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*(This is the thirteenth 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.)*

Mixed-Use Corridor Overlay zone will facilitate vibrant corridors

Kenton County cities are increasingly looking for ways to reinvigorate the transportation corridors that traverse their jurisdictions. Unfortunately, when they look for help in the contents of their existing zoning ordinances, they find nothing to achieve that goal. The *2020 Sourcebook* will change that with its inclusion of a mixed-use corridor overlay.

The mixed-use corridor overlay (MUC-O) zone was crafted to provide pedestrian-friendly, mixed use corridors for the redevelopment of urban areas. Its focus is as to attract residents who wish to live and work within walking distance of a wide variety of small-to medium-sized retail, office, and service uses.

The *2020 Sourcebook's* mixed-use corridor overlay (MUC-O) zone promotes high quality site design. Its provisions are crafted to create a sense of place within the corridor, provide a livable environment for residents, and enhance the value and aesthetics of the surrounding community.

The design intent of the new overlay zone is as follows.

1. Create a walkable mixed-use corridor that is inviting to pedestrians, residents, and those traveling through the corridor.
2. Encourage and maintain a pedestrian-friendly urban environment and minimize automobile use.
3. Provide an appropriate mix of commercial, office, and residential uses that work together to create a harmonious streetscape.
4. Establish building form and architectural standards compatible with the original character of the area.
5. Ensure that development is compatible with adjoining residential zones and uses.

Form-Based Regulations

As included in the **2020 Sourcebook**, the MUC-O utilizes form-based regulations to achieve the intent and purpose of the zone. Form-based codes, an emerging trend in urban planning, focus on the design details that will form the type of community citizens want. Form-based codes establish categories for design and control the relationship of buildings to the street and to other buildings whereas conventional zoning regulations focus on density, land use, and parking.

Form-based codes have been used in many areas of the country with positive results. The City of Covington adopted form-based regulations in 2008 for a portion of its Madison Avenue corridor; NKAPC staff is working currently to draft similar regulations for Covington's 12th Street/Dr. Martin Luther King Boulevard in anticipation of its rebuilding.

Innovative Techniques

The *2020 Sourcebook* uses several innovative techniques to achieve the pedestrian-friendly vision of the MUC-O zone:

- street tree and landscaping standards;
- store front and display window standards;
- historically-sensitive building design standards;
- off-street parking and drive-thru standards; and
- sign and lighting standards.

While traditional zoning addresses uses and separation of uses, it does not address the form and function of those uses as an overall entity. In a pedestrian-friendly, mixed-use corridor, it is more important how the buildings look and relate to each other and the street, than the actual use of the building.

Given the growing percent of the population that is looking for these type living environments, a surge in interest for regulations that will facilitate them is imminent. With provisions included in the *2020 Sourcebook*, Kenton County cities will be prepared when the surge begins to hit.

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](#)

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