

Section xx.xx LGD, Linden Gateway District Zone

xx.xx.01 Purpose

The purpose of the Linden Gateway District Zone (LGD) is to provide for a pedestrian friendly, mixed use corridor that is compatible with adjacent residential neighborhoods and (1) compliments the *12th Street Design Guidelines* that was funded by the Federal Highway Administration and the Kentucky Transportation Cabinet; and (2) is consistent with the *Linden Gateway Small Area Study's* recommended land use and transportation goals, objectives, policies, and strategies including:

- A. Ensuring new development contributes positively to established residential neighborhoods and their character, and provides a transition between commercial development and adjacent residential neighborhoods.
- B. Enhancing convenience, ease, and enjoyment of transit, walking, shopping, and public gathering within the neighborhood.
- C. Providing an appropriate mix of commercial, office, and residential uses that work together to create a harmonious streetscape.
- D. Establishing building form and architectural standards compatible with the historic character of the area.

This zone is intended to assist in the redevelopment of 12th Street/Martin Luther King, Jr. Boulevard so that it may serve as a destination for residents and those who work in this the area to live, work, and access specialty to retail, office, and service uses. The LGD Zone regulations promote historically sensitive site design, create a sense of place within the corridor, and provide a livable environment for existing residents while enhancing the value and aesthetics of the surrounding community.

xx.xx.02 Conflict

- A. In any case where the standards and requirements of the LGD Zone conflict with those of other provisions of the Covington Zoning Ordinance, the standards and requirements of the LGD Zone shall apply.
- B. Illustrations in this Section are intended to illustrate building forms that are typically seen in the existing context and to demonstrate how measurements are made. They do not illustrate the full range of possible building forms or outcomes allowed within the standards. Parking areas that are shown are intended to illustrate general parking locations and access only and do not illustrate off-street parking, landscaping, or buffer requirements. In the event of a conflict between illustrations and standards in the text, the text standards shall apply.

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xx.xx.03 Applicability and Extent

- A. The regulations of this section apply to all development proposed within the boundaries of the LGD Zone, as shown on the official zoning map.
- B. The requirements of this section shall not apply to existing single- or two-family homes that are used exclusively for residential purposes. Additions or renovations to such structures or accessory uses are permitted, subject to the zoning requirements of the underlying zone as well as the Residential Infill Development regulations, per Section 2.04 of this ordinance. Existing single- and two-family homes that are partially or fully destroyed may be rebuilt as a matter of right. Routine maintenance and in-kind replacement of materials are exempt from the standards and requirements of this section.
- C. Any existing nonconforming structures and uses shall be regulated by Article 14.

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xx.xx.04 Review and Approval Procedures

Developments within the LGD Zone require review and approval in accordance with the following procedures:

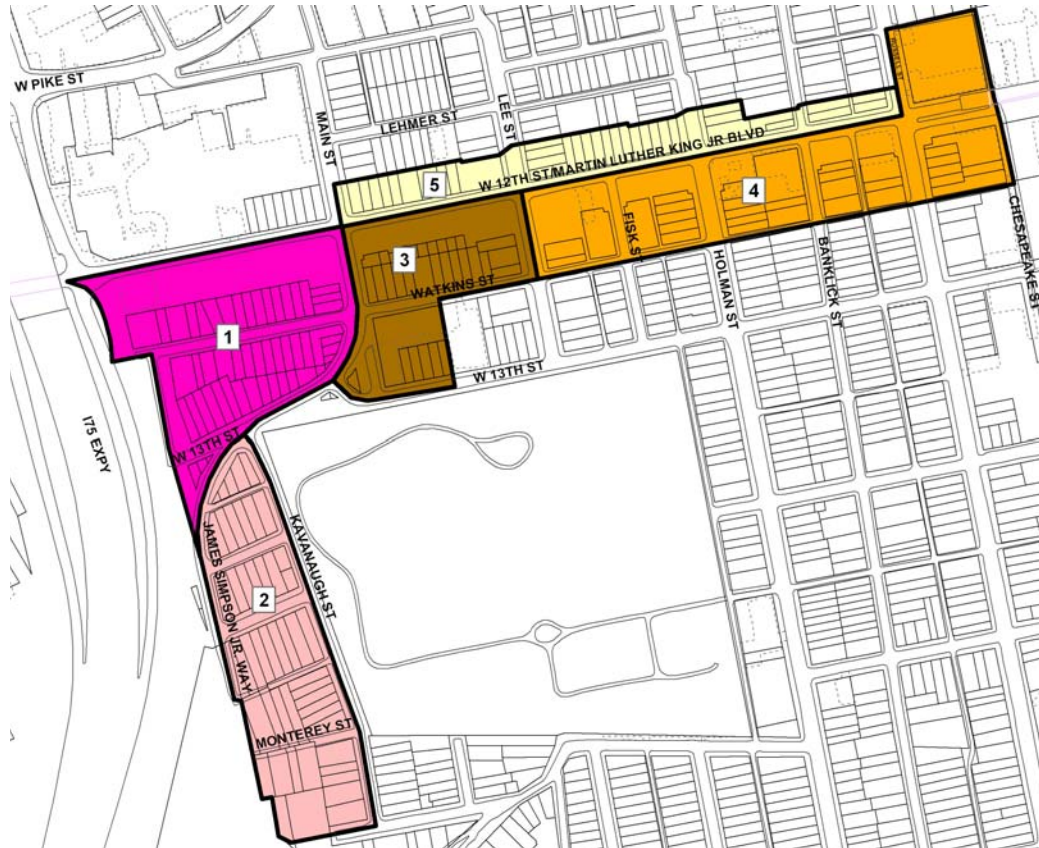
- A. Pre-application meeting: Prior to filing for development plan review, the developer, petitioner, applicant, or property owner shall attend a pre-application meeting with the Kenton County Planning Commission's (KCPC) duly authorized representative/Northern Kentucky Area Planning Commission (NKAPC) staff and City staff to discuss the development review process, the LGD Zone requirements and the City of Covington Zoning Ordinance requirements.

The pre-application meeting is intended to review the development plan and identify any issues in applying the regulations of the LGD Zone. No person may rely upon any comment concerning a proposed development plan, or any expression of any nature about the proposal made by any participant at the pre-application conference as a representation or implication that the proposal ultimately will be approved or rejected in any form.

- B. Stage II Development Plan Review: Projects may be built as a matter of right when they meet all of the standards of the LGD Zone regulations. Incomplete applications will not be accepted for review. Following the formal submission of a Stage II Development Plan, the KCPC's duly authorized representative/NKAPC staff shall prepare a recommendation of approval, approval with conditions, or disapproval. This recommendation shall be forwarded to the City Manager or his/her designee.
- C. Final review and approval by the City Manager or his/her designee shall take place within 30 days from receipt of NKAPC staff recommendation.
- D. Compliance with the Ordinance: Compliance with these regulations shall be evaluated based on the intent of the Ordinance, how well the development conforms to the regulations and whether it is consistent with the city's goals and plans. Minor modifications should be reviewed and discussed at the pre-application conference and shall be based only on proposed challenges related to:
1. topography
 2. street grade
 3. the location of streets
 4. breaks and passages between buildings
 5. signs
 6. streetscape details
 7. design issues related to the inclusion of green infrastructure stormwater management practices
 8. inclusion of existing buildings or mature trees

xx.xx.05 Regulating Plan

The Regulating Plan is the guiding map for the implementation of the LGD. The regulating plan shows the subdistricts that govern the development standards for each property. Each subdistrict will be described further in Sections xx.xx through xx.xx



- A. Subdistrict 1 – [name]
Create an area conducive to the development of medical and professional offices, and public and civic uses in a campus setting with unified architecture. Due to the proximity of this subdistrict to the old Bavarian Brewery, larger footprints and taller buildings are appropriate.
- B. Subdistrict 2 – Kavanaugh Commons
Create an area conducive to the development of medical and professional offices, and public and civic uses in a campus setting with unified architecture. Due to the proximity of this subdistrict to Linden Grove Cemetery and the neighborhood to the south of the cemetery, building scales and heights should enhance the character of the neighborhood.

C. Subdistrict 3 – Transition Mixed Use Corridor

Create an area that transitions from the height and scale of the General Office/Community Facilities subdistrict to the urban character of the Mixed Use Corridor subdistrict. Design through landscaping, signage, and mixed use development standards and an enhanced pedestrian environment are promoted. Taller and larger footprint buildings are appropriate, however the building facades should be broken up to express the scale and character of the existing buildings on the north side of 12th Street/Martin Luther King Jr. Boulevard.

D. Subdistrict 4 – Mixed Use Corridor

Enhance the urban character of 12th Street/Martin Luther King Jr. Boulevard while promoting sustainable development and design through landscaping, signage, and mixed use development standards and an enhanced pedestrian environment. Larger footprint buildings are appropriate, however the building facades should be broken up to express the scale and character of the existing buildings on the north side of 12th Street/Martin Luther King Jr. Boulevard.


E. Subdistrict 5 – Adaptive Reuse Corridor

Promote the preservation and reuse of the existing structures along the north side of 12th Street/Martin Luther King Jr. Boulevard. Adaptive reuses should include specialty retail and office uses that are compatible with the adjacent neighborhood and provide a vibrant mixed use corridor, with the possibility of residential uses on the top floors.

xx.xx.06 Permitted Building Forms and Uses

A. The LGD District allows a variety of building forms and uses based on the character of each subdistrict, as follows:

		Subdistricts/Permitted Uses				
		1	2	3	4	5
Building Forms	Detached Single-Family					• Detached (single-family) house
	Attached Single-Family			• Attached (single-family) house	• Attached (single-family) house	• Attached (single-family) house
	Two-Unit			[permitted uses]	[permitted uses]	[permitted uses]
	Multi-Unit	[permitted uses]		[permitted uses]	[permitted uses]	[permitted uses]
	Mixed-Use	[permitted uses]	[permitted uses]	[permitted uses]	[permitted uses]	[permitted uses]
	Public and Civic	<ul style="list-style-type: none"> • Colleges and universities • Cultural exhibits and libraries • Day care • Hospital • Safety Services • Schools • Recreation and open space - Low-intensity • Postal Service • Religious Assembly 	<ul style="list-style-type: none"> • Colleges and universities • Cultural exhibits and libraries • Day care • Hospital • Safety Services • Schools • Recreation and open space - Low-intensity • Postal Service • Religious Assembly 			
	Office/Medical Service	<ul style="list-style-type: none"> • Medical Service • Office 	<ul style="list-style-type: none"> • Medical Service • Office 			

 Building form not permitted

xx.xx.07

Subdistrict 1 – [name]



(note: map symbology will be changed so if someone prints a black and white copy, they will be able to distinguish Primary and Secondary Streets)

A. Subdistrict 1 Development Standards

	Building Forms			
	Multi-Unit	Mixed-Use	Public and Civic	Commercial
Development Standards	HEIGHT			
	Stories (min/max)	2/6	2/6	2/6
	LOT			
	Minimum Lot Area (square feet)	6,000	N/A	N/A
	Minimum Lot Width	20'	N/A	N/A
	Minimum Lot Area per Dwelling Unit (square feet)	700	700	N/A
	STREET SETBACKS			
	Primary Street (min/max) [1]	10'/15'	10'/15'	10'/15'
	Secondary Street (min/max)	10'/15'	10'/15'	10'/15'
	REQUIRED STREET FRONTAGE			
	Primary Street (min)	70%	80%	80%
	Secondary Street (min)	40%	40%	40%
	INTERIOR SETBACKS			
	SIDE			
	Abutting an R Zone (min)	2'	10% of the lot width	10% of the lot width
	Abutting a Non-R Zone	None required	None required	None required
	REAR			
	Abutting an R Zone (min)	25% of the lot depth	25% of the lot depth	25% of the lot depth
	Abutting an Alley or Street	None required	None required	None required
	Abutting a Non-R Zone	None required	None required	None required
	PARKING SETBACKS			
	Primary Street (min) [2]	10'	10'	10'
	Secondary Street, Side (min) [2]	10'	10'	10'
	Secondary Street, Rear (min)	5'	5'	5'
	Abutting an R Zone (min)	5'	5'	5'
	TRANSPARENCY			
	Ground Story, Primary Street (min)	N/A	60%	60%
	Ground Story, Secondary Street (min)	N/A	40%	40%
	Upper Stories, Primary Street (min)	N/A	50%	50%
	Upper Stories, Secondary Street (min)	N/A	20%	20%
	Length of Blank Wall, Primary or Secondary Street, All Stories (max)	30'	30'	30'
	REQUIRED ENTRY FEATURES			
	Primary Street [1]	Front Porch, Stoop, or Canopy	Door, Canopy, Gallery, Recessed Entry, or Corner Entry	Canopy, Gallery, Recessed Entry, or Corner Entrance

[1] For setbacks and entry features, lot lines adjacent to 12th Street/Martin Luther King Jr. Boulevard shall be considered an interior lot line

[2] In all cases, no off-street parking is permitted in the front yard or side yard adjacent to a primary street

xx.xx.08

Subdistrict 2 – Kavanaugh Commons



(insert legend)

Red – Primary Street

Green – Secondary Street

(note: map symbology will be changed so if someone prints a black and white copy, they will be able to distinguish Primary and Secondary Streets)

A. Subdistrict 2 Development Standards

	Building Forms		
	Mixed-Use	Public and Civic	Commercial
Development Standards	HEIGHT		
	Stories (min/max)	2/3	2/3
	LOT		
	Minimum Lot Area per Dwelling Unit (square feet)	700	N/A
	STREET SETBACKS		
	Primary Street (min/max)	10'/15'	10'/15'
	Secondary Street (min/max)	10'/15'	10'/15'
	REQUIRED STREET FRONTAGE		
	Primary Street (min)	80%	80%
	Secondary Street (min)	40%	40%
	INTERIOR SETBACKS		
	SIDE		
	Abutting an R Zone (min)	10% of the lot width	10% of the lot width
	Abutting a Non-R Zone	None required	None required
	REAR		
	Abutting an R Zone (min)	25% of the lot depth	25% of the lot depth
	Abutting an Alley or Street	None required	None required
	Abutting a Non-R Zone	None required	None required
	PARKING SETBACKS		
	Primary Street (min) [1]	10'	10'
	Secondary Street, Side (min) [1]	10'	10'
	Secondary Street, Rear (min)	5'	5'
	Abutting an R Zone (min)	5'	5'
	TRANSPARENCY		
	Ground Story, Primary Street (min)	60%	60%
	Ground Story, Secondary Street (min)	40%	40%
	Upper Stories, Primary Street (min)	50%	50%
	Upper Stories, Secondary Street (min)	20%	20%
	Length of Blank Wall, Primary or Secondary Street, All Stories (max)	30'	30'
	REQUIRED ENTRY FEATURES		
	Primary Street	Door, Canopy, Gallery, Recessed Entry, or Corner Entry	Canopy, Gallery, Recessed Entry, or Corner Entrance

[1] In all cases, no off-street parking is permitted in the front yard or side yard adjacent to a primary street



(insert legend)

Red – Primary Street

Green – Secondary Street

(note: map symbology will be changed so if someone prints a black and white copy, they will be able to distinguish Primary and Secondary Streets)

A. Subdistrict 3 Development Standards

	Building Forms			
	Attached Single-Family	Two-Unit	Multi-Unit	Mixed Use
Development Standards	HEIGHT			
	Stories (min/max)	2/4	2/4	2/4
	Ground Floor Story Height, floor to floor (min)	N/A	N/A	12'
	LOT			
	Minimum Lot Area (square feet)	2,000	2,000	6,000
	Minimum Lot Width	20'	20'	20'
	Minimum Lot Area per Dwelling Unit (square feet)	2,000	1,000	700
	STREET SETBACKS			
	Primary Street (min/max)	0'/10'	0'/10'	0'/5'
	Secondary Street (min/max)	0'/10'	0'/10'	0'/5'
	REQUIRED STREET FRONTAGE			
	Primary Street (min)	70%	70%	80%
	Secondary Street (min)	40%	40%	40%
	INTERIOR SETBACKS			
	SIDE			
	Abutting an R Zone (min)	2'	2'	2'
	Abutting a Non-R Zone	2'	2'	2'
	REAR			
	Abutting an R Zone (min)	25'	25'	25'
	Abutting an Alley or Street	25'	25'	25'
	Abutting a Non-R Zone	25'	25'	25'
	PARKING SETBACKS			
	Primary Street (min) [1]	5'	5'	5'
	Secondary Street, Side (min) [1]	5'	5'	5'
	Secondary Street, Rear (min)	5'	5'	5'
	Abutting an R Zone (min)	5'	5'	5'
	MASS			
	Primary Building Division (min/max)	20'/50'	20'/50'	20'/50'
	Secondary Building Division (min/max)	5'/20'	5'/20'	5'/20'
	TRANSPARENCY			
	Ground Story, Primary Street (min)	N/A	N/A	N/A
	Ground Story, Secondary Street (min)	N/A	N/A	N/A
	Upper Stories, Primary Street (min)	N/A	N/A	N/A
	Upper Stories, Secondary Street (min)	N/A	N/A	N/A
	Length of Blank Wall, Primary or Secondary Street, All Stories (max)	30'	30'	30'
	REQUIRED ENTRY FEATURES			
	Primary Street	Front Porch, Side Entrance, or Stoop	Front Porch, Side Entrance, or Stoop	Front Porch, Stoop, or Canopy
				Door, Canopy, Gallery, Recessed Entry, or Corner Entry

[1] In all cases, no off-street parking is permitted in the front yard or side yard adjacent to a primary street

xx.xx.10 Subdistrict 4 – Mixed Use Corridor



(insert legend)

Red – Primary Street

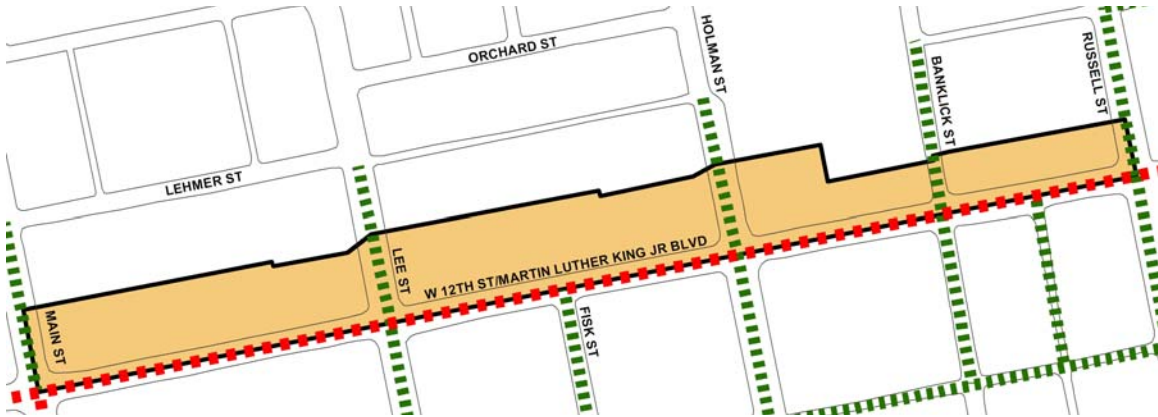
Green – Secondary Street

(note: map symbology will be changed so if someone prints a black and white copy, they will be able to distinguish Primary and Secondary Streets)

A. Subdistrict 4 Development Standards

	Building Forms			
	Attached Single-Family	Two-Unit	Multi-Unit	Mixed Use
Development Standards	HEIGHT			
	Stories (min/max)	2/3	2/3	2/3
	Ground Floor Story Height, floor to floor (min)	N/A	N/A	12'
	LOT			
	Minimum Lot Area (square feet)	2,000	2,000	6,000
	Minimum Lot Width	20'	20'	20'
	Minimum Lot Area per Dwelling Unit (square feet)	2,000	1,000	700
	STREET SETBACKS			
	Primary Street (min/max)	0'/10'	0'/10'	0'/5'
	Secondary Street (min/max)	0'/10'	0'/10'	0'/5'
	REQUIRED STREET FRONTAGE			
	Primary Street (min)	70%	70%	80%
	Secondary Street (min)	40%	40%	40%
	INTERIOR SETBACKS			
	SIDE			
	Abutting an R Zone (min)	2'	2'	2'
	Abutting a Non-R Zone	2'	2'	2'
	REAR			
	Abutting an R Zone (min)	25'	25'	25'
	Abutting an Alley or Street	25'	25'	25'
	Abutting a Non-R Zone	25'	25'	25'
	PARKING SETBACKS			
	Primary Street (min) [1]	5'	5'	5'
	Secondary Street, Side (min) [1]	5'	5'	5'
	Secondary Street, Rear (min)	5'	5'	5'
	Abutting an R Zone (min)	5'	5'	5'
	MASS			
	Primary Building Division (min/max)	20'/50'	20'/50'	20'/50'
	Secondary Building Division (min/max)	5'/20'	5'/20'	5'/20'
	TRANSPARENCY			
	Ground Story, Primary Street (min)	N/A	N/A	N/A
	Ground Story, Secondary Street (min)	N/A	N/A	N/A
	Upper Stories, Primary Street (min)	N/A	N/A	N/A
	Upper Stories, Secondary Street (min)	N/A	N/A	N/A
	Length of Blank Wall, Primary or Secondary Street, All Stories (max)	30'	30'	30'
	REQUIRED ENTRY FEATURES			
	Primary Street	Front Porch, Side Entrance, or Stoop	Front Porch, Side Entrance, or Stoop	Front Porch, Stoop, or Canopy
				Door, Canopy, Gallery, Recessed Entry, or Corner Entry
[1] In all cases, no off-street parking is permitted in the front yard or side yard adjacent to a primary street				

xx.xx.11 Subdistrict 5 – Adaptive Reuse Corridor



(insert legend)

Red – Primary Street

Green – Secondary Street

(note: map symbology will be changed so if someone prints a black and white copy, they will be able to distinguish Primary and Secondary Streets)

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A. Subdistrict 5 Development Standards

	Building Forms				
	Detached Single-Family	Attached Single-Family	Two-Unit	Multi-Unit	Mixed Use
Development Standards	HEIGHT				
	Stories (min/max)	2/3	2/3	2/3	2/3
	Ground Floor Story Height, floor to floor (min)	N/A	N/A	N/A	12'
	LOT				
	Minimum Lot Area (square feet)	2,000	2,000	2,000	6,000
	Minimum Lot Width	20'	20'	20'	20'
	Minimum Lot Area per Dwelling Unit (square feet)	2,000	2,000	1,000	700
	STREET SETBACKS				
	Primary Street (min/max)	0'/10'	0'/10'	0'/10'	0'/5'
	Secondary Street (min/max)	0'/10'	0'/10'	0'/10'	0'/5'
	REQUIRED STREET FRONTAGE				
	Primary Street (min)	70%	70%	70%	80%
	Secondary Street (min)	40%	40%	40%	40%
	INTERIOR SETBACKS				
	SIDE				
	Abutting an R Zone (min)	2'	2'	2'	10% of the lot width
	Abutting a Non-R Zone	2'	2'	2'	None required
	REAR				
	Abutting an R Zone (min)	25'	25'	25'	25% of the lot depth
	Abutting an Alley or Street	25'	25'	25'	None required
	Abutting a Non-R Zone	25'	25'	25'	None required
	PARKING SETBACKS				
	Primary Street (min) [1]	5'	5'	5'	5'
	Secondary Street, Side (min) [1]	5'	5'	5'	5'
	Secondary Street, Rear (min)	5'	5'	5'	5'
	Abutting an R Zone (min)	5'	5'	5'	5'
	MASS				
	Primary Building Division (min/max)	N/A	20'/50'	20'/50'	20'/50'
	Secondary Building Division (min/max)	N/A	5'/20'	5'/20'	5'/20'
	TRANSPARENCY				
	Ground Story, Primary Street (min)	N/A	N/A	N/A	60%
	Ground Story, Secondary Street (min)	N/A	N/A	N/A	40%
	Upper Stories, Primary Street (min)	N/A	N/A	N/A	50%
	Upper Stories, Secondary Street (min)	N/A	N/A	N/A	20%
	Length of Blank Wall, Primary or Secondary Street, All Stories (max)	N/A	30'	30'	30'
	REQUIRED ENTRY FEATURES				
	Primary Street	Front Porch, Side Entrance, or Stoop	Front Porch, Side Entrance, or Stoop	Front Porch, Side Entrance, or Stoop	Front Porch, Stoop, or Canopy
					Door, Canopy, Gallery, Recessed Entry, or Corner Entry

[1] In all cases, no off-street parking is permitted in the front yard or side yard adjacent to a primary street