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*This is the eighth 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.*

Streamlining the Zones that make zoning work

Planning and Zoning are interconnected actions.

- *Planning* is the process that combines public input with sustainable growth concepts to formulate a Comprehensive Plan used to guide future growth patterns.
- *Zoning* is the implementation and enforcement mechanism that carries out the goals and objectives of the Comprehensive Plan through the regulation of land use.

One of the key elements of the Planning and Zoning process are the zones themselves. Zones are unique categories of land uses, each containing their own specific set of standards and requirements. Some of these requirements are aimed at achieving a specific development density while others focus on regulating the types or number of land uses within an area. Zones are created to promote the Comprehensive Plan as well as protect the health, safety, and general welfare of the public. All properties within Kenton County are zoned.

Introducing Zoning Standardization

Each of Kenton County's 19 jurisdictions currently uses its own nomenclature for zoning classifications—regardless of whether it mirrors or approximates nomenclatures of other jurisdictions. An R-1Bc Zone in one jurisdiction may be identical to the R-2 Zone in another and the R-1DD Zone in another. Common sense tells you that this can cause confusion and frustration for residents, business owners, appraisers, developers, and investors.

The *2020 Sourcebook* changes that! Zoning classifications in the new model zoning provisions have universal identifiers. This will alleviate confusion, streamline the permitting process, promote business, increase investment, and encourage development. Most importantly, the new index of zones will enrich the county by promoting controlled, sustainable, healthy and unified development throughout the county.

Diversity of Zoning Classifications

A zoning ordinance is only as good as its implementation and enforcement. For this reason, a great deal of time and research has gone into ensuring that the *2020 Sourcebook* contains a diverse range of zoning classifications that will provide for endless types of development. These types have been divided into three major categories—residential, commercial, and industrial. The *2020 Sourcebook* organizes each of these categories into a hierarchy based on density and intensity.

Residential

The major focus is on density in residential zones. *How much space will each proposed dwelling unit occupy and is that density consistent with the Comprehensive Plan, surrounding land uses, and the character of the neighborhood?*

The *2020 Sourcebook* contains a broad spectrum of residential zones providing for detached and attached single-family dwellings, high- and low-rise condos, and two- and multi-family dwellings. There is also a zone which provides for a mixture of residential and retail/service commercial uses. Minimum lots sizes for these types of development range between 5,000 square feet and five acres per dwelling unit. This diversity of density and use types is aimed at promoting sustainable new growth and healthy infill development.

Commercial

Unlike residential and industrial development, commercial uses and development types are seemingly endless. The *2020 Sourcebook* provides extensive choices of commercial zones ranging from small residential-type offices to mixed-use residential/commercial development, shopping centers, office buildings, and office parks. Some commercial retail/service uses require specific locations and/or site conditions in order to be profitable. To account for this, the *2020 Sourcebook* has created zones for retail/service uses requiring a location within a neighborhood shopping center or rural area, near a highway interchange, or along a riverfront.

The regulations for each commercial zone within the *2020 Sourcebook* are tailored to ensure that commercial development within any zone does not negatively impact surrounding areas. This is done by: creating larger lot sizes; maintaining higher standards for applications, administrative and public review, and more attractive architectural requirements; and, encouraging landscaping and buffering between surrounding land uses for those commercial uses which have higher densities and intensities.

Industrial

The hierarchy of industrial zones included in the *2020 Sourcebook* is based on the intensity of use. The four proposed zones are IP (least intense), I-1, I-2, and I-3 (most intense).

- The IP Zone permits vehicle repair, public and civic uses, and light manufacturing.
- The I-1 Zone permits light manufacturing, warehousing, and other industrial uses.
- The I-2 Zone allows junk and salvage yards, warehousing, wholesaling, freight movement, and general or intensive manufacturing.

- The I-3 Zone provides for industry located in urban areas which requires use of the river for access to barge traffic.

The *2020 Sourcebook* strategically organizes the industrial land uses allowed within each zone to ensure that they will not adversely impact surrounding areas.

The *2020 Sourcebook*, combined with the Comprehensive Plan, will provide Kenton County residents with a guide to promote healthy and balanced development. These two documents together will provide residents, government officials, developers, and business owners with an excellent resource for planning and zoning while also increasing public understanding, cultivating economic growth, and nurturing inter-jurisdictional relationships. In a county with rapid expansion and growth, from newly-created suburban areas and urban infill projects, maintaining exceptional planning and zoning standards is essential to creating an environment that fosters future opportunities for smart and responsible growth.

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](#)

