

**COMMISSIONERS' ORDINANCE NO. 0-11-19**

AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE OFFICIAL ZONING ORDINANCE OF THE CITY OF COVINGTON, KENTUCKY, (O-37-06): (i) AMENDING § 10.12.7 TO CLARIFY PROJECTING SIGNS CONFORMING TO THE STANDARDS SET FORTH IN § 10.13.03 ARE ALLOWED IN THE CN, CG, AND CC ZONES; AND AMENDING § 10.15 BY ADDING A NEW SUBSECTION TO PERMIT PROJECTING SIGNS IN THE IL ZONE

\* \* \* \*

WHEREAS, the City of Covington submitted an application requesting the Kenton County Planning Commission to review and make recommendations on text amendments to the official Zoning Ordinance of the City of Covington, Kentucky (O-37-06) regarding the projecting signs in certain zones; and

WHEREAS, the Kenton County Commission held a public hearing on the application on March 7, 2019, wherein a favorable recommendation of the proposed text amendments was reached; and

WHEREAS, the Board of Commissioners, having reviewed the Statement of Recommendation, the evidence, presented, and the record made before the Kenton County Planning Commission, finds that the proposed changes compliant with the City's Comprehensive Plan, and agrees with the recommendation to amend the zoning text as indicated in the caption of this ordinance.

NOW THEREFORE,  
BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF COVINGTON, KENTON COUNTY, KENTUCKY:

Section 1

Section 10.12 of the Covington Code of Ordinances is hereby amended to read as follows:

**Section 10.12 Signs Allowed In General Business And Commercial Districts**

**10.12.01 Window And Wall Signs**

A. CN Zoning Districts

1. Window and permanent wall signs are allowed for nonresidential uses in these districts, subject to the following limits. No wall sign shall extend above the top of the wall of the building, including parapets and architectural extensions.

	<b>Window</b>	<b>Wall</b>	<b>Total</b>
Maximum size	25 percent of window area on that building wall	See total	Two (2) square feet of sign area per lineal foot of building width on the side of building on which sign is located
Maximum number	Area limit only	One per building street frontage	N/A
Permitted illumination	No separate illumination	Illumination from a concealed source only	N/A
Changeable copy	Not allowed	Not allowed	N/A

**B. CG Zoning Districts**

1. Window and permanent wall signs are allowed for nonresidential uses in these districts, subject to the following limits. No wall sign shall extend above the top of the wall of the building, including parapets and architectural extensions.

	<b>Window</b>	<b>Wall</b>	<b>Total</b>
Maximum size	25 percent of window area on that building wall	See total	Two (2) square feet of sign area per lineal foot of building width on the side of building on which sign is located
Maximum number	Area limit only	One per building street frontage	N/A
Permitted illumination	External or internal, concealed or direct source	External or internal, concealed or direct source	N/A
Changeable copy	Not allowed	Automatic allowed, may cover up to 25 percent of area of sign face	N/A

**C. CC Zoning District**

1. Window and permanent wall signs are allowed for nonresidential uses in these districts, subject to the following limits. No wall sign shall extend above the top of the wall of the building, including parapets and architectural extensions.

	<b>Window</b>	<b>Wall</b>	<b>Total</b>
Maximum size	25 percent of window area on that building wall	See total	Two (2) square feet of sign area per lineal foot of building width on the side of building on which sign is located
Maximum number	Area limit only	One per building street frontage	N/A
Permitted illumination	No separate illumination	Concealed source only	N/A
Changeable copy	Not allowed	Automatic allowed; may cover up to 25 percent of area of sign face	N/A

### 10.12.02 Pole Or Ground Signs

#### A. CN Zoning Districts

1. Pole or principal ground signs are allowed in these zoning districts subject to the following limitations.

	<b>Principal</b>	<b>Other</b>
Maximum number	One per street frontage	Not allowed in CN district
Maximum size	25 square feet	Six square feet
Maximum height	20 feet	4 feet
Minimum setback from nearest right-of-way	5 feet	25 feet
Minimum setback, other	Five feet from any other property line; 50 feet from nearest single-family residential district	Five feet from any other property line; 15 feet from nearest single-family residential district

	<b>Principal</b>	<b>Other</b>
Permitted illumination	Concealed source only	Concealed source only
Changeable copy	Not allowed	Not allowed

B. CG Zoning Districts

1. Pole or principal ground signs are allowed in these zoning districts subject to the following limitations.

	<b>Principal</b>	<b>Other</b>
Maximum number	One per street frontage	One per vehicle entrance
Maximum size	60 square feet	Four square feet
Maximum height	20 feet	4 feet
Minimum setback from nearest right-of-way	5 feet	5 feet
Minimum setback, other	Five feet from any other property line; 50 feet from nearest single-family residential district	Five feet from any other property line; 15 feet from nearest single-family residential district
Permitted illumination	External or internal, exposed or concealed source	Concealed source only
Changeable copy	Automatic allowed; may cover up to 25 percent of sign face allowed	Not allowed

C. CC Zoning District

1. Pole or principal ground signs are allowed in these zoning districts subject to the following limitations.

	<b>Principal</b>	<b>Other</b>
Maximum number	One per street frontage	One per vehicle entrance
Maximum size	Two square feet per 1000 square feet of gross leasable area, not to exceed 300 square feet per sign	Eight square feet
Maximum height	30 feet	10 feet
Minimum setback from nearest right-of-way	15 feet	5 feet
Minimum setback, other	20 feet from any other property line; 50 feet from nearest single-family residential district	Five feet from any other property line; 15 feet from nearest single-family residential district
Permitted illumination	External or internal, exposed or concealed source	Concealed source only
Changeable copy	Automatic allowed; may cover up to 25 percent of sign face allowed	Not allowed

### **10.12.03 Detached Signs Not Legible From The Right-Of-Way**

#### **A. CG Zoning Districts**

1. To improve wayfinding on multi-user sites, the following detached signs are allowed in addition to those allowed under subsection B of this Section. One detached sign not legible from the right-of-way, not exceeding twenty (20) square feet in area and not exceeding six feet in height shall be allowed for each ten separate nonresidential uses or per vehicle entrance, whichever is less. One additional such sign shall be allowed for each two drive-through lanes. Such sign shall be set back from the public right-of-way a minimum of fifty (50) feet, from any other property line a minimum of thirty (30) feet, and from a residential zoning district a minimum of fifty (50) feet. Such sign shall not contain changeable

copy and the sign may be internally illuminated or externally illuminated from an exposed or concealed source.

B. CC Zoning District

1. One detached sign not legible from the right-of-way, not exceeding twenty (20) square feet in area and not exceeding six feet in height shall be allowed for each ten separate nonresidential uses or per vehicle entrance, whichever is less. One additional such sign shall be allowed for each two drive-through lanes. Such sign shall be set back from the public right-of-way a minimum of fifty (50) feet, from any other property line a minimum of thirty (30) feet, and from a residential zoning district a minimum of fifty (50) feet. Such sign shall not contain changeable copy and the sign may be internally illuminated or externally illuminated from an exposed or concealed source.

**10.12.04 Wall Signs Not Legible From The Right-Of-Way**

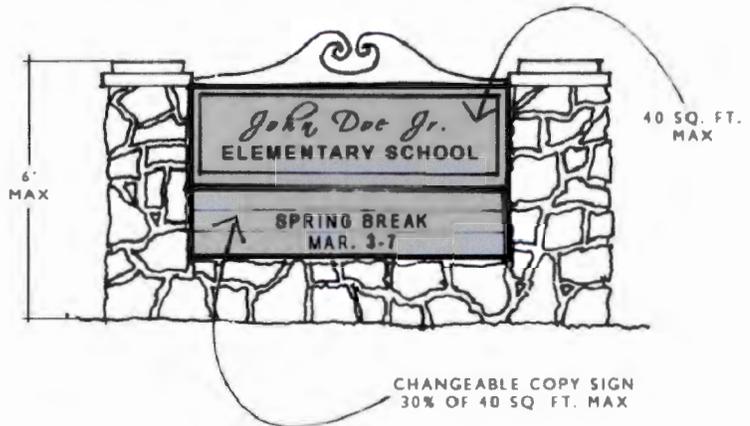
- A. For any building containing three or more uses of any type sharing a common entrance or hallway, one additional wall sign shall be allowed at each public entrance providing access to such uses. Such sign shall bear no commercial message related to activities, goods or services not offered on the premises. The sign shall not be legible from the public right-of-way. The sign shall not be separately illuminated. The sign shall not be more than four square feet in area. The purpose of this section is to allow for directory signs, listing tenants or occupants, but the sign may bear any message other than a commercial message not related to commercial activities on the premises.

**10.12.05 Institutional Zones**

- A. Any school, house of worship, recreation center or other institutional use permitted in the zoning district may have one detached sign, not to exceed forty (40) square feet in area. This may include changeable copy signs,

not to exceed thirty percent (30%) of the sign area. Such signs may be illuminated.

- B. Each such use shall also be allowed one wall sign for each public entrance to a building; such wall signs shall not exceed four (4) square feet each and shall not be illuminated.



- C. A permanent wall sign is allowed for institutional uses in these districts, subject to the following limits. No sign shall extend above the top of the wall of the building, including parapets and architectural extensions.

	Wall
Maximum size	Two (2) square feet of sign area per lineal foot of building width on the side of building on which sign is located, with a maximum size of 150 square feet
Maximum number	One per building street frontage
Permitted illumination	Concealed source only
Changeable copy	Not allowed
Maximum Letter Size	Thirty-six (36) inches

#### 10.12.06 Other Signs

- A. Other signs as permitted pursuant to Section 10.04,06., Signs Subject to Other Standards, and Section 10.04,07., Signs Allowed Without a Permit.

### 10.12.07 Projecting Signs

- A. Projecting signs that conform to the standards found in Section 10.13.03. are permitted in the CN, CG, and CC Zoning Districts.

## Section 10.15 Signs Allowed In Industrial Districts (IP, IL, and IG Zones)

### 10.15.01 Wall Signs

- A. Permanent wall signs are allowed for nonresidential uses in these districts, subject to the following limits. No wall sign shall extend above the top of the wall of the building, including parapets and architectural extensions.

	Window	Wall	Total
Maximum size	Not allowed	Two (2) square feet of sign area per lineal foot of building width on the side of building on which sign is located	Two (2) square feet of sign area per lineal foot of building width on the side of building on which sign is located
Maximum number	Not allowed	One per street frontage	N/A
Permitted illumination	Not allowed	Illumination from a concealed source only	N/A
Changeable copy	Not allowed	Not allowed	N/A

### 10.15.02 Pole Or Principal Ground Signs

- A. Pole or principal ground signs are allowed in these zoning districts subject to the following limitations.

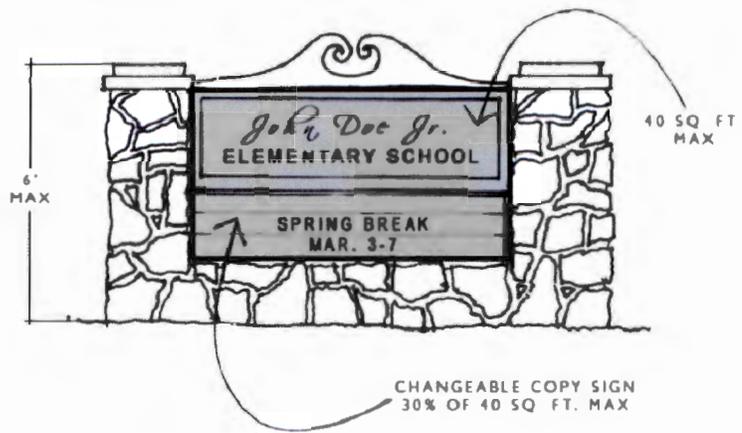
	<b>Principal</b>	<b>Directory</b>
Maximum number	One per street frontage	One per vehicle entrance and one per public entrance per building
Maximum size	IP: 40 square feet IL and IG: 80 square feet	Six square feet
Maximum height	IP: 10 feet IL and IG: 20 feet	Six feet
Minimum setback from nearest right-of-way	15 feet	15 feet
Minimum setback, other	20 feet from any other property line; 100 feet from nearest single-family residential district	20 feet from any other property line; 50 feet from nearest single-family residential district
Permitted illumination	Concealed source only	Concealed source only
Changeable copy	Automatic allowed; may cover up to 25 percent of sign face allowed	Not allowed

### **10.15.03 Detached Signs Not Legible From The Right-Of-Way**

- A. To improve wayfinding on multi-user sites, the following detached signs are allowed in addition to those allowed under subsection 10.15.02 of this Section. One detached sign not legible from the right-of-way, not exceeding twenty (20) square feet in area and not exceeding six feet in height shall be allowed for each four separate nonresidential uses or per vehicle entrance, whichever is less. One additional such sign shall be allowed for each two drive-through lanes. Such sign shall be set back from the public right-of-way a minimum of fifty (50) feet, from any other property line a minimum of thirty (30) feet, and from a residential zoning district a minimum of fifty (50) feet. Such sign shall not contain changeable copy and the sign may be internally illuminated or externally illuminated from an exposed or concealed source.

### 10.15.04 Institutional Signs

- A. Any school, house of worship, recreation center or other institutional use permitted in the zoning district may have one detached sign, not to exceed forty (40) square feet in area. This may include changeable copy signs, not to exceed thirty percent (30%) of the sign area. Such signs may be illuminated.



- B. Each such use shall also be allowed one wall sign for each public entrance to a building; such wall signs shall not exceed four (4) square feet each and shall not be illuminated.
- C. A permanent wall sign is allowed for institutional uses in these districts, subject to the following limits. No sign shall extend above the top of the wall of the building, including parapets and architectural extensions.

	Wall
Maximum size	Two (2) square feet of sign area per lineal foot of building width on the side of building on which sign is located, with a maximum size of 150 square feet
Maximum number	One per building street frontage
Permitted illumination	Concealed source only
Changeable copy	Not allowed
Maximum Letter Size	Thirty-six (36) inches

**10.15.05 Other Signs**

- A. Other signs as permitted pursuant to Section 10.04,06, Signs Subject to Other Standards, and Section 10.04,07, Signs Allowed Without a Permit.

**10.15.06 Projecting Signs**

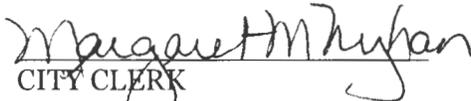
- A. Projecting signs that conform to the standards found in Section 10.13.03. are permitted in the IL Zoning District.**

Section 2

This ordinance shall take effect and be in full force when passed and recorded according to law.

  
MAYOR

ATTEST:

  
CITY CLERK

Passed: 4-23-19 (Second Reading)

4-9-19 (First Reading)

Meeting Date:					
ORD.: 1ST		2ND			
OR:					
	2 Bowman	Downing	Smith	1 Williams	Meyer
Yeas	✓	✓	✓	✓	✓
Nays					
Present, not Voting					