

DRAFT Covington Zoning Ordinance: June 13th, 2008

SUMMARY OF ZONING ORDINANCE CHANGES

General

- Zoning map changed to correct zoning map errors where existing zoning types were incorrectly changed
- Updated Section reference numbers throughout the document
- Edits throughout document related to spelling, grammatical, structural, duplication or clarification errors

Interpretations & Definitions

- Definitions related to the Development Regulations have been moved out of the Zoning Ordinance and into the Development Regulations
- Strengthen the definition of Pawn Shop to include Title Pawn
- Strengthen the definitions of Household Pet to include 3 household pets as a way to differentiate between pets and kennels
- Take out maximum street length requirement for Minor Streets

Procedures

- Revised criteria for being on the Planning Commission to residents and business owners
- Replaced Building and Zoning Department terminology with Planning and Zoning Department
- Eliminate the provision that if the planning director fails to submit a staff report then the application will be considered approved

Standard Zoning Districts

- Updated uses as permitted in each zoning district in the Use Table
- Added additional uses to the Use Table to broaden the uses that are permitted in the Industrial districts
- Deleted the following permitted uses from the Use Table: Accessory Structures-Industrial/Manufacturing; Wood Product Manufacturing; Flea Market; Manufactured Home Dealers; Parking, Storage or Use of Major Recreational Equipment; Landfill, Inert Waste; Recovered Materials Processing Facility (Recycling Center); Solid Waste Handling Facility (including Recycling Centers); Solid Waste Transfer Station/ Materials Recovery Facilities; Waste Management and Remediation Services; Inoperative Vehicles; Salvage Operation, Junkyard, Recyclable Material Wholesalers; and Place of Public Assembly
- Added an additional 10 feet of maximum height to CR, TCR, NM, CM and TCM
- Increased allowable building coverage to 60% for M1 and M2
- Increased allowable impervious surface to 100% for TCM and 80% for M1 and M2

Supplemental Use Provisions

- Moved this chapter to follow Standard Zoning Districts chapter and swapped with Overlay Zoning Districts

- Added supplemental provisions for certain new permitted uses and removed those from the permitted uses that are now deleted
- Reduced the buffer required for Livestock, Quarters and Enclosures from 200 feet to 30 feet
- Edited Motor Vehicle Sales to apply to used car dealerships only

Overlay Zoning Districts

- Moved Conservation Village Design Overlay District, Watershed Protection Overlay District and Wetlands Protection Overlay District out of the Zoning Ordinance and in to the Development Regulations

Civic Design

- Revise fenestration requirements to allow for false or faux fenestration beyond 50% up to the required 65%
- Eliminate language regarding maintenance responsibility for sidewalks for adjacent property owners

Open Space, Buffers & Screening

- Inserted a provision for allowing the Transfer of Open Space

Parking & Loading

- Transition away from requiring parking minimums to providing parking maximums
- Parking maximums set at No Maximum for One and Two family dwellings, educational services and hospitals; 1.5 spaces per dwelling for all other residential uses; and 1 space per 200 square feet for all other uses
- Revised Reduction of Required Parking provision into a Allowance of Additional Parking provision as a relief valve for the new maximum parking requirements
- Eliminate the Shared Parking mechanism as it is no longer needed
- Lower loading requirements for retail businesses from 1 space per 3,000 square feet to 1 space per 10,000 square feet
- Revise driveway/curb cut regulations to allows curb cuts to be located when spaced a minimum of 375 apart for a single property

Signs

- Insert existing Bypass Corridor Overlay signage requirements into the sign ordinance

SUMMARY OF DEVELOPMENT REGULATIONS CHANGES

General

- Moved Conservation Village Design Overlay District, Watershed Protection Overlay District and Wetlands Protection Overlay District out of the Zoning Ordinance and in to the Development Regulations
- Added definitions from the Zoning Ordinance and into the Development Regulations
- Allow Planning Director and City Engineer to approve plats instead of Planning Commission