

COMMISSIONERS' ORDINANCE NO. 0-30-19

AN ORDINANCE AMENDING THE TEXT OF THE OFFICIAL ZONING ORDINANCE OF THE CITY OF COVINGTON, KENTUCKY ADDING THE INTENSITY DESIGNATION OF -9P AS AN OPTIONAL DESIGNATION FOR PARCELS IN THE CBD DISTRICTS.

\* \* \* \*

WHEREAS, the City of Covington submitted an application requesting that the Kenton County Planning Commission review and make recommendations on text amendments to the official Zoning Ordinance of the City of Covington, Kentucky (O-37-06) regarding adding the intensity designation of -9P as an optional designation for parcels in the CBD Districts; and

WHEREAS, the Kenton County Planning Commission held a public hearing on this application on September 5, 2019, wherein a favorable recommendation of the proposed text amendments was entered; and

WHEREAS, the Board of Commissioners, reviewing the Statement of Recommendation, the evidence presented, and the record made before the Kenton County Planning Commission, finds that the proposed changes are in compliance with the City's Comprehensive Plan, are reasonable and appropriate, and that the -9P intensity designation will allow for new and infill development of commercial, residential, and mixed land uses at a scale and intensity that is currently not permitted within the Zoning Ordinance.

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

Section 1

Section 3.02.05 of the official Zoning Ordinance of the City of Covington is hereby amended to read as follows:

**3.02.05 CBD, Central Business District**

- A. The CBD zone is intended to accommodate a very wide variety of high-intensity commercial and vertical mixed-use projects.
- B. The CBD zone is intended to preserve and enhance pedestrian-oriented development patterns and to preserve and enhance the central business district's function as a center of employment, shopping, cultural, and entertainment activities.

- C. The CBD zone may be combined with the dash 3, dash 5, [Ø] dash 7, or dash 9 intensity (lot and building standards) designations and with the “P” or “M” character designations (e.g., CBD-3M or CBD-7P).

Section 2

Section 3.04 of the official Zoning Ordinance of the City of Covington is hereby amended to read as follows:

**Section 3.04 Lot and Building Standards**

All development in the commercial and industrial zones must comply with the following lot and building standards. See Section 9.08 for other rules governing measurements and exceptions to these standards.

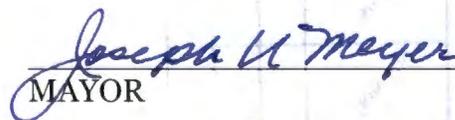
Standard	Intensity Designation						
	-1	-2	-3	-5	-6	-7	-9
<b>Maximum floor area ratio</b>	1.0	2.0	3.0	5.0	6.0	7.0	<u>9.0</u>
<b>Min. lot area per dwelling unit</b> (square feet)	1,250	1,000	700	500	350	400	<u>175</u>
<b>Maximum height</b> (stories)	2	3	5	10	7	None	<u>None</u>
<b>Minimum Front Setback</b> (feet)	None	None	None	None	None	None	<u>None</u>
<b>Minimum Side Setback</b> (feet)							
Abutting R Zone	10% of lot width						
Abutting non-R Zone	None required						
<b>Minimum Rear Setback</b> (feet)							
Abutting property line of R-zoned lot	25% of lot depth or 25 feet, whichever is less						
Abutting alley, street or non-R Zone	None required						
Floors containing dwelling units	30 feet						<u>None</u>

Section 3

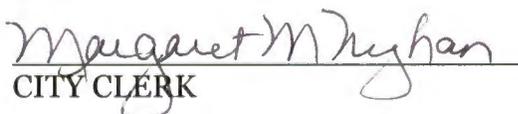
That any ordinances or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 4

That this ordinance shall take effect and be in full force when passed, published and recorded according to law.

  
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 MAYOR

ATTEST:

  
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 CITY CLERK

Passed: 10-15-19 (Second Reading)

10-1-19 (First Reading)

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