

Covington, Kentucky Zoning Ordinance

Commercial and Industrial Zones

CN, Commercial–Neighborhood

- A.** CN zones are intended to accommodate mixed-use, neighborhood serving commercial uses that have a relatively small-scale, pedestrian-oriented character.
- B.** CN zones are intended to be applied in compact nodes at the intersection of 2 or more streets or in a cohesive linear fashion along streets characterized by slow traffic speeds and low to moderate traffic volumes (compared to arterial streets).
- C.** The CN zone is primarily intended to promote storefront-style buildings with residential dwelling units above the ground floor and relatively small-scale neighborhood shopping centers.
- D.** The CN zone may be combined with the dash 1, dash 2, or dash 3 intensity (lot and building standards) designations and with the “P” or “M” character designations (e.g., CN-1P or CN-2M).

CC, Commercial–Community

- A.** CC zones are intended to accommodate a broad range of commercial and mixed-use development, often in the physical form of shopping centers or in the form of larger buildings than typically found in CN zones. In addition to accommodating development with a different physical form than found in CN zones, the CC zone is also intended to accommodate some types of uses that are not allowed in the CN zone.
- B.** Development in CC zones will generally be destination-oriented, with a large percentage of customers arriving by automobile.
- C.** The CC zone permits and is intended to accommodate mixed-use buildings with residential dwelling units above the ground floor.
- D.** The CC zone is intended to be applied to sites that have primary access to major streets. It may also be used along arterial streets to accommodate retail and service use types that are not allowed in CN zones.
- E.** The CC zone may be combined with the dash 1, dash 2, or dash 3 intensity (lot and building standards) designations and with the “P,” “M,” or “A” character designations (e.g., CC-2P or CC-1A).

CG, Commercial–General

- A.** The CG zone is intended to accommodate a very wide variety of commercial uses and development styles.
- B.** Buildings and uses in CG zones will typically be larger and more intensive than in CN or CC zones, and many of the uses allowed in the CG zone are incompatible with residential neighborhoods.
- C.** The CG zone is generally intended to be applied to sites adjacent to arterial streets.
- D.** The CG zone permits and is intended to accommodate mixed-use buildings with residential dwelling units above the ground floor.
- E.** The CG zone may be combined with the dash 1, dash 2, or dash 3 intensity (lot and building standards) designations and with the “P,” “M,” or “A” character designations (e.g., CG-2M or CG-1A).

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, or dash 7 intensity (lot and building standards) designations and with the "P" or "M" character designations (e.g., CBD-3M or CBD-7P).

CT, Commercial–Tourist

- A.** The CT zone is intended to accommodate specialized retail, service, public, and semi-public uses oriented to visitors and tourists.
- B.** The CT zone is primarily intended to promote storefront-style buildings with residential dwelling units above the ground floor.
- C.** The CT zone's development standards are intended to promote pedestrian-oriented development patterns and to provide a transition between higher intensity development and surrounding residential areas.
- D.** The CT zone may be combined with the dash 1 or dash 2 intensity (lot and building standards) designations and with the "P" character designation (e.g., CT-1P or CT-2P).

CO, Commercial–Office

- A.** The CO zone is intended to accommodate large office park developments in a campus-like setting.
- B.** The CO zone may be combined with the dash 1, dash 2, or dash 3 intensity (lot and building standards) designations and with the "P" or "M" character designations (e.g., OP-1P or OP-2M).

CRL, Commercial–Riverfront (Limited)

- A.** The CRL zone is intended to accommodate low-intensity, riverfront-oriented uses that will not have an adverse impact on nearby residential areas.
- B.** The CRL zone may be combined with the dash 1 or dash 2 intensity (lot and building standards) designations and with the "P" character designation (e.g., CRL-1P).

CRG, Commercial–Riverfront (General)

- A.** The CRG zone is intended to accommodate moderate-intensity, riverfront-oriented retail, entertainment, public and civic use types.
- B.** The CRG zone is intended to be applied in areas that will not have an adverse impact on existing or planned residential neighborhoods.
- C.** The CRG zone may be combined with the dash 1, dash 2 or dash 3 intensity (lot and building standards) designations and with the "P" character designation (e.g., CRG-1P)

IP, Industrial Park

- A.** The IP zone is intended to accommodate low-impact manufacturing, wholesaling, warehousing, and distribution activities that occur within enclosed buildings, typically within industrial or business park settings.
- B.** The IP zone may be combined with the dash 1, dash 2 or dash 3 intensity (lot and building standards) designations.

IL, Industrial–Limited

- A.** The IL zone is intended to accommodate low- to moderate-impact manufacturing, wholesaling, warehousing, and distribution uses, including storage and work-related activities that occur outside of enclosed buildings.

B. The IL zone may be combined with the dash 1, dash 2 or dash 3 intensity (lot and building standards) designations.

IG, Industrial–General

A. The IG zone is intended to accommodate high-impact manufacturing and industrial uses, including extractive and waste-related uses.

B. The IG zone may be combined with the dash 1, dash 2 or dash 3 intensity (lot and building standards) designations.