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*(This is the sixteenth 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.)*

Technology, overhead impact work routines, zoning regulations

Quantum advances in communication technologies, rising overhead business costs, and long commuter trips are propelling a demand for a unique new type of land use called Live/Work Units. Kenton County is not immune from this trend so the *2020 Sourcebook* will address them.

This new type of development combines a commercial retail/service use with a residential use into a partitioned unit which passes along considerable cost savings to small business owners.

Originating in the artist community, Live/Work Units have been adapted to fit the needs of many professionals and entrepreneurs whose line of work require small footprints of office or retail/service space and who desire the flexibility that in-home space provides. This diverse group has come to include individuals engaged in:

1. accounting;
2. architecture;
3. cosmetology and beauty;
4. fashion;
5. graphic design;
6. insurance sales;
7. photography;
8. real estate; and
9. travel.

Live/Work Units are typically developed in clusters on sites within urban areas, though they have also been used successfully in areas of lower population density. The clustering of the units provides business opportunities for proprietors to network, cross market, and it also allows for shared parking which helps to reduce the footprint and overhead costs of each unit.

Live/Work Units can be developed as new construction or, as has been the case in many urban areas, they can be a creative revitalization of older commercial or industrial structures that have become obsolete or unusable for such purposes. Live/Work Units have also been touted for their green impacts on the environment which stem from creating a smaller carbon footprint through the elimination of commutes and reduced energy and space consumption.

No jurisdiction in Kenton County provides regulations—zoning or otherwise—pertaining to Live/Work Units. As part of staff's effort to address these type issues comprehensively, the *2020 Sourcebook* will include provisions that:

1. promote and encourage development of Live/Work Units;
2. identify areas appropriate for such development;

3. provide flexibility for construction and design, particularly within existing buildings;
4. ensure that the layout and character of the units is compatible and properly integrated into surrounding areas; and
5. protect existing and potential uses in surrounding areas from possible conflicts.

The popularity and demand for Live/Work Developments will continue to increase as more and more business owners realize the cost and environmental savings they provide. Implementing regulations which encourage the development of these land uses is an excellent outreach mechanism that communities can use to promote healthy relationships and facilitate growth within their small business community.

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](#)

[Development review and administrative procedures are critical](#)