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*(This is the third 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.)*

When one zone doesn't fit all... enter specific use regulations

Conventional zoning regulations are use-based regulations; they commonly list the permitted uses for each zone and specify the lot standards, height requirements, and other development controls that apply. Each and every permitted use must conform to the same set of standards. While the uses themselves are appropriate for the zone, the development control standards may not be sufficient for every use – i.e. one set of zoning regulations does not always fit all. For instance:

- retirement communities require less parking than conventional residential subdivisions;
- conservation subdivisions should have more open space for active and passive uses; and
- large retail establishments should be required to include certain architectural standards and features that would not necessarily apply to smaller individual retail stores.

These types of situations have always existed but until recently there was no process possible for addressing the unique aspects of certain development types. The *2020 Sourcebook* identifies 12 different specific uses which require more focused attention as part of the development review process. These types of uses range from planned unit developments (PUDs) to accessory dwelling units.

Specific use regulations ensure a win/win result: here's why...

First... specific use regulations, as defined in the *2020 Sourcebook*, eliminate the "hit or miss" approach by making it easy for developers and builders to find the information they need as they think through their project proposals.

Second... the review process allows for up-front consultation with planning staff. Referred to as a pre-application meeting, this added step provides an opportunity for the applicant to become engaged in the planning process and communicate desired outcomes before the formal approval process begins. This also provides the applicant with some level of assurance that a positive outcome (i.e. plan approval) can result if the suggestions/issues discussed are addressed before a formal application is submitted.

Third... developments planned according to specific use regulations are approved more quickly and less expensively than under conventional zoning regulations. Specific use regulations entail an administrative review by staff which means applications are reviewed internally by staff rather than through the public hearing review process.

Fourth and most importantly... specific use regulations can make the difference between the success and failure of a project. While they often require more detail from the applicant regarding how the proposed development will be carried out, the attention to detail up front assures both the applicant and the community of its long-term success.

Watch for updates coming soon on the following specific uses:

Planned Unit Developments (PUDs)

Conservation Subdivisions

Accessory Dwelling Units

Large Retail Establishments

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](#).