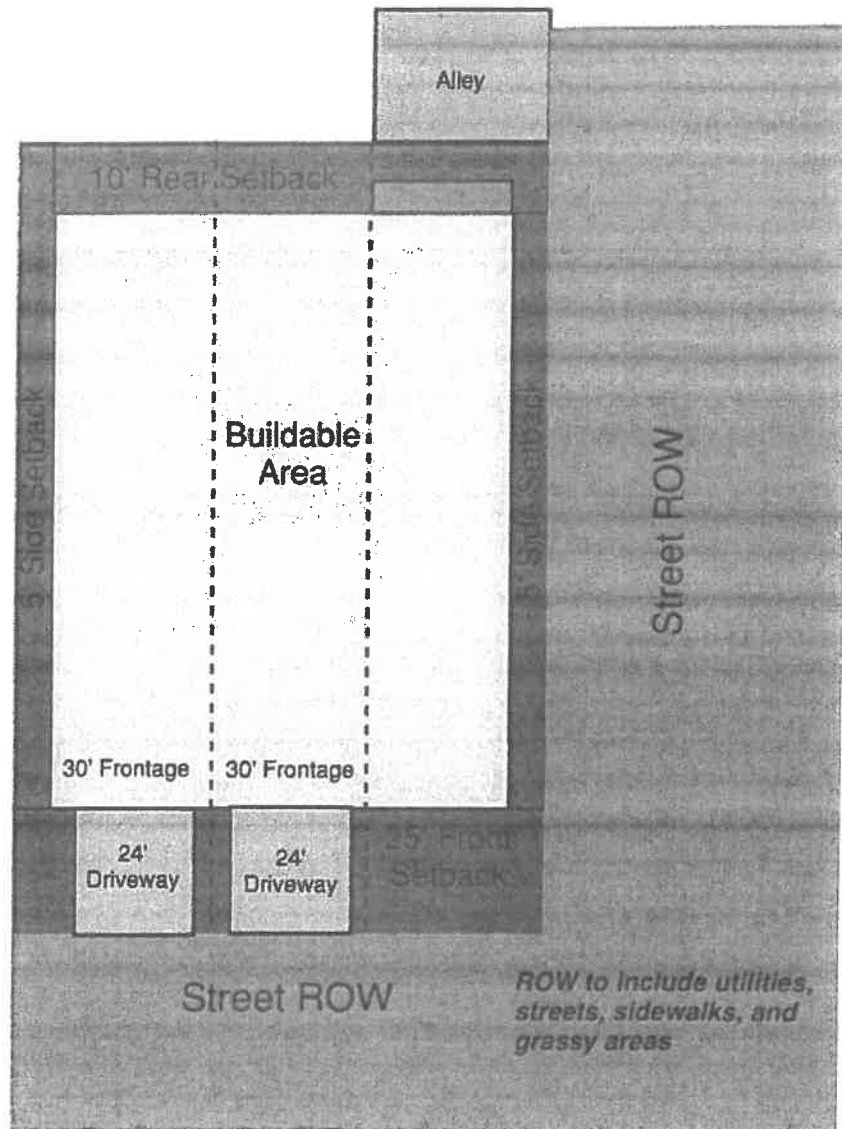


Figure 2 – Section 6.) c.)

7.) Common Open Spaces:

Minimum Common Open Space –

- a.) 500 square feet per dwelling unit or 20% of the entire development, whichever is greater, shall be used exclusively for common open space.
- b.) Parking areas, streets, alleys, and residential lots are not considered open space.

8.) Utilities and Services:

All townhouses must be connected to public water and sewer lines, and all electrical, telecommunication and telephone lines in a townhouse development site shall be placed underground. Proper and adequate access for firefighting purposes and access to service areas to provide garbage and waste collection, and for other necessary services, shall be provided.

9.) Landscape and Landuse Buffer:


Landscape and Landuse Buffers must be used per Article IX.

10.) Signage:

- a.) Signs permitted as indicated in Article X, Section 1002.A.1. The regulations in Article X must be followed.
- b.) Electronic Signs are prohibited.

CITY OF TAYLORSVILLE

ATTESTED BY:


Karen Spencer, MAYOR


Steve Biven, CITY CLERK

First Reading	<u>May 9, 2023</u>
Second Reading	<u>6-13-23</u>
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