



## **February 13, 2009**

*(This is the first 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.)*

### **A new approach to zoning in Kenton County: Where we've been... Where we're going...**

Zoning—the tool that allows your local government to control development of land and its uses—has been a part of Kenton County's fabric for almost 50 years. Prior to 1972, each of the jurisdictions in existence then had entirely different regulations, an untenable situation for both businesses and citizens trying to work together.

This confusion gave rise to NKAPC's first area-wide comprehensive plan in 1972 and a model zoning ordinance which standardized zoning districts and use regulations. The model—and by extension each jurisdiction's local ordinance since the early eighties—has served as our zoning infrastructure for over 30 years.

However, like all aging infrastructure, it's beginning to create problems. Almost everything has changed since 1972 and the model's deficiencies are becoming more evident...

- outdated land-use planning theory,
- exclusion of transportation issues from review processes,
- regulations that stifle creativity and flexibility,
- burdensome administrative requirements,
- financial issues that constrain local governments, and
- goals that are at odds with the comprehensive plan.

### **Enter NKAPC's *2020 Sourcebook*!**

Since late 2005, NKAPC has been working on new model regulations which address these challenges. The *2020 Sourcebook* will contain new development types and standards as well as ways to make the development review process flow more smoothly. It will include provisions that address important issues related to:

- mixed-use developments that encourage walkability,
- higher-density development that enhance property values,
- traffic congestion caused by new developments and "big box" uses,
- loss of greenspace,
- development that compliments the aesthetics of your community, and
- other issues you confront on a regular basis.

**We need your feedback so the *2020 Sourcebook* works for your community.**

Like our predecessors' efforts that created the 1972 model, what we're doing now collaboratively will affect our county's future for years. Our goals are to make your zoning ordinance easier to understand and administer while encouraging flexibility so you can create the type of community your citizens want. You know your needs more than anyone else so we're encouraging you to participate in this process and then to adopt all the sections of the *2020 Sourcebook* that apply to your jurisdiction... just as your predecessors did using the 1972 model.

### **When will the *2020 Sourcebook* be available?**

Our goal is to have the *2020 Sourcebook* ready for initial review by later this year. Our staff will begin taking steps at that time to appear before your legislative body to introduce its provisions, engage you and your colleagues in dialog, and offer our assistance in applying them to your jurisdiction.

### **What happens next?**

At least once a month until it's complete—but probably more frequently—you'll receive an email update like this one. Sometimes they'll be informative and explanatory; other times, they'll contain an action request for you. We suggest you print and file these updates as a resource for the future since their purpose is to clarify complicated or confusing zoning issues.

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