

**CHAPTER 16.16
STANDARD ZONING DISTRICTS**

16.16.010 Establishments of Zoning Districts

For the purposes of this zoning ordinance, the city is divided into Zoning Districts designated as follows:

NR-1, Neighborhood Residential 1 District

This zoning district is intended primarily for lower density one-family residences and related uses. This district is designed to stabilize and protect the residential characteristics of the district and to encourage a suitable family life on larger lots.

NR-2, Neighborhood Residential 2 District

This zoning district is intended primarily for medium density one-family residences and related uses. This district is designed to stabilize and protect the residential characteristics of the district and to encourage a suitable family life on smaller lots.

NR-3, Neighborhood Residential 3 District

This zoning district is intended primarily for higher density one-family residences and related uses. This district is designed to stabilize and protect the residential characteristics of the district and to encourage a suitable family life on smaller lots.

CR, Corridor Residential District

This zoning district is intended primarily for two-family and multifamily housing and related uses. This district is designed to provide a multi-family residential characteristic with lower densities.

TCR, Town Center Residential District

This zoning district is intended primarily for two-family and multifamily housing and related uses. This district is designed to provide a multi-family residential characteristic with higher densities.

NM, Neighborhood Mixed Use District

This zoning district is intended primarily for mixed-use development and related uses at a lower density. This district provides a location for residences and convenient goods and services directly adjacent to single-family neighborhoods that will satisfy the common and frequent needs of the residents of nearby residential neighborhoods with design standards and design parameters to encourage a pedestrian-friendly traditional urban form, oriented to pedestrians, which will limit the conflicts between vehicles and pedestrians.

CM, Corridor Mixed Use District

This zoning district is intended primarily for mixed-use development and related uses at a medium density. This district provides a location for residences, retail, goods and services and offices to satisfy the common and frequent needs of the city's businesses and residents with

design standards and design parameters to encourage a pedestrian-friendly traditional urban form, oriented to pedestrians, which will limit the conflicts between vehicles and pedestrians.

TCM, Town Center Mixed Use District

This zoning district is intended primarily for mixed-use development and related uses at a higher density. This district provides a location for residences, retail, goods and services and offices to satisfy the common and frequent needs of the city's commercial core and greater Covington area with design standards and design parameters to encourage a pedestrian-friendly traditional urban form, oriented to pedestrians, which will limit the conflicts between vehicles and pedestrians.

M1, Light Industrial District

This zoning district is intended for properties that are located on or have ready access to a major street or state highway and are well adapted to light industrial development but whose proximity to residential or commercial districts makes it desirable to limit industrial operation and processes to those that are not objectionable in terms of the emission of noise, vibration, smoke, dust, gas, fumes, odors and do not create fire or explosion hazards, or other obnoxious conditions.

M2, Heavy Industrial District

This zoning district is intended for properties that are located on or have ready access to a major street or state highway and are well adapted to heavy industrial development but whose proximity to residential or commercial districts makes it desirable to limit industrial operation and processes to those that are not objectionable in terms of the emission of noise, vibration, smoke, dust, gas, fumes, odors and do not create fire or explosion hazards, or other obnoxious conditions.

16.16.020 Permitted Uses

- A. The uses set forth in the table below shall be permitted only as listed within each zoning district and only in the manner so listed. Any use not listed in said table is prohibited in all districts. No use shall be permitted and no structure associated with such use shall be erected, structurally altered or enlarged unless the use is permitted as one of the following:
 1. P: A permitted use.
 2. S: A use requiring a special use permit subject to approval following the application procedures and requirements in chapter 16.12 and the additional criteria of chapter 16.24.
 3. A: An accessory use subject to the requirements specified herein and in chapter 16.24 and those regulations and definitions generally applicable to accessory uses.
- B. Any use not listed with the letter P, S, or A in a particular zoning district shall be prohibited in that zoning district, unless it is a nonconforming use lawfully established prior to the effective date of the regulation that rendered it legally nonconforming. See chapter 16.36.
- C. Any use listed with a "Yes" in the column headed by the words "Suppl. Regs" in the table below shall satisfy the applicable supplemental use standards established in chapter 16.24 of this chapter.
- D. Restrictions on the location of telecommunication facilities in certain zoning districts are provided in chapter 16.56.
- E. Permitted uses for Overlay Zoning Districts are listed in chapter 16.20.

F. The majority of uses listed in the table below are based on the North American Industry Classification System (NAICS). Where the use is not defined in chapter 16.08 and where the use has a NAICS code indicated in the table below, the NAICS definition shall apply. For uses that fall within more than one use category, the more detailed definition shall apply: the definition of a six-digit NAICS class usurps the definition of a five-digit NAICS class, the definition of a five-digit NAICS class usurps the definition of a four-digit NAICS class and so on. All remaining uses identified in the zoning ordinance are intended to have the commonly accepted definitions contained in the most recent edition of the Merriam-Webster Dictionary.

NAICS Code	Uses	Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
NAICS Code	AGRICULTURE, FORESTRY, FISHING AND HUNTING	Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
	Animal Hospitals and Veterinary Clinics	Yes							S		P	
	Farming, General	Yes	P									
113	Forestry and Logging (Timber Harvesting)	Yes	P									
1114	Greenhouse, Nursery & Floriculture Production		P								P	P
	Keeping and Raising of Farm Animals	Yes	P									
	Kennel, hobby & pet boarding	Yes	A									
	Livestock Quarters and Enclosures	Yes	P									
	Horse Stables, Riding & Boarding	Yes	P								P	P
NAICS Code	RESIDENTIAL	Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
	Day Care Center, Adult; Day Care Center, Child	Yes	S	S	S	S	S	S	P	P		
624410	Day Care Facility, Adult; Day Care Facility, Child	Yes	S	S	S	S	S	S	P	P		
	Drug Rehabilitation Center, or Other Facility for Treatment of Drug Dependency	Yes				S	S		S	S	S	S
	Dwelling, Caretaker/Employee	Yes	P	P	P	P	P	P	P	P		
	Dwelling, Multifamily					P	P	P	P	P		
	Dwelling, Single-Family Detached		P	P	P	P	P	P	P	P		
	Dwelling, Two-Family (Duplex)					P	P	P	P	P		
	Dwellings, Single-Family Zero Lot Line	Yes			P	P	P	P	P	P		
623312	Homes for the Elderly		S	S	S	S	S	S	P	P		

NAICS Code		Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
	Home Occupation	Yes	A	A	A	A	A	A	A	A		
	Industrialized Home	Yes	P	P	P	P	P	P	P	P		
623110	Nursing Care Facilities		S	S	S	S	S	S	P	P		
	Parking In NR1, NR2 or NR3 Districts	Yes	A	A	A	A						
	Personal Care Home, Congregate (16+)	Yes				S	S	P	P	P		
	Personal Care Home, Family (4-6)	Yes	S	S	S	P	P	P	P	P		
	Personal Care Home, Group (7-15)	Yes				S	S	P	P	P		
	Halfway House	Yes				S	S	P	P	P		
623220	Residential Mental Health Facility					S	S	P	P	P		
	Storm Shelter	Yes	S	S	S	S	S	P	P	P		
	Subdivision, Residential		P	P	P	P	P	P	P	P		
	Transitional Housing Facility	Yes				S	S	S	S	S		
	Yard Sales	Yes	A	A	A	A	A	A	A	A		
MINING												
NAICS Code		Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
211, 212, 213	Mining, Oil and Gas Extraction, Quarry	Yes										S
	Mineral Extraction - Rock for Production and Processing of Crushed Stone	Yes										S
UTILITIES												
NAICS Code		Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
	Electric, Petroleum or Gas Substation	Yes				S	S	S	S	S	P	P
22111	Electric Power Generation	Yes				S	S	S	S	S	P	P
22133	Steam and Air-Conditioning Supply											P
	Utility Structures and Buildings	Yes				S	S	S	S	S	P	P
CONSTRUCTION												
NAICS Code		Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
	Temporary Structure	Yes	P	P	P	P	P	P	P	P	P	P
MANUFACTURING												
NAICS Code		Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
315	Apparel Manufacturing										P	P
312	Beverage and Tobacco Product Manufacturing										P	P
	Compost Facility	Yes									P	P

NAICS Code		Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
334	Computer and Electronic Product Manufacturing										P	P
335	Elect. Equip., Appliance, and Component Manufacturing										P	P
332	Fabricated Metal Product Manufacturing										P	P
311	Food Manufacturing										P	P
337	Furniture and Related Product Manufacturing										P	P
316	Leather and Allied Product Manufacturing										P	P
333	Manufacturing Plants, Machinery Manufacturing	Yes									P	P
339	Miscellaneous Manufacturing (incl. jewelry, toys and musical instruments)										P	P
327	Nonmetallic Mineral Product Manufacturing										S	P
	Outdoor Storage	Yes						S	S	S	S	P
323	Printing and Related Support Activities										P	P
	Recycling Center	Yes									S	S
313	Textile Mills										P	P
336	Transportation Equipment Manufacturing										S	P
NAICS Code WHOLESALE TRADE Suppl. Regs.												
	Open Yard Storage Business	Yes										P
424	Merchant Wholesalers, Nondurable Goods										P	P
423610	Other Motor Vehicle Electrical and Electronic Equipment Manufacturing											P
423930	Recyclable Material Merchant Wholesalers											P
421, 422	Wholesale Trade											P
NAICS Code RETAIL TRADE Suppl. Regs.												
452990	All Other General Merchandise Stores								P	P	P	
453998	All Other Miscellaneous Store Retailers (except Tobacco Stores)									P	P	
445299	All Other Specialty Food Stores								P	P	P	
441310	Automotive Parts & Accessories Stores									P		P

NAICS Code		Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
445310	Beer, Wine, & Liquor Stores							P	P	P		
441222	Boat Dealers										P	
451211	Book Stores							P	P	P		
444	Building Material and Garden Equipment and Supplies Dealers	Yes						S	P	P	P	P
443130	Camera & Photographic Supplies Stores							P	P	P		
448150	Clothing Accessories Stores							P	P	P		
	Convenience Store							S	P	S	P	P
446120	Cosmetics, Beauty Supplies, and Perfume Stores							P	P	P		
452110	Department Store								P	P		
454110	Electronic Shopping & Mail-Order Houses							P	P	P		
443	Electronics and Appliance Stores							P	P	P		
442210	Floor Covering Stores							P	P	P	P	
453110	Florists							P	P	P		
445	Food and Beverage Stores							P	P	P		
445230	Fruit and Vegetable Markets					S	P	P	P	P	P	P
442	Furniture and Home Furnishings Stores							P	P	P		
447110	Gasoline Station with Convenience Store	Yes						P	P	P	P	
447	Gasoline Stations	Yes						P	P	P	P	
452	General Merchandise Stores					P	P	P	P	P		
453220	Gift, Novelty, & Souvenir Stores					P	P	P	P	P		
444130	Hardware Stores					P	P	P	P	P		
446	Health and Personal Care Stores					P	P	P	P	P		
444110	Home Centers							P	P	P		
443111	Household Appliance Stores							P	P	P		
448310	Jewelry Stores					P	P	P	P	P		
454312	Liquefied Petroleum Gas (Bottled Gas) Dealers										S	P
448320	Luggage & Leather Goods Stores					P	P	P	P	P		
453	Miscellaneous Store Retailers					P	P	P	P	P		
441	Motor Vehicle Sales	Yes							P	P	P	
451212	News Dealers & Newsstands					P	P	P	P	P	P	P
444220	Nursery and Garden Centers							P	P	P		
453210	Office Supplies and Stationery Stores					P	P	P	P	P		
446130	Optical Goods Stores					P	P	P	P	P		
444190	Other Building Material Dealers							P	P	P		

NAICS Code		Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
444120	Paint and Wallpaper Stores							P	P	P	P	
52229	Pawn Shops	Yes						S	S	S	P	
453910	Pet and Pet Supplies Stores							P	P	P		
446110	Pharmacies & Drug Stores					P	P	P	P	P		
443112	Radio, Television, and Other Electronics Stores							P	P	P		
441210	Recreational Vehicle Dealers											P
451130	Sewing, Needlework, and Piece Goods Stores					P	P	P	P	P		
451120	Shopping Center							P	P	P		
451110	Sporting Goods Stores							P	P	P		
	Temporary Use, Commercial Retail	Yes						P	P	P		
453991	Tobacco Stores							P	P	P		
453310	Used Merchandise Store (except pawn shops)							P	P	P		
NAICS Code	TRANSPORTATION AND WAREHOUSING	Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
481	Air Transportation; Airport, Private											P
492110	Couriers										P	P
488510	Freight Transportation Arrangement											P
484210	General Freight Trucking, Local											P
493110	General Warehousing and Storage										P	P
	Intermodal Terminal Facility											P
485210	Interurban and Rural Bus Transportation										P	P
493110	Mini-warehouses and Self-Storage Units	Yes									P	P
488490	Other Support Activities for Road Transportation											P
488991	Packing and Crating											P
	Parking and Storage of Large Vehicles	Yes										P
	Storage Tank, Bulk, Flammable Liquids	Yes										P
4881	Support Activities for Air Transportation (incl. airports)										P	P
485310	Taxi Service											P
485	Transit and Ground Passenger Transportation								P			P

NAICS Code	COMMUNICATIONS	Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
	Antenna, Amateur Radio	Yes	P	P	P	P	P	P	P	P	P	P
	Antenna, Satellite	Yes	P	P	P	P	P	P	P	P	P	P
515, 517	Broadcasting and Telecommunications Buildings								P	P	P	P
515	Cable & Other Program Distribution								P	S	P	P
518	Data Processing Services							P	P	P	P	
512	Motion Picture and Sounds Recording Industries										P	
512131	Motion Picture Theaters (except Drive-Ins)								P	P		
519	Other Information Services (archives, internet publishing, broadcasting)										P	
511	Publishing Industries								P	P	P	P
51511	Radio Stations								P	P	P	P
51512	Television Broadcasting Stations								P	P	P	P
517110	Wired Telecommunications Carrier Buildings										P	P
NAICS Code	FINANCE AND INSURANCE	Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
522110	Commercial Banking							P	P	S		
522291	Consumer Lending							S	P	S		
522130	Credit Unions							S	P	S		
524210	Insurance Agencies & Brokerages							P	P	P		
522120	Savings Institutions							P	P	S		
523120	Securities Brokerage							S	P	S		
NAICS Code	REAL ESTATE AND RENTAL AND LEASING	Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
532411	Commercial Air, Rail, and Water Transportation Equipment Rental and Leasing								P		P	P
532310	General Rental Centers								P		P	
5312	Offices of Real Estate Agents & Brokerages							P	P	P		
532111	Passenger Car Rental	Yes									P	P
532230	Video Tape and Disc Rental							P	P	P		
NAICS Code	PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES	Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
54181	Advertising Agencies							P	P	P	P	
541870	Advertising Material Distribution Services										P	

NAICS Code		Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
541922	Commercial Photography							S	P	P	P	
541512	Computer Systems Design Services							P	P	P	P	P
541511	Custom Computer Programming Services							P	P	P	P	
541860	Direct Mail Advertising								P	P	P	
541330	Engineering Services							P	P	P	P	
541430	Graphic Design Services							P	P	P	P	
541320	Landscape Architecture Services							P	P	P	P	
541211	Offices of Certified Public Accountants							P	P	P	P	
	Office, Professional							P	P	P	P	
541890	Other Services Related to Advertising								P	P	P	
541614	Process, Physical Distribution and Logistics Consulting Services											P
54	Professional Services							P	P	P	P	
541820	Public Relations Agencies							P	P	P	P	
541710	Research and Development							P	P	P	P	
541711	Biotechnology							P	P	P	P	
541370	Surveying /Mapping Services							P	P	P	P	P
541213	Tax Preparation Services							P	P	P	P	
541380	Testing Laboratories								P	S	P	P
541940	Veterinary Services	Yes						S	P	P	P	P
NAICS Code	MANAGEMENT OF COMPANIES AND ENTERPRISES	Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
551	Management of Companies and Enterprises								P	P	P	
NAICS Code	ADMINISTRATIVE AND WASTE MANAGEMENT AND REMEDIATION SERVICES	Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
561740	Carpet & Upholstery Cleaning Services								P		P	
561440	Collection Agencies								P		P	
561710	Exterminating & Pest Control Services								P		P	P
	Landfill, Sanitary (Municipal)	Yes										S
561730	Landscaping Services								P		P	
561622	Locksmiths								P	P	P	
561439	Other Business Service Centers (including Copy Shops)							S	P	P	P	
561510	Travel Agencies					P	P	P	P	P	P	P

NAICS Code	EDUCATIONAL SERVICES	Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
6113	Colleges, Universities, and Professional Schools	Yes						S	P	S	P	
611710	Educational Support Services	Yes						S	P	P	P	
51912	Libraries and Archives	Yes	S	S	S	P	P	P	P	P		
6116	Other Schools & Institutions		S	S	S	P	P	P	S		P	P
611110	Schools, K-12	Yes	S	S	S	P	S	P	S			
61151	Technical and Trade Schools					P	S	P	S	S	P	P
NAICS Code	HEALTH CARE AND SOCIAL ASSISTANCE	Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
621	Ambulatory Health Care Services							S	P		P	
532411	Commercial Air, Rail and Water Transportation Equipment Rental and Leasing								P	P	P	
624120	Day Care Center, Adult	Yes				S	S	S	P	P		
624410	Day Care Center, Child	Yes				S	S	S	P	P		
525	Funds, Trusts and Other Financial Vehicles (health and welfare included)								P	P	P	
622110	General Medical & Surgical Hospitals	Yes						S	P	P		
532291	Home Health Equipment Rental								P	P	P	
524	Insurance Carriers and Related Activities								P	P	P	
	Medical, Dental Clinic							S	P	P		
339116	Medical, Dental Laboratories								P	P	P	P
621511	Medical Laboratories								P	P	P	P
623	Nursing and Residential Care Facilities							S	P	P		
621111	Offices of Physicians							P	P	P		
NAICS Code	ARTS, ENTERTAINMENT & RECREATION	Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
	Adult Entertainment Establishments	Yes									P	P
713110	Amusement & Theme Parks	Yes							P	S		
713120	Amusement Arcades	Yes							P			
713950	Bowling Centers								P			
713940	Fitness and Recreational Sports Centers (includes public swimming pool)	Yes	P	P	P	P	P	P	P			
713910	Golf Courses and Country Clubs		P	P	P	P	P	P	P			
713990	Indoor Shooting Range										P	
712	Museums, Historical Sites, and Similar Institutions		S	S	S	S	S	P	P	P		
712190	Nature Parks & Other Similar Institutions	Yes	P	P	P	P	P	P	P	P	P	

NAICS Code		Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
711	Performing Arts, Spectator Sports, and Related Activities (Incl. amphitheater, stadiums and concert halls)								P	P		
	Recreation Center and Club, Private								P	S		
711211	Sports Teams and Clubs	Yes	S	S	S	S	S	S	P	P	P	
	Swimming Pool, Home	Yes	A	A	A	A	A	A	A	A		
712130	Zoos and Botanical Gardens	Yes							P			
NAICS Code	ACCOMMODATION & FOOD SERVICES	Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
721191	Bed & Breakfast Inn	Yes	S	S	S	P	P	P	P	P		
722320	Caterers							S	P	P		
72211	Full-Service Restaurants					P	P	P	P	P		
	Hotels and Motels	Yes						S	P	P	P	
72111	Hotels and Motels / Extended Stay	Yes										P
722211	Limited-Service Restaurants (incl. fast food)					P	P	P	P	P	P	
722213	Ice Cream Parlors					P	P	P	P	P		
721214	Recreational and Vacation Camps (except Campgrounds)	Yes								S	P	
721310	Rooming & Boarding Houses	Yes				S	S	S	P			
721211	Recreational Vehicle (RV) Parks & Campgrounds	Yes										P
NAICS Code	OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)	Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
92312	Administration of Public Health Programs								P	P	P	
811412	Appliance Repair and Maintenance	Yes						S	S		P	
	Automobile Impound Lot	Yes									S	S
811192	Automobile Wash Services	Yes							P		P	P
8111	Automotive, Repair and Maintenance	Yes							S		S	P
812111, 812112	Barber Shops and Beauty Salons					S	P	P	P	P		
812910	Boarding and Breeding Kennels	Yes							S		P	
812220	Cemeteries, Mausoleums and Colabariums	Yes	S	S	S	S	S	S	S	S	S	S
812220	Crematory	Yes							S		P	P
8134	Civic and Social Organizations		S	S	S	S	S	P	P	P		

NAICS Code	Suppl. Regs.	NR1	NR2	NR3	CR	TCR	NM	CM	TCM	M1	M2
811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance									P	P
811212	Computer and Office Machine Repair and Maintenance							P	P	P	
811211	Consumer Electronics Repair & Maintenance							P	P	P	
812320	Dry Cleaning & Laundry Services (except Coin-Operated)	Yes						P	S	P	
	Equestrian Training and Sales Facility							S	P		P
811430	Footwear and Leather Goods Repair				P	P	P	P	P		
812210	Funeral Homes & Funeral Services						P	P	S	P	
	Funeral Homes & Funeral Services with Crematory						S	S	S	S	
811411	Home and Garden Equipment Repair and Maintenance							P		P	
812332	Industrial Launderers									P	P
812320	Laundromat (coin operated)				P	P	P	P	P	P	
812331	Linen Supply								P	P	P
812930	Parking Lot & Garages	A	A	A	P	P	P	P	P	P	P
	Place of Worship (less than 10 acres)	P	P	P	P	P	P	P	P	S	S
	Place of Worship (10 acres and more)	Yes	S	S	S	S	S	S	P	P	S
813920	Professional Organizations (including health professional's associations)							P	P	P	
926150	Regulation, Licensing and Inspection of Miscellaneous Commercial Sectors							P	P	P	
811420	Reupholstery & Furniture Repair							P		P	
813212	Voluntary Health Organizations							P	P	P	

16.16.030 Space Dimensions

The following table set forth the space dimensions required for each zoning district.

- A. For all landscape zone, sidewalk, minimum building height and front yard dimensions, reference chapter 16.28. In the case of a corner lot which abuts any two (2) intersecting streets, the minimum side yard setback for the side of the building or structure facing a street shall be two-thirds of the front yard setback for that street in the district as listed in the Street Type Dimensions Table in chapter 16.28.30.
- B. Non-residential uses in Multi-family districts. Corridor Residential (CR) and Town Center Residential (TCR) districts shall be permitted to have non-residential uses provided said non-

residential uses shall be limited to a total of ten percent (10%) of the total residential FAR and no single individual non-residential use shall be permitted to exceed one thousand five hundred (1,500) square feet of floor area.

- C. Neighborhood Mix districts. In Neighborhood Mix (NM) districts, permitted individual non-residential uses shall be prohibited from exceeding one thousand five hundred (1,500) square feet of floor area.
- D. All mixed districts (NM, CM and TCM) shall permit a bonus total density greater than the base density permitted as specified in the Space Dimensions Table when all built square footage in excess of the base FAR is built at a 1:1 ratio of residential to non-residential uses.
- E. Where a rear yard abuts upon a street, no structure shall be closer to the rear lot line than the required front yard setbacks found in the Street Type Dimensions Table in chapter 16.28.30.
- F. The gross floor area for permitted dwellings shall not be less than six hundred and fifty (650) square feet. For size limitations on accessory uses and structures see section 16.20.020.

SPACE DIMENSIONS TABLE	Neighborhood Residential 1	Neighborhood Residential 2	Neighborhood Residential 3	Corridor Residential	Town Center Residential	Neighborhood Mix	Corridor Mix	Town Center Mix	Industrial 1	Industrial 2
Residential Base FAR (Max)	N/A	N/A	N/A	1.0	2.0	.75	1.0	1.5	N/A	N/A
Non-Residential Base FAR (Max)	N/A	N/A	N/A	10%	10%	.75	1.0	1.5	N/A	N/A
Total FAR with Bonuses (Max)	N/A	N/A	N/A	N/A	N/A	2.0	3.0	4.0	N/A	N/A
Building Coverage (Max, % of lot area)	35%	70%	80%	70%	100%	80%	80%	100%	60%	60%
Open Space (Min, a % of lot area)	N/A	N/A	N/A	20%	10%	10%	20%	10%	10%	10%
Impervious Surface (Max, % of lot area)	45%	80%	90%	70%	100%	90%	90%	100%	80%	80%
Max Building Height (Max, in feet & floors)	35'	35'	35'	60' & 4 floors	70' & 5 floors	50' & 3 floors	60' & 4 floors	70' & 5 floors	N/A	N/A
Dwelling Gross Floor Area (Min, in square feet) (* Average square footage)	1,500	1,200	900	1,000*	1,000*	1,000*	1,000*	1,000*	N/A	N/A
Lot Area (Min, in square feet)	12,000	5,000	1,800	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lot Width (Min, in feet)	75'	50'	20'	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Side Yard (Min, in feet)	10'	7'	N/A	10' or 0'	N/A	10' or 0'	10' or 0'	N/A	20'	20'
Rear Yard (Min, in feet)	20'	20'	N/A	20'	N/A	10'	20'	N/A	20'	20'

CHAPTER 16.28
CIVIC DESIGN**16.28.010 Civic Design Provisions**

The regulations set forth in this chapter shall govern the urban and civic design aesthetics and building form in all zoning district.

16.28.20 Building Design

The following regulations shall apply to buildings in any CR, TCR, NM, CM or TCM district.

A. Building Materials and Design.

1. No exterior wall or facade of any metal building visible from any public street shall have the appearance of a metal building. Such exterior walls and facades shall brick, glass, wood, stucco, stone or cement-based siding.
2. Building materials for facades of buildings oriented to public streets shall be constructed of brick, stone, or textured concrete masonry units, stucco, or glass. Up to fifty (50) percent of facades of residential buildings also may be constructed with wood siding or similar material approved by the planning and zoning director.

B. Relationship of Building to Street.

1. Delineation of building floors at the third story above sidewalk level and lower shall be executed through windows, belt courses, cornice lines or similar architectural detailing.
2. All buildings shall have their primary façade directly fronting and facing a public or private street.
3. The primary pedestrian access to all sidewalk level uses and business establishments with public or private street frontage shall be directly accessible and visible from the sidewalk adjacent to such street.
4. No barbed wire, razor wire, chain link fence or similar elements shall be visible from any public plaza, ground level or sidewalk level outdoor dining area or public right-of-way.
5. Drive-through service windows, drive-in facilities, drives and surface parking facilities shall not be located between a building and the street.

C. Building Scale.

1. Discontinuous building massing: Every building shall reduce its perceived height and bulk by dividing the building mass into smaller scale components. Building walls exceeding one hundred (100) continuous horizontal linear feet shall utilize offsets, such as projections, recesses, and changes in floor level, to add architectural interest and variety, and to relieve the negative visual effect of a simple long wall.
2. Variation in building silhouettes: Variation in the roofline of buildings and offsets in pitched roofs and gables shall be required. Parapets in building masses exceeding one hundred (100) continuous linear feet shall be varied in height and projection and shall use decorative elements such as crown moldings, dental, brick soldier courses, or similar detail.
3. Building step backs: Buildings in excess of fifty (50) feet in height shall be required to step back that portion of the building greater than fifty (50) feet in height a minimum linear distance of ten (10) feet away from the building façade located below the fifty (50) foot height plane.

D. Storefront Requirements.

1. Ground-floor non-residential uses shall provide said uses for a minimum depth of twenty (20) feet from any building façade along the public sidewalk.

2. The length of façade without intervening fenestration, architectural detailing or entryway shall not exceed twenty (20) feet.
3. Fenestration treatment shall be provided for a minimum of sixty-five (65%) percent of the length of all street frontages. A maximum of fifteen (15%) percent of said fenestration treatment shall be permitted to utilize architectural detailing in place of glass materials to meet the fenestration treatment requirements. All fenestration treatments shall be visually and architecturally consistent and compatible with each other.
4. Fenestration shall not utilize painted glass, reflective glass or other similarly treated or opaque windows. Entrances may be counted towards fenestration requirements.

16.28.030 Streetscape Dimensions

- A. Private lanes, drives or streets used to meet any of the street requirements of this title 16 shall meet the dimensional requirements set forth in the Street Type Dimensions Table.
- B. Streets designated as Freeways shall not be regulated by the Street Type Dimensions Table.
- C. All public streets within the city shall be officially designated on the City of Covington Street Plan Map by street type. All streets, and development and landscaping thereon, shall meet dimensional requirements set forth in the following Street Type Dimensions Table.
- D. See the Space Dimensions Table in section 16.16.030 for dimension requirements for densities, maximum heights, side and rear yards and other lot calculations as regulated by zoning districts.

STREET TYPE DIMENSIONS TABLE	Minor Streets	Subdivision Streets, Loop Streets & Cul-de-Sacs	Arterials & Collectors	Major Thoroughfares & Downtown Streets
Landscape Zone (minimum, in ft)	3'	5'	5'	5'
Sidewalk Clear Zone (minimum, in ft)	5'	5'	6'	10'
Building Façade Height (minimum, in ft)	15'	15'	20'	25'
Front Yard (minimum, in ft)	10'	25'	20'	20'

16.28.040 Blocks

- A. The lengths, widths, and shapes of blocks shall be determined with due regard to:
 1. Provision of adequate building sites suitable to the special needs of the types of use contemplated.
 2. Zoning requirements as to lot sizes and dimensions.
 3. Needs for convenient access, circulation, control, and safety of street traffic.
 4. Limitations and opportunities of topography.
- B. Blocks in NR1, NR2 or NR3 districts shall not be greater than one thousand eight hundred (1,800) feet in length, or less than six hundred (600) feet in length. In blocks over one thousand (1,000) feet long, the planning and zoning director may, when existing or proposed public gathering places so justify, require public crosswalks across the block.

- C. Blocks in NR1, NR2 or NR3 districts shall be wide enough to provide two tiers of lots, except where fronting on arterials, collectors or major thoroughfares or prevented by topographical conditions or size of the property, in which case the planning commission may require and/or approve a single tier of lots of minimum depth.
- D. Development in NR1, NR2 or NR3 districts that abuts undeveloped NR1, NR2 or NR3 property shall provide one local street connection to the adjacent property for each eight hundred (800) feet of shared property line.
- E. Development in CR, TCR, NM, CM or TCM districts, with more than six hundred (600) feet of frontage along a single street shall be divided by streets into blocks having a maximum length of six hundred (600) feet, as measured from street curb to street curb.
- F. Streets used to divide properties into blocks shall meet all of the street and sidewalk designations of this zoning ordinance.
- G. Opportunities for inter-parcel vehicle access points between all contiguous tracts in any CR, TCR, NM, CM, TCM, M1 or M2 district shall be provided.
- H. A cul-de-sac street that ends within one hundred (100) feet of an adjacent collector, arterial or major thoroughfare street shall provide a five-foot wide sidewalk in a ten (10) foot wide easement connecting the sidewalk on the cul-de-sac to the sidewalk on the adjacent collector, arterial or major thoroughfare street.
- I. Gates and security arms shall be prohibited from crossing any public street or sidewalk.

16.28.050 Sidewalks

- A. Sidewalks.
 - 1. Public sidewalks shall be located along both sides of all streets and shall have minimum widths as specified in the Street Type Dimensions Table. Sidewalks shall consist of two (2) zones: a landscape zone and a sidewalk clear zone.
 - 2. Landscape zones shall be located immediately adjacent to the curb and shall be continuous. This zone may be used for street trees, street lights, benches, planters, trash receptacles, bicycle parking racks and other street furniture, pedestrian lights, landscaping, or sod. Additional pavement or other similar elements shall be permitted only as approved by the planning and zoning director.
 - 3. Sidewalk clear zones shall be located immediately contiguous to the landscape zone and shall be continuous. Said zone shall be hardscape, and shall be unobstructed for a minimum height of eight (8) feet. Special paving within the sidewalk clear zone shall be permitted only as approved by the planning and zoning director.
 - 4. For specific street tree planting requirements, see title 14: chapter 14.28 Tree Preservation.
 - 5. Required tree plantings may be planted in the adjacent front yard when extreme conditions prevent the planting of street trees within the landscape zone and only as approved by the planning and zoning director.
 - 6. Outdoor dining. Outdoor dining may encroach into the sidewalk clear zone when the following criteria are met:
 - a. Shall provide a minimum of six (6) feet wide of unobstructed sidewalk clear zone area;
 - b. No permanent structure or ornamentation shall be located within the area where encroachment is permitted and no element shall be attached to the sidewalk in any way;
 - c. At such time as the outdoor dining use is discontinued, sidewalks shall comply with all requirements of this chapter; and

- d. Outdoor dining may be separated from the sidewalk only with movable planters, fencing or similar non-fixed barriers provided they do not exceed a height of thirty-six (36) inches including any plant material.

16.28.060 Front Yards

- A. Front yards shall have the minimum dimensions specified in the 16.28.030 Streetscape Dimensions Table.
- B. The square footage contained within the front yard which meets open space criteria may be counted towards the open space requirements.
- C. Landscape zones and sidewalk clear zones shall be permitted within the front yard.
- D. Front yards for buildings in which the predominant use is nonresidential shall ensure pedestrian access from the adjacent sidewalk clear zone to the required primary pedestrian entrance of the building and may also include fountains, pedestrian furniture, public art, plazas and similar elements.
- E. Front yards for buildings in which the predominant use is residential shall be landscaped with the exception of terraces, porches, stoops and walkways, which may occupy a maximum of one-half (1/2) of the front yard area. Said elements may be required to be setback from the edge of the adjacent sidewalk for the safe and convenient location of public utilities.
- F. Lots less than five thousand (5,000) square feet in total lot area in NM, CM or TCM districts shall be permitted to have automobile parking located in parking lots within the front provided such parking lots are limited in area to a maximum of thirty (30%) percent of the total lot.