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*(This is the second 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.)*

New zoning in Kenton County will simplify way land uses are categorized and regulated

According to your feedback, the current method of classifying land uses is both cumbersome and antiquated. Just as our economy has expanded over time with industries not dreamed of 30 years ago, so has the list of possible land use classifications. Consequently, the *2020 Sourcebook* will revise the way land uses are classified in your local zoning ordinance.

Old Way

1. Apparel shop
2. Art supplies
3. Bakery and bakery goods store, provided the products are sold exclusively on the premises
4. Banks and other financial institutions, including savings, loan, and finance companies with drive-in windows
5. Barber and beauty shops
- 6-46. etc., etc., etc.

New Way

Retail Sales and Service: businesses involved in the sale, lease, or rent of new or used products or merchandise to the general public. Typical uses include drug stores, grocery stores, department stores, and apparel stores.

Use Groups: the big five

The *2020 Sourcebook* classifies land uses into five major groupings, referred to as Use Groups. They are:

1. Residential
2. Public and Civic
3. Commercial
4. Industrial
5. Other

Rather than trying to include every possible land use appropriate in each specific zone, Use Groups provide a broad description of the types of uses commonly found in that group.

Use Categories

Within each Use Group, there are Use Categories or “classes of land uses based on similarity of functional characteristics.” There can be up to 30 uses listed in a conventional neighborhood commercial zoning district. The *2020 Sourcebook* consolidates these uses into a single category, as demonstrated above with “Retail Sales and Service.” Use Categories help simplify and streamline the interpretation and administration of the zoning ordinance. Moreover, by eliminating the ever-growing and dated list of permitted uses, time-consuming and costly text amendment applications to the Kenton County Planning Commission are also eliminated.

Specific Use Types

Some Use Categories include a subset, Specific Use Types. A use that fits within the definition of a Specific Use Type is subject to the regulations for that specific use type, not the regulations that apply to the general Use Category in which it falls.

The circumstance may arise when a Specific Use Type cannot be readily classified into a defined Use Category or Specific Use Type definition or it appears to fit into two or more use categories or types. In such a case, the zoning administrator makes a determination as to where it fits best.

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](#).