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*(This is the ninth 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.)*

Special Development Zones guide unique circumstances

Several types of development and land use do not fit into standard zoning districts and, therefore, require unique zoning regulations. While traditional zoning districts address most circumstances, the *2020 Sourcebook's* Special Development Zones guide development types and uses that do not fit into traditional zones. Those four Special Development Zones include the following.

A-1/Agricultural

This zoning district preserves the rural character of land outside the Urban Services Area by:

- promoting agricultural and related uses; and
- discouraging all forms of urban development.

As included in the *2020 Sourcebook*, the district allows low-density residential development while maintaining and preserving agricultural/open space areas.

INST/Institutional

This zoning district includes public, semi-public, medical, educational, and related uses. As included in the *2020 Sourcebook*, the district's goals include:

- flexibility in design, permitting planned diversification in the relationships between the location and types of uses and structures;
- efficiency of land, utilizing the most economic arrangement of buildings, circulation systems, land uses, and utilities possible;
- preservation, protecting existing landscape features and amenities in a harmonious fashion to the greatest extent possible; and
- public health, safety, and general welfare, creating usable and suitably-located recreation, public, and common facilities that would otherwise be provided under conventional land development procedures.

ECP/Eco-Commerce Park

This zoning district provides for a variety of light industrial uses such as manufacturing, warehousing, professional office, and research within planned, coordinated developments.

As included in the *2020 Sourcebook*, the district is directed toward areas with environmentally-sensitive features where development is appropriate only if built in harmony with the natural character of the surrounding environment.

AFD/Area Form District, CFD/Corridor Form District

These related zoning districts provide for pedestrian-friendly, mixed uses for specific geographic areas or transportation corridors. The zones are intended to foster new types of development in growing locales and assisting in the redevelopment of urban corridors or areas as destinations for living, working, and a wide variety of small- to medium-sized retail, office, and service uses.

These zoning districts promote high quality site design, creating a sense of place, providing a livable environment for existing residents, and enhancing the value and aesthetics of the surrounding community. As included in the *2020 Sourcebook*, the districts' goals include:

- walkable, mixed-use development that is inviting to pedestrians, nearby residents, and the traveling public;
- a pedestrian-friendly urban environment that minimizes the impact of the automobile;
- an appropriate mix of commercial, office, and residential uses that work together for a harmonious streetscape;
- building form and architectural standards that are compatible with the historic character of the area; and
- development that is compatible with adjoining residential zones and uses.

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](#)