



**June 10, 2010**

*(We're taking a pause in the series of updates on zoning in Kenton County to remind you of the goal. 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've published 17 of these updates so far. We hope you've found them timely and thought provoking and encourage you to contact us using the link below if we can provide more information or answer any questions.)*

## **Time to turn the page on decades-old zoning requirements**

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 over 50 years. Prior to 1972, each of the jurisdictions in existence then had 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.

Like all 35-year old infrastructure, it's showing its age. 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- Outdated land-use planning theory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
- Goals that are at odds with the comprehensive plan

Since late 2005, NKAPC has been preparing new model regulations which address these challenges. Since 2007, staff has sent you updates on that new model which have focused on the following subjects.

- 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
- Credible development review and administrative procedures critical
- Technology, overhead impact work routines, zoning regulations
- Proper regulation of sexually-oriented businesses critical

Each one of these updates is available on our [website](#).

Like our predecessors' efforts that created the 1972 model, what we are 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.

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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](#).