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*(This is the fifteenth in a series of updates on zoning in Kenton County. The series is intended to brief city and county elected officials on issues being addressed by NKAPC in the **2020 Sourcebook**, a new model zoning ordinance for Kenton County's local jurisdictions. We hope you find it timely and thought provoking and encourage you to contact us using the link below if we can provide more information or answer any questions.)*

Development review and administrative procedures are critical

Most of the updates in this series have extolled the goal of making review and administrative procedures:

- more efficient;
- more predictable; and
- less time consuming.

But why? And, is this any more important here than in other jurisdictions across the US?

Kenton County consists of 19 local jurisdictions, each with its own zoning ordinance. And each with its own administrative procedures—a fact that Kenton Countians tend to take for granted until they seek to do something with their properties.

As has been explained in preceding editions of this series, the *2020 Sourcebook* seeks to standardize Kenton County's zoning regulations—which include the processes and procedures used to administer them. The goal is to make it easier for businesses to operate across jurisdictional lines and for economic development officials to sell the community and grow the local job base.

The *2020 Sourcebook* identifies clearly the development review and administrative processes required for applications of all types. Whether you're a developer who wants to rezone a tract of land, a citizen who wants to put a pool in her backyard, a business owner who wants to upgrade the signs on all his stores, or a who realtor who markets properties throughout the county, the *2020 Sourcebook's* provisions will make the job easier.

The *2020 Sourcebook* also identifies clearly the notification requirements for public hearings, which boards hold the public hearing, and which boards make recommendations or final decisions. Special attention has been paid to the three processes through which most activity is pursued: zoning permits; the planning commission; and, the board of adjustment.

Zoning Permits

All new construction, exterior additions and alterations, grading, and changes of use require zoning permits. Zoning permits ensure that the proposed development is permitted in that location, meets all applicable regulations, and won't have a negative impact on adjacent streets and property owners.

The *2020 Sourcebook* identifies the development review and administrative processes required for zoning permit applications. It spells out what is required to submit a complete application, what actions a zoning administrator may take, and the appeal process.

Planning Commission

When proposed development includes uses that are not permitted in the underlying zoning regulations, a map amendment (rezoning) is required. How is it determined that the development is appropriate? Where can the public go to voice its opinions about the development?

The *2020 Sourcebook* lays out the framework for applications to the Kenton County Planning Commission. It explains the public notification and hearing requirements. And, it explains the review criteria to be used for submittals that come before its members.

Board of Adjustment

Zoning regulations must be applied uniformly to every property within the same zone. Because of this, sometimes the strict application of the zoning ordinance causes a hardship or prevents the most economical use of a property.

The *2020 Sourcebook* seeks to standardize development review and administration procedures. Unifying these procedures is one way to for the county as a whole to share a common vision and to show that it is serious about business and jobs.

Everyone wins—especially the community as a whole—when the rules are uniform and straightforward and when everyone understands how they will be administered.

To contact a staff member who can answer questions about the issues covered in this update or on the *2020 Sourcebook* in general, click [here](#).

To view past editions of this update series, click on one of the following.

[A new approach to zoning in Kenton County: Where we've been... Where we're going...](#)

[New zoning in Kenton County will simplify way land uses are categorized and regulated](#)

[When one zone doesn't fit all... enter specific use regulations](#)

[Off-street parking regulations in an age of transportation flux](#)

[Planned Unit Developments: modernizing the popular tool](#)

[The top ten reasons to love Conservation Subdivisions...](#)

[Updated definitions eliminate numerous problems](#)

[Streamlining the Zones that make zoning work](#)

[Special Development Zones guide unique circumstances](#)

[Provisions address concerns about "big box" stores](#)

[Retirement communities require special attention](#)

[Access control regulations keep through traffic moving](#)

[Mixed-Use Corridor Overlay zone will facilitate vibrant corridors](#)

[Flag Lots in existing neighborhoods will be more scrutinized](#)