

Checklist 1: Countywide Development Criteria

Environmental

1. Development within the floodplain, karst areas (or sinkhole activity), unsuitable soils, and areas with slopes greater than 20% should be avoided unless adequate design precautions and acceptable long-term maintenance measures (including easements if necessary) are incorporated to protect both the development and environmental feature. Areas with large woodlands, significant wildlife habitats, and undisturbed streams should be preserved when reasonable and feasible.
2. Areas with large woodlands, significant wildlife habitats, riparian zones, and undisturbed or blue-line streams should be preserved (including existing vegetation) when reasonable and feasible.
3. Extensive grading should be avoided and development should incorporate existing topography, when reasonable and feasible.
4. Development should not disturb aquifers and other public water sources.
5. Development should not create or increase flooding or erosion control issues, adequate stormwater measures should be provided (including easements when necessary), and drainage ways should be protected (especially stream crossing locations and areas with steep slopes).
6. When appropriate, large developments should incorporate open space, environmental areas, stream corridors, riparian zones, or other natural areas as an amenity.

Compatibility & Character

1. Development should be compatible with the density, land uses (including those with hazardous materials or superfund sites), noise levels, and character of surrounding sites.
2. Development should provide an adequate buffer (distance and/or screening), transition in scale, transition of use, and/or similar techniques to reduce impacts to adjacent sites.
3. Historic buildings, sites, and districts should be preserved as development occurs and development that is adjacent to these sites or areas should complement this historic character.
4. Exterior lighting should be low intensity and directed to specific areas to minimize bleeding onto adjacent sites and spaces.

5. Development near Fort Knox or within the primary approach to Louisville Muhammad Ali International Airport (SDF) should be compatible with the on-going and future operations of these uses, including noise and vibrations.

Utilities & Services

1. Development should be served by adequate sewer(or septic if sewer is not feasible/available), water, and other utilities necessary for the use.
2. Development should be adequately served by emergency response agencies and infrastructure (such as police, fire, and EMS) and other public services (such as schools) without overburdening these entities.
3. Utilities should be located underground when feasible.

Transportation

1. Development should have access onto public roads that can safely accommodate the anticipated traffic and not overburden the transportation network.
2. The right-of-way width on all adjacent public roads should meet the minimum width based on road classification or additional right-of-way should be dedicated.
3. The number of access points onto public roads should be minimized and consolidated with adjacent parcels where possible.
4. All roads should meet the minimum design standards, including providing adequate access for emergency access and maximum road grades.

Please refer to the previous text to illustrate how the requested zoning use fits with the Countywide Development Criteria.