

CITY OF SHEPHERDSVILLE

RESOLUTION 2025-03

A RESOLUTION BY THE CITY OF SHEPHERDSVILLE, KENTUCKY CITY COUNCIL PROPOSING A TEXT AMENDMENT TO INCLUDE DEFINITION AND ZONING CLASSIFICATIONS FOR TRANSITIONAL HOUSING.

WHEREAS the City recognizes the need to expand housing options for individuals and families transitioning from homelessness, institutional care, incarceration, or recovery programs, and seeks to promote inclusive and equitable access to residential neighborhoods; and

WHEREAS transitional housing serves a residential function and is consistent with the character and purpose of residential zoning districts when designed and operated as a household; and

WHEREAS the Fair Housing Act (42 U.S.C. § 3604) and the Americans with Disabilities Act (42 U.S.C. § 12132) prohibit discrimination in housing and require reasonable accommodation for individuals with disabilities, including those in recovery; and

WHEREAS the absence of a clear definition and zoning pathway for transitional housing creates uncertainty for applicants, staff, and the public, and may result in arbitrary or inconsistent land use decisions; and

WHEREAS the Bullitt County 2045 Comprehensive Plan affirms the importance of housing diversity, neighborhood stability, and access to supportive services as part of its long-term land use vision; and

WHEREAS defining transitional housing as a residential use and establishing reasonable standards for its inclusion in single-family and multi-family zones will enhance regulatory clarity, protect neighborhood character, and ensure lawful access to housing; and

WHEREAS the City seeks to proactively address housing needs and legal obligations while preserving local discretion through conditional use review and supplemental standards; and

NOW THEREFORE, in the interest of the health, safety and welfare of the City of Shepherdsville and its citizens, consistent with the Comprehensive Plan, and on the authority of KRS Chapter 100, the City of Shepherdsville City Council proposes by this Resolution, the following Text Amendment to the Zoning Regulations for Bullitt County and the Cities of Hillview, Lebanon Junction, Mount Washington, and Shepherdsville to the Bullitt County Joint Planning Commission.

1. Amend Section 2.200 Words and Terms Defined to include the following definition for <6

Transitional Housing: A residential facility providing temporary or intermediate-term housing for individuals or families transitioning from homelessness, institutional care not including incarceration, or recovery programs. Transitional housing may include supportive services such as counseling, case management, or life skills training. It is considered residential in nature and distinct from boarding houses, tourist camps, shelters, or institutional care facilities.

2. Amend Section 5.302 Residential Uses as follows:

	A	C	SR	R1	R2	R3	R4	PR	B1	B2	PB	IL	IG
5.302 Residential Uses													
<u>Transitional Housing</u>				<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>						

3. Add the following section:

Section 5.607 Transitional Housing

a. Permitted Zones

1. Permitted in all Residential zones.

b. The following requirements shall apply:

1. All bedrooms and sleeping areas shall meet the current occupancy limitations required in any applicable building, fire, or life safety code.
2. Transitional Housing shall be a temporary housing arrangement for its residents, with stays generally ranging between six (6) months to twenty-four (24) months. Such housing is intended to serve residents as they transition into permanent housing.
3. Transitional Housing facilities shall provide adequate supervision to ensure the safety, welfare, and orderly operation of the residence. Supervision shall be defined as the presence of a designated staff member, manager, or responsible party who is available on-site or on-call during operating hours. The level of supervision shall be proportionate to the number of residents and the nature of services provided.
4. Nonresidential uses and services that are not accessory to the Transitional Housing use shall not be carried out unless otherwise permitted and approved as a separate use. Transitional Housing that serves as recovery housing should follow best practice industry standards and operational rules such as the National Alliance for Recovery Residences (NARR) standards.
5. Transitional Housing shall meet the health, sanitation, structural, property

maintenance, fire, and life safety requirements of any currently applicable federal, state, and local laws.

6. The maximum density for Transitional Housing facilities constructed as dwelling units shall be the maximum density of the applicable zoning district.

7. Any building shall remain or shall be constructed so that the exterior design and ornamentation is residential in character and compatible with other residential architecture in the immediate neighborhood, so that there is no evidence from the street that the use is other than residential.

8. Where such a use is permitted in a structure which has been used as residence, the permittee shall make no substantial alterations or improvements to the structure which would impair the structure's use a residence at a later time.

4. This Resolution will become effective immediately upon passage.

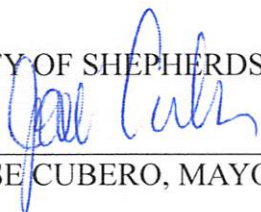
Motion to Approve: Bonnie Enlow

Second: Jennifer Mendez

	Yes	No	Absent
Bonnie Enlow	X		
Brad Whittaker	X		
Jennifer Mendez	X		
Faith Portman			X
Mike Hibbard		X	
Rob Adams	X		

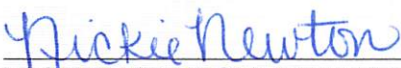
Motion Carried: 4 Yes- 1 No- 1 Absent

CITY OF SHEPHERDSVILLE, KY



JOSE CUBERO, MAYOR

ATTEST:



NICKIE NEWTON, DEPUTY CITY CLERK