

**SECTION 10.28 RP (RENAISSANCE PROTECTION) OVERLAY ZONE**

- A. **PURPOSE:** The purpose of the Renaissance Protection Overlay Zone is to improve the economic viability of the designated areas within the city of Erlanger, while enhancing the visual quality of the environment and the quality of life.
- B. **GENERAL:** In order to accomplish the purpose and goals of the Renaissance Protection Overlay Zone, the city of Erlanger has adopted design guidelines applicable to public and private improvements. These guidelines are hereby adopted by reference. Any new development within the designated area shall be reviewed for compliance with the guidelines and obtain a certificate of appropriateness prior to any permits being issued for construction.
- C. **APPLICATION:** A Renaissance Protection (RP) Overlay Zone may be permitted to be superimposed over any zone within the city.
- D. **PERMITTED USES AND DENSITIES:** Permitted uses shall be as specified within the zone being overlaid. In the case where the underlying zone is a residential zone, the density of dwelling units in the RP Overlay Zone shall be determined by the density (dwelling units per net acre) as calculated from the existing residential zone being overlaid. This density shall be applied to the total project area excluding that land devoted to streets (public and/or private).
- E. **ACCESSORY USES:** Accessory uses shall be as specified within the zone being overlaid.
- F. **CONDITIONAL USES:** Conditional uses, including any customary accessory buildings and uses, shall be as specified within the zone being overlaid, subject to the approval of the Board of Adjustment, as set forth in Sections 9.14 and 18.7 of this ordinance.
- G. **HEIGHT, YARD, AND SETBACK REGULATIONS:** Requirements shall be as specified within the zone being overlaid. However, where any provisions conflict with the adopted design guidelines, the design guidelines shall prevail.
- H. **OFF-STREET PARKING AND LOADING AND/OR UNLOADING:** Off-street parking and, when applicable, loading and/or unloading facilities, shall be as specified within the zone being overlaid. However, where any provisions conflict with the adopted design guidelines, the design guidelines shall prevail.
- I. **FENCES, WALLS, AND SIGNS:** The location, height, and type of all fences, walls, and signs, shall be as specified within the zone being overlaid. However, where any provisions conflict with the adopted design guidelines, the design guidelines shall prevail.

- J. EROSION AND SEDIMENTATION CONTROL: Effective erosion and sedimentation controls shall be planned and applied in accordance with Section 9.7 of this ordinance and the Kenton County Subdivision Regulations.
- K. OTHER DEVELOPMENT CONTROLS:
1. Shall be as specified in the zone being overlaid. However, where any provisions conflict with the adopted design guidelines, the design guidelines shall prevail.
  2. All alterations, remodeling, exterior work, painting, signs, additions, changes, or demolitions shall follow the procedures established by the Urban Design Review Board.