

Topic:	Overlay District
Resource Type:	Regulations
State:	Kentucky
Jurisdiction Type:	Municipal
Municipality:	City of Louisville
Year (adopted, written, etc.):	1996
Community Type - applicable to:	Urban; Suburban
Title:	City of Louisville Waterfront Overlay District Design Standards
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Abstract

The waterfront overlay district design standards were created to control development activity within the community along the waterfront due the importance of its appearance. Some of the design standards include considerations of functionality, continuity, and pedestrian activity, among other things as criteria which are evaluated before new development occurs. These standards are evaluated by the Waterfront Development Corporation.

Resource

Title XV LAND USAGE
Chapter 153. Development Plans

Waterfront Overlay District Design Standards

Sec. 153.75. Review of developmental activity and plans.

Sec. 153.76. Description of boundaries.

Sec. 153.77. Interpretation of design and principles.

Sec. 153.75. Review of developmental activity and plans.

(A) The Waterfront Development Corporation shall review any developmental activity within the waterfront review district as provided in Ordinance 98-1988. Such review shall be subsequent to review by the city and the County Planning Commission as provided in the above referenced ordinance. The corporation shall have no authority to approve any development activity which is denied by the Planning Commission. In addition, the review by the Corporation is limited to the policies and standards established herein and shall not include any consideration of whether the use is

appropriate under the zoning regulations. It shall be the responsibility of the Board of Directors of the Corporation to review and approve or disapprove development plans submitted to it, except that the Board may delegate technical review of proposed plans to a body with the requisite architectural and urban design expertise.

(B) The Board shall review all plans for conformity with the design standards established in § 153.77, and, in addition, shall consider whether the developmental activity is compatible with the overall scheme of development for the waterfront area. In making that determination, the Board shall be guided by the following policy statements of basic goals and concepts for the Waterfront Review District:

(1) Unified public spaces. The waterfront and adjacent lands in the district should be planned in a coordinated manner, with connected open-space systems, pedestrian ways, and public activity areas. Landscape concepts and details of materials and construction shall be related to convey a sense of harmony and unity.

(2) Continuity and coordinated private development. Design theme and aesthetic concept should both exhibit a relationship to the waterfront, and be coordinated with adjacent development. As appropriate, circulation systems should have continuity between parcels.

(3) Public accessibility to river's edge. The Ohio River water's edge should be accessible to the public for view and use throughout the W-1 and W-2 areas, and is preferred, where practicable, in the C-1 portion of the W-3 area.

(4) River's edge treatment. The waterfront is viewed as the city's front door and the face of the community. The quality of its appearance is important. The views from the river, I-71, I-64 and other vantage points are to be considered in design.

(5) River Road Parkway. River Road serves as a main entrance to the city and as an access road to the waterfront. This resource should be developed as a unified visual experience, in the tradition of the city's existing parkway system.

(6) Downtown connection. The Central Business District (CBD) of the city should be tied directly to the waterfront through pedestrian and vehicular connections.

(7) River's edge concept. From the wharf and Belvedere area of the eastern limit of the WRO area the character of the river's edge will change from an urban "hard edged" setting to a natural and naturalized landscape appearance.

(8) River Road Parkway concept. The parkway is viewed as a man-made linear open space serving as a major entry to the city. From downtown to Zorn Avenue the character is expected to range from an urban tree-lined and lighted boulevard scene, through a transitional multi-use developed setting, to a naturalized open-space appearance.

(Ord. No. 268-1989, approved 10-2-89)

Sec. 153.77. Interpretation of design and principles.

(A) The Waterfront Development Corporation, in interpreting the design standards established by this subchapter shall consider the following design principles.

(1) Functional requirements. A design shall meet the basic criteria for satisfying its program. Relationships between parking and buildings, for example, shall meet accepted standards of design for engineering and accessibility.

(2) Systems relationships and continuity. The project shall be into other projects and planned systems, such as pedestrian ways, landscaping patterns, lighting concepts, and traffic movements.

(3) Visual relationships and continuity. The way one sees the project in relation to its context is important. Such considerations as the view from the road, from the river, or from other vantage points such as from above, in vista or panorama, at day or night, or in different seasons may be of consequence.

(4) Aesthetic and symbolic meaning. The style and form should relate a project to the historic setting or to the unique qualities of its city waterfront location.

(5) Architectural and landscape composition. Scale, form, and materials are the basic elements of building and site design. The relationships between buildings and the relationship between projects and their settings are significant. A project should be expressive of contemporary thinking in design. Questions of style should be focused on relationships of form and material rather than replication of historic architectural periods.

(6) Pedestrian activity and scale. The quality of experience for the individual or for groups in varying activities is of great importance. Land use, architectural design, landscape design and public art combine at the human scale to contribute to quality places for people.

Sec. 158.22. Principles and guidelines.

(A) Upon the effective date of this Ordinance, within the District, no person shall commence any development activity as defined in § 158.26 of this Ordinance without obtaining a Permit issued, without cost, pursuant to the procedures set forth in § 158.27 of this Ordinance certifying compliance with the design guidelines established by § 158.29 of this Ordinance.

(B) The Guidelines are intended to promote compatibility of new development with existing land use and design features, to enhance the District's visual quality, to preserve the District's commercial character with a pedestrian friendly environment and to strengthen the economic vitality of the District by encouraging new

investment and further business and commercial development, in appropriate locations within the District.

(C) The application of Guidelines is intended to provide public review in the public interest of the design elements of a proposed development within the District and of the community impact of a proposed demolition of a Contributing Historical Structure within the District. Accordingly, public participation shall be encouraged in the review process.

(D) The Guidelines are not intended to discourage commercial development but to encourage such development which is innovative and aesthetically pleasing in design. A development proposal that does not conform to one or more specific guidelines may be approved if it is determined that the proposal is in conformance with the intent of the guidelines considered as a whole.

(E) It shall be a condition precedent to obtaining any permit for any development activity within the District that the person has obtained a Permit pursuant to this Ordinance. Permits shall be issued only where it is determined, pursuant to the procedures established by this Ordinance, that the proposed development activity is in compliance with the Guidelines.

(Ord. No. 157-1996, approved 8-15-96)